



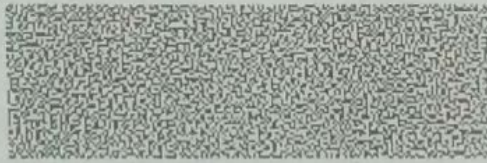
सत्यमेव जयते

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Certificate No. : IN-KA66828924075423R
 Certificate Issued Date : 06-Mar-2019 11:39 AM
 Account Reference : NONACC (FI)/ kacrsf108/ DOMLUR/ KA-BA
 Unique Doc. Reference : SUBIN-KAKACRSFL0865644394366891R
 Purchased by : CHANDRA SHEKAR REDDY
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : CHANDRA SHEKAR REDDY
 Second Party : MANISH PABALKAR
 Stamp Duty Paid By : CHANDRA SHEKAR REDDY
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

K.M. CHANDRASHEKAR REDDY
 (OWNER)

MANISH PABALKAR
 (TENANT)

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.ancilestamp.com". Any discrepancy in the details on this Certificate will be available on the website readers if input.
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.

THIS AGREEMENT OF TENANCY IS MADE AND EXECUTED AT
BANGALORE, on this 15/02/2019, by and between:

K M CHANDRASHEKARA REDDY, S/O K M MUNISWAMY REDDY, No
B2, VENKATESHWARA COMPLEX, JAIN TEMPLE STREET, KONENA
AGRAHARA, BENGALURU-17, hereinafter referred to as the "OWNER" of one
assigned etc, Which expression shall mean and include his legal heir/
Representative assigned etc of the one part.

1) **MANISH PABALKAR S/O JAYANT PABALKAR**, Near Shankar
BalUdyan, L.I.G.-14, Sector-1, Shankar Nagar, Raipur, Chhattisgarh, 492007.
Aadhaar No-805290012933

2) **SARIKA NATHUJI GIRADKAR W/O MANISH PABALKAR**, PAN
NO-BMKPG2491Q. Hereinafter referred as the "TENANT" of the other part.

3) Which expression shall mean and include his legal heir/ Representative
assigned etc of the one part. Whereas the tenants have approached the owner
to let out the Scheduled premises in consideration of the rent hereinafter
reserved and the conditions hereinafter stated.

WHEREAS the tenant has requested the owner to let out the **HOUSE NO-B1-
10/A, 1st cross, Ravi Prakash Nagar, Konnena Agrahara, (1 BHK Facing
North) BANGALORE-17** in consideration of the rent hereinafter and the
conditions herein stated.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. The tenant shall pay a monthly rent of **Rs.10,000/-** (Rupees Ten Thousand
Only), that includes fixtures and fittings on or before 5th of every month. (Delay in
payment of rent will attract a penalty of Rs.500/- per week to be paid by the lessee
and the lessee agrees the same.)

K M Chandrashekar Reddy

Manish Pabalkar

2. The tenant has deposited with the owner a sum of **Rs.50000/-** (Rupees fifty thousand only) by Google Pay on 9th Rs-10,000 and on 25th Rs-40,000 as advance and security deposit which sum the owner hereby acknowledges the said sum and shall carry no interest but refundable to the tenant on the termination of the tenancy.

3. The tenancy shall be in force for a period of eleven months 15-02-2019 onwards, and the month of tenancy being the English Calendar month.

4. The tenant shall use the premises only for **Residential Purpose** and shall not use it for any offensive or objectionable purpose. The tenant without the consent of the owner not to sublet, under lease or part the possession or make any alterations there in.

5. The owner have the right to terminate ,if the tenant fails to pay the rent regularly for a consecutive period of **TWO MONTHS** or commits breach of any of the terms & conditions and can take the possession of the said house/FLAT without any intimation, AND the TENANT HAS ACCEPTED THE SAME

6. The owner shall allow the tenant peaceful possession and enjoyment of the said premises during the continuance of the tenancy provided the tenant acts up to the terms of this agreement.

7. The tenancy shall be renewed for further periods mutually agreed between the parties, the terms and conditions to be specified at that time.

8. The LESSEE/tenant shall allow the LESSOR/owner or his authorized representatives to **inspect** the schedule premises at all reasonable times.

9. The LESSEE should not install the additional **locks** on any of the doors of the said flat without the written permission of the landlord. In case if any additional lock is installed a key of the said lock has to be deposited with the landlord.

x J. Prasad

M. Balkar

10. The LESSEE shall make good all **defects** in the schedule premises leased out to him/HER which defect are caused by negligent act or default of the LESSEE or His Servants or his agents, at the LESSEE cost at the time of handing over vacant possession of the schedule premises to the LESSOR.

11. The Tenant shall pay electricity & water charges, separately to the Concern authority as per meter reading and the Monthly Maintenance charges separately (The rent is inclusive of CLEANING OF COMMON AREA,) and the owner shall pay the property taxes.

12. It is hereby agreed that **30 days notice** on either side is required for the Termination of the tenancy. The land lord can give the notice at any point of time and the tenant has to vacate the flat as per the notice of the land lord, if not the tenant has to pay the penalty of Rs.500/- per day till the date of vacating and handing over the flat.

13. The tenant shall keep the schedule premises in a good and tenantable condition, reasonable wear and tear and also vis-major accepted and the Tenant shall get the schedule premises white washed at the time of vacating the premises or in the alternative pay the white washing charges ,which is equal to one month rent to the LANDLORD for enabling him to get the same done and if the lease is extended for further periods, the TENANT shall get the schedule premises white washed after the completion of 11 months.

14. That if the tenant desires to continue his rent in the schedule premises after 11 months it is agreed by the tenant that he shall pay an enhance rent of 7.5% from the existing rent to the owner.

15. Any disputes arises, Bangalore is the jurisdiction for settlement.

Fittings: WALL FANS: TUBE LIGHTS WASH BASIN
, EUROPEAN COMODS ----- GEYZER EXHAUST CFL.....

X 13/11/2019

A. Balakrishna

IN WITNESS WHERE OF: the parties have set their respective hands unto this agreement the day, month, year first above written.

WITNESSES:

1. Rajashekar D

* 13/11/2018

[Signature]

9742025713

Viveknagar 31/8/47

MR. K. M. CHANDRASHEKAR REDDY
(OWNER)

2.

[Signature]

MR. MANISH PABALKAR
(TENANT)

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