



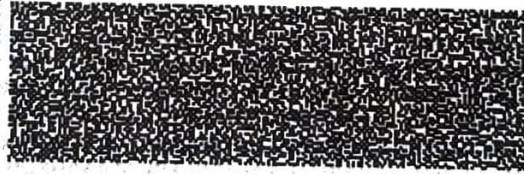
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA23712155815224W
Certificate Issued Date : 06-Jun-2024 05:58 PM
Account Reference : NONACC (FI)/ kacrsfl08/ KONANAKUNTE1/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0804335618563124W
Purchased by : POOJA B S
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.) : 75,000
(Seventy Five Thousand only)
First Party : CHAKRAM PUSHPARAJ
Second Party : POOJA B S
Stamp Duty Paid By : POOJA B S
Stamp Duty Amount(Rs.) : 375
(Three Hundred And Seventy Five only)



San Balakedarara Sahakara Sangha Niyamit
No. 1, Opp. J.P. Nagar Sub-Registrar Office,
New Bank Colony, Konanakunte,
Amruthnagar Main Road,
Uttarahalli Hobli, Bangalore - 560 088



Please write or type below this line

RENTAL AGREEMENT

This RENTAL AGREEMENT is made and executed at Bengaluru on this 6th day of June 2024 (06-06-2024) by and between:

Mr. CHAKRAM PUSHPARAJ

**S/O CHAKRAM SELVARAJ Flat no 211, 2nd floor,
Spandana Towers, Upparapalli Road,
Thummalagunta, Tirupati, MOBILE-9550473589**

Chakram Pushparaj

Pooja B.S

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.

: 2 :

Hereinafter called the "**LESSOR/OWNER**" (which expression shall mean and include wherever the context so requires admits his heirs, executors, representatives and assigns) of the **ONE PART**:

AND:-

Mrs. POOJA .B.S,
Aged about 26 years
W/o. Vinay .M.D,
Residing at Mogenahalli,
H. Mogenahalli, Kasaba Hobli,
Channapatna Taluk,
RAMANAGAR - 562 108
AADHAAR NO: 8098 5012 3819

Hereinafter called the "**LESSEE/TENANT**" (which expression shall mean and include wherever the context so requires admits his heirs, executors, representatives and assigns) of the **OTHER PART**.

WITNESSESS AS FOLLOWS:

Whereas the Lessor is the absolute owner of the entire residential premises situated at **Plot No.6 , ANJANAPURA BDA Layout, 9th block, JP NAGAR 9TH PHASE, BENGALURU , Karnataka 560062.** which is more fully described in the Schedule written hereunder and hereinafter referred to as the "**SCHEDULE PROPERTY**".

Whereas the Lessee has approached the Lessor in need of the Schedule Property for Rent and the Lessor has agreed to grant a Lease of the said premises on a monthly Rent basis to the Lessee under the following terms and condition and be renewed for a further period thereafter at the option of the Lessor subject to fresh terms and conditions.

1. **DURATION:** The duration of the Lease shall be for a period of **11(eleven)** Months, commencing from April 14th, 2024, and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor and the Lessee with an increment in the monthly rent.
2. **RENT:** The monthly rent payable by the Lessee to the Lessor for the Schedule Property shall be **Rs.10,000/- (Rupees Ten Thousand only)** per month. This rent amount shall be **PRE-PAID** within 5th day of the running English calendar month. The rent amount should be transferred to Lessor bank account or UPI modes only. (Gpay, PhonePay). No cash is accepted. This **rental amount shall be enhanced on completion of every 1 year with 5 to 10 percent hike in the then existing rent.**



X pooja B.S

3. **ELECTRICITY CHARGES :** The Lessee shall pay the electricity charges to the concerned department every month without fail as per the usage which will be reflected in the monthly BESCOM bill with Acc Id: 9269728199 of the said Schedule Property.

4. **INTERNAL MAINTENANCE:** The Lessee shall maintain the Schedule Property and all fixtures and fittings in a state of good order and condition and shall not cause any damage or drilling holes or nailing in the walls should be informed prior to owner. Any damage or disfigurement caused in the building by the Lessee will be considered for deduction of appropriate amount for the damages caused (if any). The common area in front of the door and surrounding should be kept clean always and strictly no clothes or door mats should be hung on building railings. Open area on the terrace can be used for the same instead.

USAGE: The Schedule Property should be used by the Lessee for RESEDENTIAL Purpose only and should NOT be used for any unlawful, commercial or sublet or underlet.

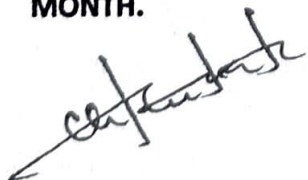
Domestic pets' animals/birds are strictly not allowed inside the entire schedule premises. Kindly make sure no disturbance is caused to fellow tenants and neighbors.

5. **SECURITY DEPOSIT:** The Lessee has agreed a security deposit to provide amount of Rs.75,000/- (Rupees Seventy-Five Thousand Only) and the Lessee has transferred RS:10,000/- (Rupees Ten Thousand Only) dated 14-04-2024 via PhonePe (Transaction ID T2404141608533672804818). And the lessee has agreed to pay the remaining balance amount of RS: 65000/-. (Rupees Sixty Five Thousand Only) by way of Cheque bearing No.350612, dated : 17/05/2024, drawn on Karnataka Bank Ltd., Heggadadevanapura Branch. The Security Deposit amount shall be refundable after deductions by the Lessor to the Lessee without any interest on the amount at the time of vacating the Schedule Premises.

6. **PARKING:** Parking inside the building is permitted only for one 2-wheeler Only. Car parking is NOT allowed either inside or in front of the building.

7. **Maintenance Charges:** General maintenance charges of Rs.1000/- minimum per month should be paid apart from the rent amount. Shared expenses like common water bills, common power bills, building, cleanliness charges and cc cameras charges are typically divided among all tenants in a shared building.

NOTE- MAINTENANCE CHARGES SHOULD BE PAID ALONG WITH RENT EVERY MONTH.



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8. **TERMINATION OF LEASE:** The Lessee shall vacate the Schedule premises by giving **2(TWO)** months notice period in writing or E-mail/WhatsApp to the Lessor and can terminate this Agreement for any genuine reason, Similarly the Lessor can give **2(TWO)** months notice period in writing or E-mail/WhatsApp to the Lessee instructing to painting charges will be deducted from the security deposit only. The LESSEE shall permit the LESSOR or his representatives/agent to enter into the scheduled premises before vacating the house. Notwithstanding what is stated above, the agreement shall be liable to be revoked by the Lessor if the Lessee is in default in the payment of the rent amount and/or other charges for two months after the same have fallen due OR if the Lessee/Lessor commits breach of any terms and conditions of this agreement.

SCHEDULE PROPERTY

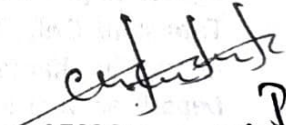
All that piece and parcel of portion (1BHK) of the residential premises bearing Plot No.6, DOOR NO.301 (THIRD FLOOR) BDA Layout, JP Nagar 9th Phase, Anjanapura Twp, Bengaluru, Raghavana Palya, Karnataka 560062, consisting of: One Hall, One Kitchen, One Bedroom, One attached bathroom, utility area with water and electricity facilities.

Fittings and Fixtures: 1 wardrobe set with one full mirror fixed on the wardrobe door, kitchen cabinet set, 2 Ceiling Fans, 2 tube lights, 1 TV stand, 1 Pooja stand, 1(v guard 15 litres) Geyser, 1 washbasin, and all necessary electrical, plumbing, and sanitary fittings etc in a very good and clean condition.

IN WITNESS WHEREOF, the lesser and the lessee have set their hands to the deed of Rental Agreement on the date aforementioned in the presence of the following witness.

WITNESSES:

1. 
(R. Kuman)


LESSOR
(Chennu Pushpam)

2. 
(Vijay. M.)

X Poojab S
LESSEE