



सत्यमेव जयते

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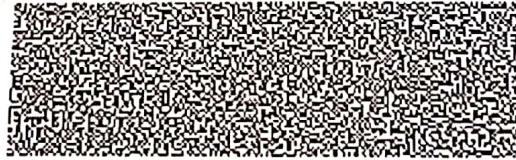
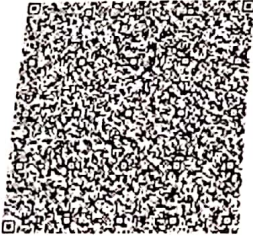
INDIA NON JUDICIAL

## Government of Karnataka

e-Stamp

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|---------------------------|---|
| Certificate No.           | : IN-KA37558680989934Q                      |
| Certificate Issued Date   | : 01-Sep-2018 03:25 PM                      |
| Account Reference         | : NONACC (FI)/ kacrsf108/ VIJINAPURA/ KA-BA |
| Unique Doc. Reference     | : SUBIN-KAKACRSFL0814300519660505Q          |
| Purchased by              | : B SHOBHA WIFE OF KARIBASAPPA J K          |
| Description of Document   | : Article 30 Lease of Immovable Property    |
| Description               | : RENTAL AGREEMENT                          |
| Consideration Price (Rs.) | : 0<br>(Zero)                               |
| First Party               | : B SHOBHA WIFE OF KARIBASAPPA J K          |
| Second Party              | : SUSHMITA BATTACHARJEE AND AKANSHA GUPTA   |
| Stamp Duty Paid By        | : B SHOBHA WIFE OF KARIBASAPPA J K          |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)                 |

SNCS LTD (R)  
Bangalore-18  
  
Authorised Signatory



Please write or type below this line

### RENTAL AGREEMENT

**THIS RENTAL AGREEMENT** is made and executed at Bangalore on this 01<sup>st</sup> Day of September 2018 by and between:-

Mrs. B. SHOBHA, aged about 64 years, W/o Karibasappa J.K, residing at No. 327, 6<sup>th</sup> 'B' Cross, Bhuvanagiri, OMBR Layot, Banaswadi, Bangalore-560033., hereinafter called as the **OWNER/LESSOR** (which expression shall mean and include wherever the context so requires or admits his heirs, executors, representatives and assigns) of the **ONE PART,**

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Statutory Alert

AND:-

1. Ms. SUSMITA BHATTACHARJEE, D/o Arun Bhattacharjee, residing at #4/2, Meher Ali Road, Park Circus, West Bengal, Kolkata-700017, working in International Money Matters Pvt Ltd
  2. AKANSHA GUPTA, D/o Ashwani Kumar Gupta, residing at #120/537, Shivaji Ngara, Kanpur Nagar, Uttar Pradesh-208005, working in IBM Manyata Tech Park
- Hereinafter called as the **TENANT/LESSEE** (which expression shall mean and include wherever the context so requires or admits his heirs, executors, representatives and assigns) of the **OTHER PART**.

WHEREAS the Owner is the sole and absolute owner of #327, 2<sup>nd</sup> Floor, 6<sup>th</sup> 'B' Cross, Bhuvanagiri, OMBR Layot, Bangalore-560033. Which is more fully appended in the schedule hereto and hereinafter referred to as schedule premises.

WHEREAS the Tenant requires the **Residential Premises** and approached the owner to lease out the schedule premises for a period of **Eleven Months** to which the owner agreed and the terms and conditions herein reduced in writing.

**IT IS HEREBY AGREED BETWEEN THE PARTIES:**

1. **RENTAL PERIOD:** Rental agreement it for a period of Eleven (11) months commencing from **01/09/2018 to 31/07/2019** subject to renewal at the option of the owner on enhanced rent @10% once in every Eleven month.
2. **RENT PAYABLE:** Tenant has agreed to pay monthly rent of **Rs. 15,000/- (Rupees Fifteen Thousand only)** per month to the LESSOR on or before 5<sup>th</sup> of the every month. The owner shall have right to terminate the tenancy if the tenant fails to pay the rents regularly for a consecutive period of two months or commit breach of any of the terms herein mentioned and take possession of the premises.
3. **SECURITY DEPOSIT:** Tenant this day has paid the advance deposit of **Rs. 80,000/- (Rupees Eight Thousand Only)** by Cash and to the lessor as a security deposit will be given of Position date as Security Deposit amount which, the same hereby acknowledged by the owner, the said sum shall carry no interest but refundable to the tenant on the termination of the tenancy, subject to deduction of dues, charges and cost of damages if any.
4. **MAINTENANCE OF PREMISES:** Tenant shall maintain the schedule premises in clean and tenantable condition without causing any, damages to the schedule premises.
5. **SUBLETING:** Tenant shall not transfer or sublet either in part or full the schedule premises without the permission of the owner.
6. **ALTERATION:** Tenant shall not add, alter or modify or change the structure of the schedule premises without the permission of the owner.
7. **USE OF PREMISES:** Tenant shall use the schedule premises only for **Residential purpose** and no other activities of whatsoever shall be carried therein.
8. **INSPECTION:** Tenant shall the permit the owner or his authorized persons to inspect the schedule premises during normal time.
9. **DETERMINATION OF AGREEMENT:** After **(11) Eleven Months** Tenant wishing to terminate the rental agreement and likewise if the owner intends to terminate the agreement he shall also do so by giving **Two Months Prior Notice** to the tenant. Similarly the tenant can vacate premises after giving two months notice to the owner.



10. The owner covenants that Tenant shall enjoy the schedule premises peacefully without any let or hindrance.
11. Tenant covenants that shall abide by the terms and conditions hereto incorporated without deviating in any manner whatsoever in nature.
12. **REFUND OF ADVANCE AMOUNT:** On termination of agreement the owner shall refund deposit amount to the Tenant on receiving the vacant possession of the premises subject to admissible deductions of any damages if any.
13. **ELECTRICITY/WATER CHARGES:** Tenant shall pay the electricity charges BESCOM department every month separately without fail. Water charges every month separately without fail.
14. The tenant shall not demand any compensation at the time of vacating the premises.
15. The Lessee shall pay the painting charge & Cleaning Charge at the time while vacating and handing over vacant possession to the lessor.
16. **DAMAGES/STRUCTURES:-** The Tenant shall not Cause any damages to the Structures/fittings and fixtures in any manner keep the same intact condition if any damages found while vacating the premises the cost will be deduct from the security deposit.,
17. **TENANTABLE CONDITIONS:-** The Tenant shall keep the premises and maintained in good and tenantable condition and agreed to deliver back the premises to the lesser only as per the present condition without demanding any extra amount.

### **SCHEDULE**

House premises situated #327, 6<sup>th</sup> 'B' Cross, Bhuvanagiri, OMBR Layot, Bangalore-560033. Consisting of One Hall, One Kitchen, Two Bed Rooms, Attached Bathroom and toilet with all electricity facility.

**Fittings:**

**Tub lights: 01, LED Bulbs: 05, Fans: 03, Geyser: 01**

IN WITNESS WHERE OF the parties here to have set their respective signatures on the day, month and year first above mentioned.

**WITNESSES:**

1. SANKALP S  
*[Signature]*

2. R. Raju  
*[Signature]*

**LESSOR/OWNER**

*B. Shobha*

**LESSEE/TENANT**

*Akansa Gupta Akansa*  
*Susmita Bhattacharye*  
*S. Bhattacharye*



ಬೆಂಗಳೂರು ವಿದ್ಯುತ್ ಪರಮಾಣು ಕಂಪನಿ ನಿಯಮಿತ  
ವಿದ್ಯುತ್ ಬಿಲ್ / ELECTRICITY BILL

O/o. AEE(Ele.) E8 - BANASWADI

Account Details

ಆರ್.ಆರ್.ಸಂಖ್ಯೆ/ RR No 8EEH4537  
ಖಾತೆ ಸಂಖ್ಯೆ/Acc Id 1705377000  
ಮಾ.ಓ. ಸಂಕೇತ/ M.R Code 14000806

Personal Details

ಹೆಸರು ಮತ್ತು ವಿಳಾಸ/Name and Address  
J K KANUBASAPPA, #612, UNIBR, 4TH MAIN BANASWADI

Connection Details

ಜಕಾಯಿ /Tariff 1LT2A1-N  
ಮಂ. ಪ್ರಮಾಣ/Same Load 3KW+0HP

Billing Details

ಬಿಲ್ ಅವಧಿ/Bill Period 02/04/2019 - 02/05/2019  
ರೀಡಿಂಗ್ ದಿನಾಂಕ/Reading Date 02/05/2019  
ಬಿಲ್ ಸಂಖ್ಯೆ/Bill No 421406057504

Consumption Detail

ಇಂದಿನ ಮಾಪನ/Pres. Rdy. 7757  
ಹಿಂದಿನ ಮಾಪನ/Prev. Rdy. 7636  
ಮಾಪನ ಸ್ಥಿರಾಂಕ/Constant 1  
ಬಳಕೆ/Consumption(Units) 121  
ಸರಾಸರಿ/Average  
ರಾಖಲಿತ ಬೇಡಿಕೆ/Recorded MD 0.1KW  
ಪವರ್ ಫ್ಯಾಕ್ಟರ್/Power Factor 0.0  
ಸಂ.ಪ್ರಮಾಣ/Connected Load 0.0KW

ನಿಗದಿತ ಶುಲ್ಕ/Fixed Charges (Unit, Rate, Amount)

1 KW 50 50.00  
2 KW 60 120.00

ವಿದ್ಯುತ್ ಶುಲ್ಕ/Energy Charges (Unit, Rate, Amount)

30 3.5 105.00  
70 4.95 346.50  
21 6.5 136.50

ಇಂಧನ ಹೊಂದಾಣಿಕೆ ಶುಲ್ಕ/FAC Charges (Unit, Rate, Amt)

121 0.18 21.78

Additional Charges