

::3::

7. The Agreement of rent is for a period of **11 months** from **01-03-2019** & otherwise this can be extended further in case both the parties mutually consent this agreement may be extended on the basis of enhancement by **5%** increase in rent every Eleven Months.
8. Both Owner and TENANT shall have option to serve notice to each other to vacate the premises at least **1(One) month** notice in advance.
9. At the time of vacating the House the TENANT has to repaint the house or the **OWNER** has the right to deduct one month rent such painting cost in the advance amount.

### SCHEDULE

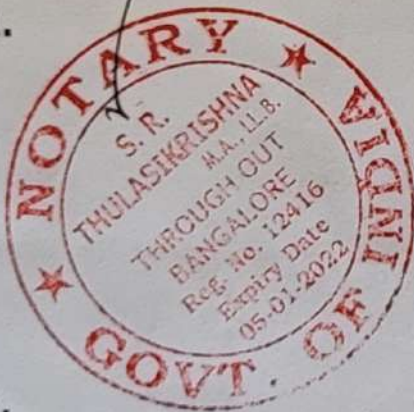
The Schedule Premises: is situated at :- # **Block B 402, 4<sup>th</sup> Floor, Gaana Regent apartment, Channasandra, Rajarajeshwari Nagar, Bangalore-560098.** Consisting of One Hall, One Kitchen, Two Bedrooms with one attached Bathroom and Toilet, One Common Bathroom & Toilet, Electricity & Water facilities R.C.C. roofed premises.

**Fixtures and Fittings:** 3 Fans, 5 Tube lights.

IN WITNESS WHEREOF both the parties (OWNER AND TENANTS) have Affixed their signature to this Agreement.

### WITNESSES:

1.



2.

**S. R. THULASIKRISHNA**  
M.A., LL.B.

ADVOCATE & NOTARY  
GOVT. OF INDIA  
Reg. No. 12416

Expiry Date : 05-01-2022

No. 835, "KASHMI" Ground Floor,  
8th Main, 4th Stage, BEML Layout,  
Rajarajeshwarinagar, Bangalore-560 098.

*Sumitra bai*  
OWNER

*Kalash*  
TENANT

30 MAY 2019

No. of Corrections.....

**Sri.KAILASH CHAND**, Aged about 44 years, S/o Genmal Jain, Residing at:-**No. Block B 402, Gaana Regent apartment Channasandra, Rajarajeshwari Nagar, Bangalore-560098.** Hereinafter called the '**TENANT/LESSEE**' of the Other Part; (Which term shall mean & include their legal representatives, administrators & assign) for the following terms & conditions.

WHEREAS the OWNER is the absolute, sole exclusive and beneficial owner is in position & enjoyment of the House situated at:- **# Block B 402, 4<sup>th</sup> Floor, Gaana Regent apartment, Channasandra, Rajarajeshwari Nagar, Bangalore-560098.**..More fully described & particularized in schedule hereinafter referred to as the Schedule Property, is desirous of letting out the residential House letting to the TENANT subject to the following terms & conditions.

1. The rent of the Schedule Premises is fixed at **Rs.9,000/- (Rupees Nine Thousand only)** per month.
2. The TENANT has paid an amount of **Rs.90,000/- (Rupees Ninety Thousand Only)** to the OWNER by way of bank transfer deposit towards the advance. Amount paid in the presence of the attested witnesses, the receipt of which the **OWNER** here by acknowledges. This amount does not carry any interest & is refundable at the time of vacating the house.
3. The TENANT shall pay Electricity & Maintenance charges to the concerned authority regularly.
4. The TENANT shall pay the rent regularly within the 10<sup>th</sup> of every calendar month.
5. The TENANT shall not sub-let, underlet or part with the possession of the schedule premises without the written consent of the owner.
6. The TENANT shall use the property only for residential purpose in family, And he shall keep the premises in a good condition, similar to, at the time of handing over the vacant possession & incase of any damage to the building structure or to the amenities will be made good by the TENANT out of the deposit amount & balance will be refunded.





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA17579088636690R  
 Certificate Issued Date : 30-May-2019 01:19 PM  
 Account Reference : NONACC (FI)/ kaksfcl08/ RAJARAJESHWARI NAGAR/ KA-BN  
 Unique Doc. Reference : SUBIN-KAKAKSFCL0863950852413227R  
 Purchased by : KAILASH CHAND  
 Description of Document : Article 30 Lease of Immovable Property  
 Description : RENTAL AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : SUMITHRA BAI  
 Second Party : KAILASH CHAND  
 Stamp Duty Paid By : KAILASH CHAND  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

सत्यमेव जयते

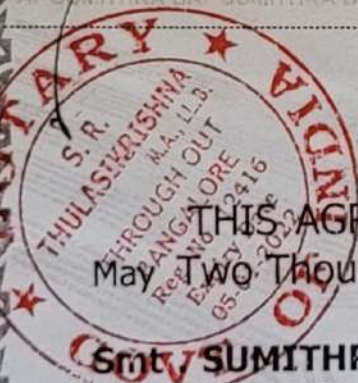


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**AGREEMENT OF RENT**

THIS AGREEMENT OF RENT executed at Bangalore on this 30<sup>th</sup> day May Two Thousand Nineteen (30-05-2019) between:

**Smt. SUMITHRA BAI**, Aged about 54 years, W/o. Pannalal Jain, Residing at: **Raj Shree Electricals, No.39/1, M.T.Street, B.V.K. Iyengar, Bangalore-560053**. Hereinafter called the 'OWNER' AND



**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shollestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.