



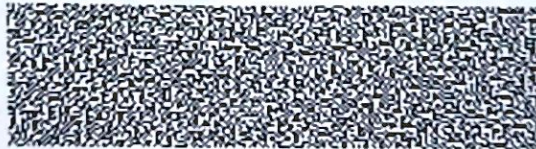
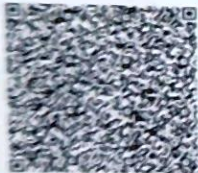
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA86718117265791W
Certificate Issued Date : 14-Aug-2024 10:56 AM
Account Reference : NONACC (FI)/ kagcsf08/ ASHWATHNAGAR1/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0825536143174766W
Purchased by : ANJANA SINHA
Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
Property Description : RENTAL AGREEMENT
Consideration Price / Others (Rs.) : 1,32,000
(One Lakh Thirty Two Thousand only)
First Party : U KANAKRATNAM
Second Party : ANJANA SINHA
Stamp Duty Paid By : ANJANA SINHA
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)



Please write or type below this line

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made on this 14th day of Aug, 2024 RENT IS W.E.F: 14- Aug-2024 BETWEEN: -
the following at Bangalore.

Mrs U. Kanakratnam

w/o U. Chandan Kumar Door no 39-21-39/12 Vidya Nagar Madhavadhara
Visakhapatnam 530007 AP. PH: 86884 06526

Hereinafter called the "OWNER" of the one part and in the 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. Any discrepancy in the data on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Mrs. Anjana Sinha,
Age- 30
PH: 8249905430
Permanent Address- Puri, Odisha.

Herein called the "TENANT" of the other part

Whereas the Tenant has requested the owner to let out the schedule premises in premises **House no - 8, Room No. #401, 4TH floor, Ratna Enclave, BBMP Khats no-349/13/2, near Saptagiri Niwas Apt, Sorahunase, Vartur, Bangalore 560087** and reserved car parking space for his bonafide use and occupation for residential purpose in consideration of the rent here in after reserved and the condition stated.

NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS

1. The tenant shall pay a monthly rent of **Rs. 12,000/- (Rupees Twelve thousand only)** on or before 5th of every month..
2. The tenant has this day deposited with the owner a sum of **Rs. 1,00,000/- (Rupees One Lakh only)** as advance through online transaction and the same security deposit the owner here by acknowledges the said sum shall carry no interest but refundable to tenant after termination of the tenancy period.
3. The tenant shall be in force for a period of eleven 11) months commencing from the date of agreement and the month of tenancy being the English calendar month. After 11 months' rent will be incremented by 10%
4. If the tenant vacates the house for any reason, the cost of re-painting inside the said premises which is currently Rs 12,000/- (one month rent) is to be borne by the tenant.
5. It is hereby agreed that two months' notice on the either side is required for the termination of tenancy. If in certain circumstance two months' notice is not provided, rent of two months would be deducted along with re-painting charge mentioned in 4
6. Tenant should stay at least 11 months in the premises, failing 1 month rent extra will be deducted from the advance amount.
7. The Tenant shall pay electricity charges every month to the concerned authorities
8. The electricity bill for the said unit/premise and bear the common electricity bill for water pumping and parking). Tenant should share the water charges (50%) in case purchased from outside while shortage of Bore/CMC/BBMP water.
9. The tenant shall use the unit/premise only for residential purpose but not for any objectionable purposes and cannot sublet, under lease or part with possession of the unit/premises to whom so ever or make any alternations wherein.

10. The tenant shall keep and maintain the schedule house in good and tenantable condition.

The tenant takes due care of the house to avoid any damages if any other than due to normal wear and tear shall be borne by tenant.

11. The owner shall have the right to terminate the tenancy if the tenant fails to pay the rent regularly for a consecutive period of 2 months or commits breach of any of the terms here in and take possession of premises.

12. Tenant shall be responsible for carrying out internal repairs in the said unit/premise including up keep of the electrical, sanitary and plumbing systems, and shall keep the said unit/premise in proper repair at this own cost whereas the owner will be responsible for external repairs.

13. The tenant shall provide maintenance service/replacement in respect of electronic equipment's kept in the rented premises and more particularly described in Annexure I. In case electronic equipment's are not repairable then the same will be replaced with similar type of electronic equipment SCHEDULE (WIP)

14. The tenant has to pay lift AMC charges by equally shared basis by other tenants per year which will be inform after 1 year completion.

15. Tenant can also deduct last 3 months rent amount from deposit if there is any problem occur from owner side while returning full amount during exit.

All that piece and parcel of the residential premises **House no - 8, Room No.#401, 4TH floor, Ratna Enclave, BBMP Khats no-349/13/2, near Saptagiri Niwas Apt, Sorahunase, Vartur, Bangalore 560087**

The 1st floor consists of one Bedrooms, One Hall, One Kitchen with Utility space, One common bath Room with toilet and washbasin.

IN WITNESSES WHERE OF the agreement have set their respective hands, on the day month year first above written

WITNESSES

1. Anupam chand

OWNER U. Kanakratnam

2.

TENANT Anjana Sinha