



सत्यमेव जयते

RK Compa 603

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA15350330645951S
Certificate Issued Date	: 05-Sep-2020 11:07 AM
Account Reference	: NONACC (FI)/ kacrsf108/ MAHADEVPUA1/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0829701258285194S
Purchased by	: ADHITI SHELTERS
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ADHITI SHELTERS
Second Party	: SAYANTAN GANGULY
Stamp Duty Paid By	: ADHITI SHELTERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

RENTAL AGREEMENT

This RENTAL AGREEMENT is made and executed at Bangalore, on this 5th day of September 2020. between **M/S. ADHITI SHELTERS**, 3rd floor, NMR Pearl enclave, Survey no-4/3, outer ring road, Mahadevapura, Bangalore-560048. Pan No: ABJFA7021M. Contact No: 080-42046168

hereinafter called the '**OWNER**' And

Sayantan Ganguly

[Signature]

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoilestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the authenticity of the certificate is on the purchaser.

Mr. SAYANTAN GANGULY, Age: 28 Years, S/O: Goutam Ganguly

Permanent address: 53, k.b. Bose road, po: barasat, dist: north 24 pgs, 700124

Working address: 6b, ecospace, Bellandur, Bangalore, Karnataka, 560103 Contact:

9836757927/7044682956, Pan: BDGPG9613K, Vehicle no: KA-01 JJ 8734

Aadhar: 402267529127, Email: sayantang24@gmail.com

hereinafter called the '**TENANT**' of the other part.

Whereas the Tenant has requested the Owner to let out the residential Flat in No-603, No.18, "**R K COMFORTS**" Urban Enclave Layout, Survey no.95/1, Panathur Village, Varthur Hobli, Bangalore 560103. For Residential purpose for him, his wife & Family. In consideration of the rent hereinafter reserved and the condition herein after stated.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Tenant shall pay a monthly rent of **Rs.17,000/-** (Rupees Seventeen Thousand Only) Including Maintenance on or before 3rd of every following / subsequent month. Any delay penalty will be levied. Tenant is paying the rent not in advance basis. It is stay and pay basis.

1A.) The Rent amount is for 1 BHK flat and not Per Person basis., The Rent should be paid as 1 BHK flat basis irrespective of number of tenants staying (i.e Minimum 1 Person & Maximum 3 Persons).

2. The Tenant shall pay **Electricity charges Rs.800/- Per Month** to the owner along with rent.

3. The rent enhancement shall be increased at **10%** after 11 months.

4. The Tenant Has Paid The Security Deposit Amount Of **Rs.60,000/-** (Rupees Sixty Thousand Only). paid by the way of Online., The Security Deposit Amount Of **Rs.60,000/-** (Rupees Sixty Thousand Only) Shall Not Carry Any Interest But Will Be Refundable To The Tenant On The Termination Of Tenancy After Deducting Any Dues In Rent/Electricity/Damages.

5. The Tenancy shall be in force for the period of **(11) Months** from the **5th Day of October 2020** month of tenancy being the English Calendar month. Before the tenancy date expires, 15days perior the tenant should come to Adhiti Shelters & get the agreement renewal done by Paying Rs.300/- (Renewal agreement charges). If the agreement is not renewed then the tenant will be made vacated immediately with all deduction as per the agreement terms (i.e Notice period Rent + one month rent towards Painting & Deep Cleaning)

6. As agreed, Single point of contact will be Mr. SAYANTAN GANGULY, And rent will be paid regularly by the same person Mr. SAYANTAN GANGULY, And at the time of vacating the deposit refund will be given only to Mr. SAYANTAN GANGULY.

7. Security Deposit amount should be paid by one person by the Single point of contact and at the time of vacating, all the flat members should vacate at a time together and the security deposit amount will be refunded to the same person in a single cheque.

Syantana Ganguly



8. The rent amount remains same even if any One or Two tenants vacate the flat. Replacement approval as per clause No.11 provided, but the new tenant should approach the owner & sign the new agreement before taking the Possession. (replacement cannot be provided from ownerside)
9. If the Deposit amount is paid in Cash, at the time of vacating Owner will refund the Deposit in cash only. if it is paid in Cheque/Online, Owner will refund the deposit in Cheque only.
10. During the tenancy if any person vacates & new person enters, then the same should be updated to the owner & the agreement should be changed with new person name with additional changers for the new agreement.
11. If anyone wants to vacate and if you wish to replace with new person., Then The person who is vacating has to send a mail that he / she is not having any tenancy relationship / claims with regard to my belongings and no due from the owner and mention that he/she is vacating with full and final settlement from the owner & my Flatmates., mentioning the names. After this only replacement will be allowed
12. The Owner shall have the right to terminate the tenancy if the tenant fails to pay the rent or delay in any month or commits breach of any of the terms herein and take possession of the premises.
13. The Tenant shall use the premises only for **Residential** purpose and shall not use it for any official or objectively purpose and shall not sublet, under lease or part with possession of the premises to whom so ever or make any alterations there in.
14. If there are any accidents/incidents or any unlawful activity happens in the premises then the owners will not be held responsible. The tenant will be responsible and shall bear the consequences.
15. The tenancy may be renewed for further period/s mutually agreed between the parties on the terms and conditions to be specified at that time. after 11 months it will be completely owner's decision to accept the renewal based on the tenant and owner relationship and on other terms and any changes required by the owner.
16. It is hereby agreed that **One-month** notice on either side is required for the termination of tenancy at any given period of time, and the notice period need to be given by the tenant on either last day or first day of the month., But not in the middle of the month. Tenant should give notice period only on this mobile number i.e. 8150060444 through SMS and whats app or Mail at: admin@adhitishelters.com for conformation. Otherwise your notice period will not be considered. If one month notice period is not given., then for settlement purpose **One Month Rent** Amount will be deducted.
17. During the deposit refund settlement only the notice period Rent of 30 days will be deducted. Except Notice Period Rent, if any Rent of previous month /due should be paid within the specified date as per Clause No. 1.

Sgt. C.2

JC

18. With regard to Possession handover and for Checklist Issues during vacating the flat., the tenant should contact our Possession Supervisor for any issues contact Mr. Manjunath on 7624961114 and Mr. Ravi on 6366671555.
19. The Tenant shall permit the Owner or their representative at any time during the term of the Rent Period to enter the said premises during reasonable hours in the day to inspect the premises.
20. The tenants Conduct shall not disturb others. Public drunkenness or public immoral conduct will not be tolerated and may cause immediate eviction. if we find your conduct or conduct of your guests unreasonable we will ask that it be stopped. if after notification unreasonable conduct continues, we will ask tenant to vacate the premises immediately with all deduction as per agreement terms.
21. At The Time Of Collecting The Security Deposit Cheque , Tenant Should Return The Original Rent Agreement, Flat Keys, Electricity Bill And NOC From The Association.
22. Electricity Bill Should be paid 4 days before the due date. If it is paid after the due date Bescom people will remove the fuse for which owner will not be Responsible.
23. The Owners/ Owner Representative's shall not be responsible or liable for any theft, loss, damage or destruction of any property of the Tenant, lying in the schedule premises nor for any bodily injury to any of the occupants or visitors to the schedule premises, no matter whatever be the cause or causes.
24. The Tenant shall, at his own costs and expenses, be liable to maintain the sanitary lines of your flat, Kitchen/Bathroom by getting them cleaned properly, whenever any chocking is found.
25. The tenant shall not cause any damages to the fixed fixtures on the above said property. Any damages caused shall be repaired at the cost of the tenant or otherwise the Amount Pertaining to the damages will be deducted from the Security Deposit Amount The tenant should keep the premises in good and tenantable condition.
26. At the time of vacating (Notice period), the tenants are kindly requested to allow future tenants to see house and premises. In case if the tenants is not allowing or not available properly then extra 10 days rent will be deducted.
27. In Case if the tenant is having any plumbing /electrical issues, tenant should send the requirement only through Whats app on this Support service number 6366226155 in the below mentioned format.

Requirement
Apartment Name :
Flat Number :
Name:
Mobile Number :
Possession Date :
Requirement /support :
Available time.



28. Owner will bear the cost of minor repairs within 7 days from the possession date. After 7 days tenant should bear the cost of any repairs. After 7 days of free initial support services from the possession date, We can provide you only man power related to plumbing or electrical issues based on charges which will be Rs.150/- per visit any material cost should be borne by the Tenant.

29. Make sure that all water taps are closed before you are going out of the flat.

30. Every Resident should ensure that servant has the police verification before they start working in your flat.

31. Do not park your vehicle in other's parking space without the owner's permission. Those who have not been allotted any parking space should park their vehicle in open parking area.

32. Do not dispose foreign objects in toilets or drains. No sanitary napkins, tampons, grease, diapers, or anything harmful or obstructive to drains.

33. Tenant has taken a physical look of the flat and apartment and we have confirmed the Booking.

34. Agreement Original copy with the Tenant and Xerox copy with the Owner.

SCHEDULE

All the piece and parcel of the house consisting of house residing at Flat in No-603, No.18, R K COMFORTS Urban Enclave Layout, Survey no.95/1, Panathur Village, Varthur Hobli, Bangalore 560103. 1 Hall, 1 Kitchen, 1 Bedroom, 1 Bath & Toilet with Water, Electricity Facility.

IN WITNESS WHEREOF the parties have set their respective hands unto this agreement, the day and year first above written.

WITNESSES


1).

OWNER


(M/S. ADHITI SHELTERS)

2).

TENANTS


(Mr. SAYANTAN GANGULY)