

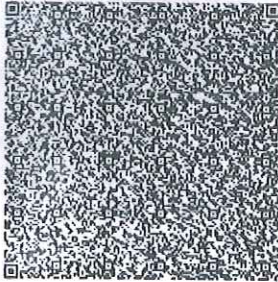


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA075292368089610
Certificate Issued Date	: 24-Feb-2016 01:58 PM
Account Reference	: NONACC (FI)/ kacrsf108/ K R PURAM/ KA-BN
Unique Doc. Reference	: SUBIN-KAKACRSFL08641894305080260
Purchased by	: SOHAM SARBADHIKARI SAIRAM SINGIREESU VIKAS KUMAR
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: K V NAGESHWARA RAO
Second Party	: SOHAM SARBADHIKARI SAIRAM SINGIREESU VIKAS KUMAR
Stamp Duty Paid By	: SOHAM SARBADHIKARI SAIRAM SINGIREESU VIKAS KUMAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

K.V.N.

SSa

S. Sairam

Sarbadhikari

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

RENTAL AGREEMENT

This Rental Agreement is made and executed on this Wednesday 01st day of February 2016 at Bangalore by and between

Mr. K.V.NAGESHWARA RAO

Aged About: 50Years

Residing at: Flat No; 203 Block 'C',
NCC Apartment, Near Mother Dairy,
Bangalore-560064.

Hereinafter: called as the **OWNER** (which expression shall mean and include his, heirs, executors, representatives, successors, administrators and assign) of the ONE PART.

IN FAVOUR OF

Mr. SOHAM SARBADHIKARI,

S/o.Mr.Partha Sarbadhikari,
C-16*401, Airport Enclave Co-operative
Society Ltd, Jessore Road, Bankra Birati,
Kolkata – 51.

Occu: Salaried

Mr. SAIRAM SINGIREESU,

S/o. S.Kalidasu, D.No.8-2-4, Golivari Street,
Chirala, Prakasam (Dt),A.P.

Occu: Salaried

Mr. VIKAS KUMAR SINGH.

S/o. Radheyshyam Singh.
Parmanandpur Post, Shivapur, Varanasi (U.P)

Occu: Salaried

hereinafter called as the **TENANTS** which expression shall mean and include his, heirs,executors,representatives, successors, administrators and assign)of the OTHER PART.

Where as the "OWNER" is the schedule owner and in possession of the schedule premises. Where as the TENANT herein approached the OWNER for grant lease of the schedule premises for their residential purpose for which the OWNER has agreed to let out the premises to TENANT under the following terms and conditions.

K.V.N.

[Signature]

S. Sairam

Sarbadhikari

NOW THIS AGREEMENT WITNESSES AS FLLOWS:

01. Where as the Tenant has agreed to pay the monthly rent of **Rs.15,000/- (Rupees Fifteen Thousand Only)** and should be paid promptly and punctually on or before 5th of every Month.

02. The TENANT paid an amount of **Rs.100,000/- (Rupees One Lakh Only)** way of Cash in parts as detailed below

a). **Rs.20,000/- (Rupees Twenty Thousand Only)** on 03.01.2016,

b). **Rs.30,000/- (Rupees Thirty Thousand Only)** on 12.01.2016,

c). **Rs.50,000/- (Rupees Fifty Thousand Only)** on **04.02.2016** the amount is a SECURITY DEPOSIT which amount shall not carry any interest and should be refunded to the TENANT at the time of Vacating and handing over the Schedule Premises after deducting arrears of rent ,light bill, actual cost due to repair of any damages caused by the TENANT, etc..., if any, within a week of vacating the premise..

03. The Tenant shall pay Electricity charges separately.

04. The Tenant Shall pay the Maintenance charges separately to the flat owner association directly, In the event of non payment of maintenance the maintenance with plenty will be reclaimed by the Flat Owner from the security deposit.

05. The term of this agreement shall be for Eleven Months commencing from 01st day of February 2016 and on which date the Tenant was put in possession of the portion of the premises and the month of tenancy shall be English calendar month.

06. The Tenant shall take care and precaution to keep the premises in a Tenantable condition, and shall hand over vacant possession of the same at the time of vacating, in the same good and Tenantable condition in which it was let out.

07. The Tenant is given the option to renew the tenancy by expressing his desire to the owner in writing at least Two month in advance and formally entering into a fresh agreement, the terms and conditions being the same except for the increase of Rs.1000/- yearly in the rent or 10% of the rent whichever is lower.

08. The Tenant shall not object to the Owner, for taking up any Construction/ repair / Maintenance work of the entire premises and the Tenant shall not carry out any additions or alterations without the consent of the owner in Writing.

09. The Tenant shall use the premises only for residential purpose and shall not carry out any other illegal trade or business therein or any offensive or objectionable purpose.

K. V. N.

Das

S. S. Ram

Sarabashikari

10. Tenant shall not part with possession of the premises let out to him on rent or assign his interest to anyone else either in full or any part of it.
11. The Tenant shall allow periodic inspection of the premises to the Owner with prior intimation at all reasonable hours.
12. The Tenant / Owner have the option to terminate the agreement by issuing one month advance notice. Upon the expiry or sooner determination of the agreement. The Owner shall refund to the Tenant the security deposit on the date of delivering total peaceful vacant possession of the scheduled premises from the Tenant after deduction of any dues and also cost of repairs and replacement of the premises fittings and fixtures and painting during the tenancy and occupation of the schedule premises.
13. The terms of this agreement can be terminated by either party if any, to the agreement by giving one month advance notice in writing of their intention to terminate the Agreement. In the event of termination of the lease on expiry of its term or otherwise, the Owner shall deduct dues from security deposit and refund the remaining amount at the time of possession of the Premises being handed over to him, failing which the Tenant shall be entitled to retain possession of the premises without any obligation to pay any rents till the security deposit amount is adjusted. Further, the Owner shall be liable to pay interest @ 18% per annum on the entire amount of security deposit for the period of delay in refund of the security deposit to the Tenant.
14. Should the Tenant fails to pay the rent regularly or commit a breach of any of the conditions set out herein, owner shall have the right to terminate the tenancy and take possession of the premises.
15. The owner is at liberty to deduct the arrears of rent, damages to the structures, fittings and fixtures out of security deposit at the time of Tenant vacating and handing over the vacant possession of the premises let out to him from out of the security deposit amount.
16. This Agreement can be terminated if the tenant has failed to adhere to the rules and regulations of **Deepica's Residency Association**.

a) ONE MONTH RENT TO BE DEDUCTED AT THE TIME OF TERMINATION OF AGREEMENT FOR PAINTING & MISCLANEOUS REPAIR CHARGES.



S. S. Ram



SCHEDULE - A

(Description of the PREMISES)

All the piece and parcel of The premises situated at Flat No:402, Block "C" BMP No.59 & 59/1, Deepica's Residency, Nagavarapalya Main Road, C.V. Raman Nagar, Bangalore-560093 in the Fourth Floor consisting of One Hall, Three Bedroom, kitchen, all the bedrooms, and fans, Geyser, tube lights fittings, and water and electricity connection.

WITNESSES:


Ashraf

01.



OWNER


C. Vignesh

02.


Vikas


S. Sa. Ram
Sai Ram

TENANT


SARBADHIKARI
SOTANI
SARBADHIKARI

SCHEDULE B

The premises situated at Flat **No:402, Block "C"** BMP No.59 & 59/1, Deepica's Residency, Nagavarpalya Main Road, C.V. Raman Nagar, Bangalore-560093 in the Fourth Floor, consists of

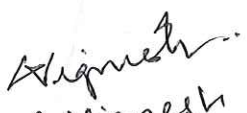
1. Living Hall + Dining Hall,
2. Kitchen with Work Area,
3. 3 Bed Rooms
4. 2 Bath Rooms and Toilets with western water closet and fittings
5. Balcony
6. 01 No. Geyser
7. 05Nos. Ceiling Fans
8. 03Nos. Exhaust Fans in bathrooms & Kitchen
9. 02 Bulbs, 06 Tube Lights,
10. 01 No: Calling Bell

All the above should be delivered in working condition while vacating the premises.

IN WITNESS THEREOF the OWNER and TENANT have signed this document in the presence of the witnesses on the day of the month and year first above written.

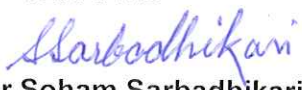
WITNESSES:

1. 
Ashraf

2. 
C. Vignesh

OWNER

(K.V.NAGESHWARA RAO)

TENANTS

1. (Mr.Soham Sarbadhikari)


2. (Mr.Sairam Singireesu)


3. Mr.Vikas Kumar Singh.)