



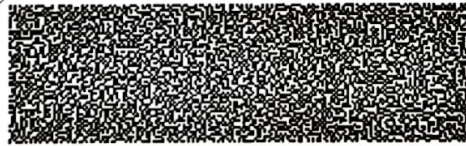
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA62763162793827V
Certificate Issued Date : 15-May-2023 05:57 PM
Account Reference : NONACC (FI)/ kagcsi08/ C K NAGAR/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0806631454336842V
Purchased by : NILESH ASHOK VISHWAKARMA
Description of Document : Article 30 Lease of Immovable Property
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
 (Zero)
First Party : S JAIGANESH
Second Party : NILESH ASHOK VISHWAKARMA
Stamp Duty Paid By : NILESH ASHOK VISHWAKARMA
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

This agreement of Rental is made and executed at Bangalore, on 15th day of May 2023 (15/05/2023) by and between

Mr. S JAIGANESH, Flat No 305 Sri Sai Apartments, Survey No 39, Chikkathogur Village, Basapura Main Road, Hosur Road, Bangalore -560 100. Aadhar no 64983262479

Hereinafter called the Lessor/Owner of the First part and in favor of:

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



Mr. NILESH ASHOK VISHWAKARMA, S/o Ashok Vishwakarma, D125/4 Urjanagar, Chandrapur, Maharashtra - 442 404. having a Aadhar no 878141112443

Hereinafter called as the Lessee/Tenant of the Second Part:

Whereas the OWNER is the sole and absolute owner of the schedule premises situated at Flat No 104, Sri Sai Apartments, No 39, Chikkathogur Village, Basapura Main Road, Hosa Road Bangalore 560 100.

Hereinafter called as SCHEDULE PREMISES and the owner hereby rent out the same to the Tenant on the Rental basis for the following terms and conditions:

1. Whereas the owner and tenant shall mean and include their respective legal heirs, executors, legal representatives and assignees, whereas the owner is the sole and absolute owner of the Schedule Premises bearing One Hall, One Kitchen, Two bed Rooms, Two Bath Rooms, One Utility, One Balcony with a Car Parking at Basement Marked as 104.

2. Whereas the Tenant has approached the owner and requested the owner to Rent out the House (Explained in details hereinafter in schedule) and the owner and the Tenant have agreed for the same.

3. The Tenant shall use the schedule premises for their bonafide residential purpose only and not for any illegal or immoral purposes and shall not make any nuisance with the neighbors during the period.

4. Whereas the Tenant has agreed to pay a sum of Rs.50,000/- (Rupees Fifty Thousand Only) to the owner as security deposit amount in the Manner below, this amount shall not carry any type of interest and the same shall be refundable by the owner to the Tenant at the time of vacating the schedule premises.

Security Deposit Details:

An Amount of Rs.20000/- Paid on May 7, 2023 thro Google Pay
Further Amount of Rs.30000/- Paid on May 13, 2023 thro Google Pay



5.The Tenant hereby agreed to pay a sum of **Rs.15000/-(Rupees Fifteen Thousand only)** to the owner as Monthly rent on or before **5th** day of every English calendar month without any default.

6. The Tenant also agreed to pay a sum of **Rs.1600/-(Rupees One Thousand Six Hundred only)** to **Sri Sai Apartments Owners Association** as Monthly Maintenance Charges on or before **5th** day of every English calendar month without any default. The Tenant also agreed to Pay any increase in Maintenance in future time as decided by the **Sri Sai Apartments Owners Association**.

7.The Tenant should pay electricity charges as per the bill to concern department every month without fail.

8. The Rent Period will Start from **15th May 2023 (15/05/2023)** and the period of tenancy is for a period of **11 Months (Eleven)** from the date of this agreement, however the tenancy period can be extended for a further period of mutual consent of both the parties by increasing **5% (Five Percent)** from the existing rent.

9.The Tenant shall not sub-let, under-let or part with the premises of anyone else without the prior permission from the owner. If the Tenant does not pay the monthly rent and Maintenance continuously for **2 months (Two)**, the owner Shall have the right to evict/vacate the Tenant without any notice.

10.Whereas both the parties shall give 30 days prior notice for vacating the schedule premises.

11.The Tenant shall not cause any additional alterations, damages (caused by the Tenant) without the prior permission from the owner.

12.The Tenant shall on expiry of the terms, he shall surrender the premises along all fittings, fixtures, water and electricity installations, belonging to the Owner in good and tenantable condition as they were at the time of commencement of the tenancy (normal wear and tear accepted), if any damages, the same cost will be deducted from his security deposit.

13.The Tenant shall not cause disturbance while at premises and if found undisciplined the owner get the right of vacating without any previous notice.



14.The Tenant shall allow the Owner or by his/their legal agents, representatives to inspect the schedule premises during the period.

15.The Tenant should pay 30 days of Existing rent towards Maintenance charges at the time of vacating the schedule premises.

16.The Premises situated at Flat No 104, Sri Sai Apartments, No 39 Chikkathogur Village, Basapura Main Road, Hosur Road Bangalore 560 100 Consisting of One Hall, One Kitchen, Two Bed Rooms, Two Bath Rooms, One Utility, One Balcony and a Car Parking at Basement marked as 104 with R.C.C roofed house with water and electricity.

Fittings:

Geyser -1, Chimney -1, Water Purifier -1, Fans -3, Tube Light - 2, and CFL -5 and Two Set of House Keys

IN WITNESS WHEREOF both the owner and Tenant have put their respective signatures to this RENTAL AGREEMENT, on the day, month and Year first at above written at Bangalore in the presence of the Following witnesses.

WITNESSES:

1.


OWNER SIGNATURE

2.


TENANT SIGNATURE



DOCUMENT ATTESTED

B.M. CHANDRASHEKAR
Advocate & Notary Public
B.D.A. Complex, Koramangala
BANGALORE - 560 034
Mob 9448104253