



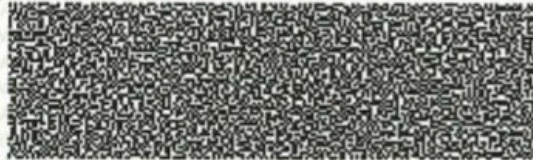
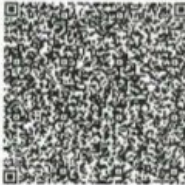
INDIA NON JUDICIAL

**Government of Karnataka**

Rs. 100

**e-Stamp**

**Certificate No.** : IN-KA40284763266083W  
**Certificate Issued Date** : 14-Oct-2024 03:34 PM  
**Account Reference** : NONACC (FI)/ kaksfcl08/ HALASURU/ KA-SV  
**Unique Doc. Reference** : SUBIN-KAKAKSFCL0826124899982866W  
**Purchased by** : SIDDARTHAN K  
**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.)** : 20,000  
(Twenty Thousand only)  
**First Party** : ANIL KUMAR MANCHALA  
**Second Party** : SIDDARTHAN K  
**Stamp Duty Paid By** : SIDDARTHAN K  
**Stamp Duty Amount(Rs.)** : 100  
(One Hundred only)



Please write or type below this line

**RENTAL AGREEMENT**

**THIS AGREEMENT OF RENT** is made and executed on this the **14th day of October 2024** at Bengaluru by and between:

**MR. ANIL KUMAR MANCHALA**, residing at No. 59, 4<sup>th</sup> Cross, GR Homes, Meenakshi Layout, 1<sup>st</sup> Main, Hoskur Post, Bengaluru - 560 099 hereinafter called as the "**OWNER**" of the **FIRST PART**,

**AND**

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App or Stock Holding. Any discrepancy in the details 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.





Mr. **SIDDARTHAN K**, residing at Sanmugasundarapuram Village, Bismi Nagar, Theni, Tamil Nadu, hereinafter called the "**TENANT**" of the **SECOND PART**.

**WHEREAS** the Owner is the sole and absolute Owner of the Schedule Premises which is more fully described hereunder, and whereas the Lessee approached the Lessor to let out the said schedule premises and the Lessor has agreed to do so on the following terms and conditions mentioned hereunder:

**Terms & Conditions:**

**RENT:** The Tenant has agreed to pay the monthly rent of **Rs. 11,000/- (Rupees Eleven thousand only)** to the Owner on or before 5<sup>th</sup> of every English calendar month. After completion of the agreement period, if both parties agrees, the rent agreement may be renewed for a further period, subject to an escalation of 5% in the rent.

**SECURITY DEPOSIT:** The Tenant has paid a sum of **Rs. 45,000/- (Rupees Forty five thousand only )** as Security Deposit and this amount will be retained by the Owner till the time of termination of this Agreement and will refund to the Tenant while vacating the Schedule Premises. This amount of security deposit will not carry any interest.

**DURATION:** This Agreement of the rent is for a period of **11(Eleven) month from the date of this agreement.**

**ELECTRICITY CHARGES:** The Tenant should pay electricity charges every month to the concerned department regularly without fail.

**WATER & MOTOR CHARGES:** The Tenant should pay water and water motor charges as applicable.

**SUB-LET:** The Lessee shall not have any right to sublet or transfer the SCHEDULE PREMISES to any other person.

**USAGE:** The Lessee shall use the SCHEDULE PREMISES for his **RESIDENTIAL PURPOSE** only and shall not carry out any offensive and illegal businesses or use as a Godown.

**MAINTENANCE OF PREMISES:** The Lessee shall keep and maintain the SCHEDULE PREMISES in clean and good condition without damaging any part of it. The Lessee should not create any nuisance or disturbances to the neighbours. Any minor repairs of electrical, plumbing and sanitary works has to be taken care of by the Tenant. The Owner will take care of major repair works, if any.

**STORAGE OF INFLAMMABLE / EXPLOSIVE MATERIALS:** The Lessee shall not store and keep any inflammable, explosive materials endangering the life and property in the SCHEDULE PREMISES and in the neighbourhood.



**ADDITION / ALTERATIONS:** The Lessee shall not carry out any additions or alterations in the SCHEDULE PREMISES and shall not remove any fittings and fixtures.

**INSPECTION:** The Lessee shall allow the Lessor to inspect the SCHEDULE PREMISES at intervals with advance intimation to the Lessee by the Lessor.

**ARREARS OF RENT ETC.:** In case there are arrears of rent, electricity or water charges or if there is any damage caused to the SCHEDULE PREMISES by the Lessee, such amount will be deducted by the Lessor from the Security Deposit.

**NOTICE PERIOD / TERMINATION OF AGREEMENT:** Both the Lessor and the Lessee shall give **02 (Two) months** notice for terminating the lease and vacating the SCHEDULE PREMISES.

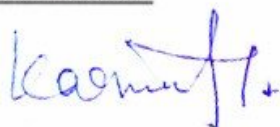
**PAINTING CHARGES:** The Tenant shall pay one month's rent towards painting charges at the time of vacating the schedule premises, otherwise the same will be deducted from the security deposit amount.

### **SCHEDULE**

All that piece and parcel of premises situated at at **No. 59, 4<sup>th</sup> Cross, GR Homes, Meenakshi Layout, 1<sup>st</sup> Main, Hoskur Post, Bengaluru - 560 099** consisting of 1BHK with water and electrical connections.

**IN WITNESS WHEREOF,** the Lessor and the Lessee have set their respective hands to this Rent Agreement, on the day, month and year first written above.

### **WITNESSES:**


1) 

  
**LESSOR / OWNER**

2) 

  
**LESSEE / TENANT**



**ATTESTED BY ME**  
  
**VARIJA C.J.**  
Advocate & Notary  
Vidyaranyanpura, Bangalore