



सत्यमेव जयते

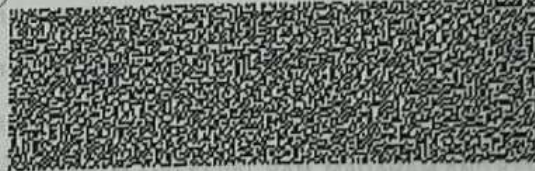
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA83576428554993X
 Certificate Issued Date : 31-Oct-2025 05:38 PM
 Account Reference : NONACC (FI)/ kacrsf108/ JAYANAGAR9/ KA-JY
 Unique Doc. Reference : SUBIN-KAKACRSFL0875330620696585X
 Purchased by : MADARAM AND KEVAL RAM
 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 : MADARAM AND KEVAL RAM
 Second Party : LINDA MARIYA
 Stamp Duty Paid By : MADARAM AND KEVAL RAM
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



RENTAL AGREEMENT

THIS RENTAL AGREEMENT made and executed on this 31st day of October 2025 (31-10-2025) at Bangalore, By and Between :

Mr.MADARAM,
 Aged about 33 years,
 S/o. Mr.Tilok Ram,
 Aadhaar No.9035 1536 9309

Mr.KEVAL RAM,
 Aged about 31 years,
 S/o. Mr.Tilok Ram,
 Aadhaar No.5898 7033 0907

Both residing at No.20/10/2, 2nd Cross, Byrasandra,
 Bangalore South, Jayanagar III Block, Bengaluru-560 011.

Hereinafter called the **OWNER** of the One part : AND

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of 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.

Mrs. LINDA MARIYA,
Aged about 27 years,
D/o. Mr. Francis Xavier,
Permanent resident of H.No.1-11-52/87, Near
Vidya Bharathi School, Sri Ram Nagar Colony,
Raichur, Karnataka-584101.
Aadhaar No.6333 9195 9370

Hereinafter called the **TENANT** of the other part.

Whereas the Lessor is the sole and absolute owner of **Residential Premises bearing No.1007, Fourth Floor, Begur, New Mico Layout, 16th Cross, Hongasandra, Bangalore-560 068**, Which is morefully described in the schedule herein under and hereinafter referred to as the schedule property and whereas the Lessees are willing to occupy the same.

Now this deed of Rent agreement and witnesses as follows :-

1. That the Lessee shall pay the monthly rent of **Rs.28,000/- (Rupees Twenty Eight Thousand only)** to the lessor. The Lessee shall pay the monthly rent on or within 5th of every English Calendar month regularly and promptly. The Rent shall **commence from : 01-10-2025**. The Rent period is **ELEVEN (11) MONTHS**. After 11 months the rent will be enhanced by 5% on existing rent.
2. That the Lessee has paid an advance amount of **Rs.2,00,000/- (Rupees Two Lakhs only)** to the Lessor by way of Cash, And the Lessor has acknowledge the receipt for the same. The said advance amount shall not carry any interest and refundable at the time of vacating of the said premises.
3. That the Lessee shall keep the said premises in good and tenantable conditions.
4. That the Lessee should not cause any nuisance or trouble to the Lessor or the neighbours.
5. That the Lessee shall use the said premises for **Residential Purpose** only.
6. That the Lessee shall not power to sub-let or underlet the said premises, without written permission from the Lessor.
7. That the Lessor is having full right to inspect the schedule premises at all reasonable times during the rental period.
8. That the Lessee shall cause any major/minor damages to the house arrears of rent, electricity charges, etc., during the period of tenancy the Lessor is at full liberty to deduct such amount in advance.

9. That the Lessee and Lessor shall extend the further period after the expiry of rent period by mutual consent.
10. That the Lessees in case fails to pay the said rent continuously for two months the Lessor is at full liberty to evict the Lessees without notice.
11. The Lessee shall pay the Electricity charges to the concerned authorities every month without any arrears. And Water charges of Rs.10/- Paise per Liter.
- 12.. That the Lessee shall not store and keep any highly inflammable explosive materials endangering life and property in the schedule property and the neighborhood.
13. The Lessee shall agrees to pay **one month rent** towards painting charges while vacating the schedule premises. If he fails to do so the same will be deducted from the security deposit.
15. Either of the parties should give **one (1) month** prior notice for the termination of this agreement.

: SCHEDULE :

All that Piece and Parcel of **Residential Premises bearing No.1007, Fourth Floor, Begur, New Mico Layout, 16th Cross, Hongasandra, Bangalore-560 068**, Consisting of one Hall, one Kitchen, Three Bedrooms, Bathroom and Lavatory, provided with Electricity and Water facilities, with R.C.C. Roofed house.

Fittings : Ceiling Fans - 3, Geyser-2.

IN WITNESS whereof the above named parties have affixed their signatures to this Agreement on the date, month and year first above written at Bangalore.

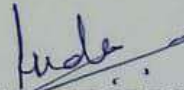
WITNESSES :-

1.



LESSOR/OWNER

2.



LESSEE/TENANT