



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

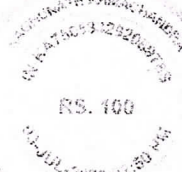
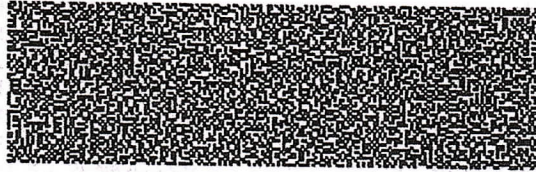
e-Stamp

Certificate No.	: IN-KA75653329208978S
Certificate Issued Date	: 03-Jul-2020 02:50 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ NAGASANDRA1/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0854896033301357S
Purchased by	: RAGHUNATH RAMACHANDRA
Description of Document	: Article 30 Lease of Immovable Property
Description	: OFFICE RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: K L VENKATESH
Second Party	: RAGHUNATH RAMACHANDRA
Stamp Duty Paid By	: RAGHUNATH RAMACHANDRA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

For SOUNDARYA SOWHARANA CREDIT CO-OPERATIVE LIMITED

Qeenh

Authorised Signatory



Please write or type below this line

OFFICE RENTAL AGREEMENT

This Deed of rent agreement is made and executed on the Fourth day of July Two thousand and Twenty (04/07/2020) by and between: -

1. **K L Venkatesh**, residing at No. 45, Ward No. 9, 6th Main, Bhuvaneshwara Nagar, T. Dasarahalli, Bangalore-560057 Karnataka. hereinafter called the "LESSOR" (wherever the expression shall mean and include his heirs, successors, executors, administrators, and assignees) of the ONE PART

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.



2. **Raghunath Ramachandra**, residing at No. 99, 3rd Floor, 2nd Cross, 7th Main Bhuvaneshwari Nagar, T. Dasarahalli, Bengaluru-560057 Karnataka, India. Here in after referred to as the "LESSEE" (wherever the expression shall mean and include his respective legal heirs, successors, executors, administrators, representatives, attorneys, and assignees) of the OTHER PART

NOW THIS AGREEMENT OF RENT WITNESSE AS FOLLOWS:

Whereas the lessor is the sole and absolute owner of the property of # **10, Muttu Nilaya, 6th Main, Bhuvaneshwari Nagar, Hesaraghatta Main Road, Opp. To Reliance Fresh Road, Near Poorvika Mobiles, T. Dasarahalli, Bengaluru-560057 Karnataka India**. Whereas the LESSEE is in search of the Office Space for the purpose of carrying the Business and has agreed to take the said premises for the purpose of business under the name and style of **M/S Raghunath & Associates Chartered Accountants** following terms and conditions:

1. **PERIOD OF TENANCY:** whereas this tenancy will be commencing from 01-03-2020 and will be force until Lessor & Lessee mutually terminates.
2. **SECURITY DEPOSIT:** whereas the security deposit for the premises herein received **Rs. 60,000/- (Rupees Sixty Thousands)** by way of cash of security deposit amount will not carry on any interest, but it should be refundable at the time of vacating the premises subject to deduction of arrears of rent, electricity charges, cost of damages, if any.
3. **RENT:** In consideration of the rent agreed the lessee has to pay a sum of **Rs. 5,500 /-(Rupees Five Thousands Five Hundred)** per month. Payable on or before 10th day of every month.
4. **CHARGES FOR ELECTRICITY & WATER:** Lessee has to discharge electricity bill & Water Bill as per statements raised by concern electricity & Water departments
5. **BAR ON SUBLETTING:** Lessee has to used premises for residential purpose only.
6. **Notice & Others:** The lessee has to give 1 months' prior notice while vacating the house. Lessee has to bear all painting charges while vacating the house
7. **USE OF PREMISES:** The Lessee shall use the Property for his business. The Lessee shall not carry on any unlawful activities/illegal activities or business in the premises. The Lessee shall not store and keep any



inflammable or dangerous material in the premises. The Lessee shall not cause any nuisance to the other occupants to the premises nor to do or cause to be done any act, which affects the safety or strength of the building.

8. **REPAIRS AND MAINTENANCE:** The Lessee shall keep the Property in a good and tenantable condition and order subject to normal wear and tear and shall not cause or suffer any damage thereto. The Lessee shall carry out the necessary internal repairs, colour washing and painting at their own cost and expenses and also responsible for replace and any electrical or other fittings which may be damaged.

SCHEDULE TO PROPERTIES

In the First floor of the premises at **10, Muttu Nilaya, 6th Main, Bhuvaneshwari Nagar, Hesaraghatta Main Road, Opp. To Reliance Fresh Road, Near Poorvika Mobiles, T. Dasarahalli, Bengaluru-560057 Karnataka India**

IN WITNESS WHEREOF the parties hereunto set their respective hands to this deed on the day month and year mentioned first above written.

WITNESSES:

1. Anjan Kunal
Bengaluru - 57

LESSOR

2. Bhavya B. J

For RAGHUNATH RAMACHANDRA

LESSEE/TENANT

CHARTERED ACCOUNTANT