



सत्यमेव जयते

INDIA NON JUDICIAL

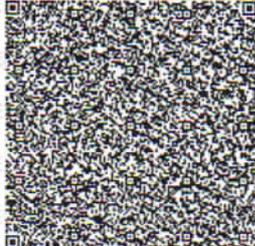
Government of Karnataka

Rs.

e-Stamp

Certificate No. : IN-KA47418012762888R
 Certificate Issued Date : 08-Feb-2019 01:37 PM
 Account Reference : NONACC (FI)/ kaksfcl08/ MADIWALA/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAKSFCL0828012027045626R
 Purchased by : A REDDY PRAMODH ADALAM
 Description of Document : Article 12 Bond
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : N B SURESH BABU
 Second Party : A REDDY PRAMODH ADALAM
 Stamp Duty Paid By : A REDDY PRAMODH ADALAM
 Stamp Duty Amount (Rs.) : 50
 (Fifty only)

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Please write or type below this line

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and executed on this 8th day of February 2019 (08-02-2019) by and between:

Mr. N.B. SURESH BABU,
No.9/15, 4th Main Link Road,
Sri Nanjundeshwara Nilaya,
Madiwala Extension,
Bangalore-560 068.

Hereinafter referred to as the **OWNER: LESSOR** of the one part and in favour of:

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.

SHCILESTAMP.COM GOVERNMENT OF KARNATAKA

Mr. REDDY PRAMODH ADALAM,
Office at: Royal Bank Of Scotland,
Campus 58, RMZ Ecoworld,
Bellandur, Devarabesinahalli,
Bangalore-560 103.
Mobile No-9916528682.

Mr. K. HARI HARA,
Tech Mahindra,
Plot No.45-47, Phase-11,
Electronic City,
Bangalore-560 100.
Mobile No-9985921314.

Mr. K.JANARDHAN,
TAMS Infotech Pvt Ltd,
No.67, 1st Floor, 100Feet Ring Road,
35th Main BTM 2nd Stage,
Bangalore-560 068.
Mobile No-7676604709.

Hereinafter referred to as the **TENANT: LESSEE** of the other part:

Whereas the terms both the Lessor and Lessee shall mean and include their respective heirs, executors, legal representatives, administrators and assigns.

And Whereas the Lessor herein is the sole and absolute owner of the schedule premises situated at **No.9/15, Third Floor, 4th Main Link Road, Sri Nanjundeshwara Nilaya, Madiwala Extension, Bangalore-560 068**, whereas the Lessee approached with the Lessor to let-out the schedule premises and the Lessor has agreed to let-out the Schedule premises under the following terms and conditions:-

1. Whereas the Lessor agreed to let out the above premises to the Lessee on a monthly rent of **Rs.15,000/- (Rupees Fifteen Thousand only)** per month. The Lessee has agreed to pay the same to the Lessor regularly. The Lessee staying in the said premises from **01-02-2019**.
2. Whereas the Lessee hereby agrees to pay the above rent on or before the 5th of every English calendar month.
3. Whereas the Lessee should use the said premises for residential purpose only.
4. The Lease will be for a period of 11 (Eleven) months from the date of this rental agreement, but it can be extended by mutual consent with 5% enhancement in the existing rent.
5. The Lessee should not sub-let or under-let the premises to any person without written permission from the Lessor.
6. The Lessee should use the premises in good and tenantable conditions without breakages of any fixtures, if the Lessee causes any damage the Lessor is allowed to deduct a mutually agreed amount from the Lessee deposit.

7. The Lessee has paid a sum of **Rs. 40,000/- (Rupees Forty Thousand only)** as Security Deposit. The same amount will be refundable at the time of termination of the lease and this amount shall not carry any interest.
8. The LESSEES hereby agrees to pay **Electricity charges** to the concerned authority without arrears during this tenancy period.
9. The Lessee shall vacate the premises on a one-month notice from the Lessor. Similarly the Lessee can vacate the premises after giving one-month notice to the Lessor.
10. The Lessee shall pay one month rent towards painting charges at the time of vacating the premises failing which the cost will be deducted out of the security deposit.
11. In case if the LESSEES vacates the premises before the stipulated time period of 11 (eleven) months, the Lessor is at liberty to deduct one-month rent from the Security deposit.

SCHEDULE

All that piece and parcel of the residential premises at **No.9/15, Third Floor, 4th Main Link Road, Sri Nanjundeshwara Nilaya, Madiwala Extension, Bangalore-560 068**, consisting of One Hall, Two Bedrooms, Kitchen, Attached Bathroom, Toilet, Electricity and water facility, R.C.C. roofed building.

Fitting And Fixtures:-

- | | | |
|-----------------|---|--------|
| 1. Ceiling Fans | : | 3 Nos. |
| 2. Tube Light | : | 3 Nos. |
| 3. Geyser | : | 1 Nos. |
| 4. Exhaust Fans | : | 1 No. |

IN WITNESS WHEREOF the above named parties Lessor and Lessee have affixed their signatures to this rental agreement made on the day, month and year first above written at Bangalore.

WITNESSES:-

1. *K. Hari Hara*

N.B. Suresh Babu
OWNER: LESSOR

2. *M. Janna*

A. Bobby Prasad
TENANT: LESSEE