

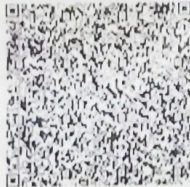


INDIA NON JUDICIAL

Government of Karnataka

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Certificate No. : IN-KA51170548136766W
Certificate Issued Date : 06-Jul-2024 10:41 AM
Account Reference : NONACC (FI)/ kacrsf108/ KORAMANGALA11/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0857288834556496W
Purchased by : CHANDAN KUMAR
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.) : 10,000
(Ten Thousand only)
First Party : KUMAR SRINIVAS
Second Party : CHANDAN KUMAR
Stamp Duty Paid By : CHANDAN KUMAR
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

RENTAL AGREEMENT

This rental agreement is made and executed at Bangalore on **6TH July , 2024**
(Commencing From **01.07.2024**) by and between:-

Mr. KUMAR SRINIVAS

Residing at No. 28, 3RD Floor, 4th Cross Deadend,
Near Parking Area Venkatapura, Koramangala,
Bengaluru-560034

Hereinafter called as the **"OWNER"** of the **OTHER PART:**

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shastestamp.com or using e-Shastee Mobile App of Shastee.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App counters it invalid.
3. The issue of checking the legitimacy is on the user of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



Mr. CHANDAN KUMAR

Residing at No. 28, 4th Floor, 4th Cross Deadend,
Near Parking Area Venkatapura, Koramangala,
Bengaluru-560034

Hereinafter called as the "TENANT of the OTHER PART:

Whereas the lesser has agreed to grant a lease of the said premises to the Tenant under the following terms and conditions.

1. **Duration:** the rental agreement is for a period of 11 months commencing from **01.07.2024**. After 11 months the rent will be increased of but it can be extend mutual understanding between owner and tenant of 5% Existing Rent
2. **RENT :** The monthly rent payable by the Tenant to the Lessor for the Schedule Property shall be **Rs.15,000 /- (Rupees Fifteen Thousand Only)** for by the way of cash per Month. The rent will be payable on or before 5th day of every calendar month and including water charges.
3. The Tenant shall pay the electricity charges separately to the concerned department regularly as per the bill without fail for every month .
4. **DEPOSIT:** The Tenant has paid a sum of **Rs.50,000 (Rupees Fifty Thousand only)** by the way of RTGS/ Online payment/NEFT/ UPI(Phone Pay) as security deposit to the Lesser. The same amount shall be refundable by the lesser to the Tenant without any interest at the time of vacating the scheduled premises and if the tenant vacate before 6 months 1 month rent deducted from security deposit.
5. **User:** The tenant should use the said premises **Residential Purpose** and not for any Illegal Purpose.
6. **INTERNAL MAINTENENCE:** The Tenant shall maintain the scheduled property in a state of good order and condition and shall not cause any damage or disfigurement to the schedule property therein always excepting fair wear and tear.
7. In case tenant wants to vacate or owner wants his schedule premises, both the parties should inform each other by giving one month in advance notice.
8. The Tenant shall not sublet or underlet the premises to any other persons unless permitted by the Owner.



9. The Lessee will not cause and disturbance to the neighbours and live good social harmony.
10. The Lessee hereby shall agree to paint the premises at the time of vacating the premises, if they fails to do so, which the cost will be deducted from his security deposit.
11. The Lessor is at liberty to inspect the premises on all reasonable hours with intimation to the tenant.
12. The Lessee has to pay **One Month Rent** towards painting charges at the time of vacating premises.

SCHEDULE PROPERTY

All that piece and parcel of the property bearing **No.28, 4th Floor, 4th Cross Deadend, Near Parking Area Venkatapura, Koramangala, Bengaluru-560034** ,

Consisting of Two BHK with Electricity and water facilities .

In WITNESS WHEREOFF the parties have executed this agreement in the presence of the following witnesses on the day, month and year as first above mentioned.

WITNESSES:

1. *Anjali Channur*
Venkatapura
Bengaluru

Kumar S
LESSER/ OWNER

2. *Akhil Singh*
Bengaluru

Chandan Kumar
LESSEES/TENANT



ATTESTED BY ME
K.V. MANI
K.V. MANI, B.A., LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA, Reg. No.: 21613
No. 23/1, Hosur Main Road,
Adugodi, Bengaluru-560 030