

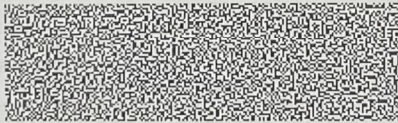


सत्यमेव जयते

Government of Karnataka

e-Stamp

Certificate No. : IN-KA40064890457457V
 Certificate Issued Date : 04-Jan-2023 04:17 PM
 Account Reference : NONACC (FI)/ kacrsf08/ GANDHINAGAR/ KA-GN
 Unique Doc. Reference : SUBIN-KAKACRSFL0876112421071882V
 Purchased by : ROMIL SHANKEY MATHEW
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PRABHUDAS T S
 Second Party : ROMIL SHANKEY MATHEW
 Stamp Duty Paid By : ROMIL SHANKEY MATHEW
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line
RENTAL AGREEMENT AND RESIDENTIAL PROOF.

This deed of rental agreement is made and entered in Bangalore on this day, 5th Jan 2023 by and between:
 Sri Prabhudas TS, s/o Shikhamani T, aged 67 years, residing at #23, 6th cross, Laxmi Road, Shanthi agar, Bangalore -560027, here after called the "Lessor" (which term shall mean and include all his heirs, executors, successors, administrators and assignees) on ONE PART and

Sri Romil Shankey Mathew s/o Pavan Kumar Mathew, aged 33 years, HN.550, Ward No.30, Church Compound, Nagpur Road Chhindwara, Madya Pradesh-480001, herein after called "Lessee" (Which term shall mean and include all his heirs, executors, successors, administrators and assignees) on SECOND PART

Whereas the Lessor is the absolute owner of the premises at No:23, 6th Cross, Laxmi Road, Shanthi Nagar, Bangalore-560027 (Also bearing municipal No23, Ramarao Mane Layout, Akkithimanahalli, Beemanna Garden, Shanthi Nagar) consisting of two houses in the ground floor (One BHK & Three BHK), Two house in the first floor (One BHK and two BHK) and two house (Two BHK & 2 BHK sheet house) in the second floor.

Statutory Alert
 1. The authenticity of the e-Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
 2. The act of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

Whereas the Lessee desired to temporarily occupy three BHK on the ground floor mentioned in the scheduled premises and approached the Lessor and after mutual discussion, the Lessor has agreed to give the said premises on lease rent in favor of the Lessee and both the parties have agreed to abide by the following terms and conditions:

- The Lessee shall pay to the Lessor a monthly rent of Rs.35,000/- (Rupees Thirty Five Thousands only) before first day of every succeeding month and monthly maintenance of Rs.700/- (Rs. Seven Hundred only) towards BWSSB water charges, Electrical charges for pumping water from sump/ground floor to overhead tank and etc. There will be Addition charges towards water if ordered from private tankers.
 - The Lessee has paid Rs.2,50,000/- (Rs. Seventy thousand only) as security deposit to the Lessor which is refundable to the Lessee without interest at the time of the Lessee vacates and delivers the vacant possession of the scheduled premises subject to the deduction against any damages to any material part of the building, plus unpaid monthly rentals, plus painting & maintenance cost equivalent to one month rent from the Advance security deposit and the balance amount will be paid.
 - The Tenancy will commence from 1st Dec 2023. The duration of the lease shall be for a period for 11 months and may be renewed for further period on such other terms as may be mutually agreed to.
 - The rent will enhance by 5% once in a year over the prevailing rent.
 - The Lessee shall keep the premises in a good condition subject to usual wear and tear.
 - The Lessor shall pay BESCOM bills in respect of the premises without the express consent in writing to the Lessor (Energy meter No:AEH4241)
 - The Lessee shall not sublet or assign in favor to anybody without the written permission of the Lessor.
 - The Lessee shall use the scheduled house for his/her own residential purpose and shall not use for any unlawful activities and shall not keep any dangerous or prohibited goods.
 - The Lessee shall not commit any nuisance so as to disturb peaceful living of the neighbors.
 - The Lessee shall not damage or alter the schedule house i.e. either to the structure or to the fittings such as lighting, heating, water line, electrical or sanitary line etc. and keep the same in a neat clean and tidy condition during the tenancy period.
 - The Lessee shall permit the Lessor and his authorized agent to inspect the leased premises at all reasonable times.
 - The agreement can be terminated by providing two months' notice in writing from either party to other.
 - The following are the fixtures of the house: two geysers, four fans, one Exhaust fan, water filter, 5 tube lights, 5 decorative lights, two bed rooms are bath/commode attached, RCC roof.
 - The Scheduled property house (ground floor 3BHK) bearing 23, is presently bound to east by the 1 BHK of the lessor and the house of Agarwal (private Property), to the west by Road, to the north by Laxmi Road, to the south by the House of Gopal Jawani (Private property).
 - All disputes between Lessor and Lessee shall be under the Bangalore Jurisdiction.
- In witness whereof both the lessor and Lessee have signed this agreement on the day and month and year written above under the following Witnesses:

WITNESSES:

1) Joy.S. (Joy.S.)
 #23, 6th cross, Laxmi Rd
 Shanthi Nagar, Bangalore - 27.

(PRABHUDAS TS)
 Owner / Lessor

(ROMIL SHANKEY MATHEW)
 Tenant / Lessee

2) CELISHA
 #23, 2nd floor, 8th cross
 Laxmi Rd.
 Shanthi Nagar
 Bangalore - 27.



ATTESTED BY ME

 VENKATASUBBA REDDY
 ADVOCATE & NOTARY
 # 1200 Doddathogur
 Electronics City Post
 BANGALORE - 560 100.