

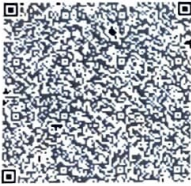


## INDIA NON JUDICIAL

### Government of Karnataka

#### e-Stamp

Certificate No. : IN-KA81136340869071W  
Certificate Issued Date : 29-Nov-2024 01:29 PM  
Account Reference : NONACC (FI)/ kakscsa08/ HOODI/ KA-SV  
Unique Doc. Reference : SUBIN-KAKAKSCSA0802916419467903W  
Purchased by : B S VIJAYA KUMAR  
Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property  
Property Description : RENTAL AGREEMENT  
Consideration Price / Others (Rs.) : 40,000  
(Forty Thousand only)  
First Party : B S VIJAYA KUMAR  
Second Party : BRIGETTA CHAKRABORTY  
Stamp Duty Paid By : B S VIJAYA KUMAR  
Stamp Duty Amount(Rs.) : 200  
(Two Hundred only)



Please write or type below this line

#### RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and executed at Bangalore on this day **1st Day of December 2024** by and between:

**Sri. B.S. Vijayakumar**, aged about 72 years, Residing at No, NB-008, Sowparnika Skanda, Hoodi Village, SadarMangla Main Road, Near Hoodi Railway Station, Bangalore-560048.

*B.S. Vijayakumar*

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.succlestamp.com](http://www.succlestamp.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

Hereinafter called as "LESSOR/ OWNER" of the ONE PART:

**Smt Brigetta Chakraborty** aged 24 years, D/O Dibakar Chakraborty, H NO-25, Milanipur Path, Chandmari, Near Sani Mandir, Bamunimaidan, Kamrup Metro, Assam-781021.

Hereinafter called as "LESSEE/TENANT" of the OTHER PART:

Whereas the OWNER is the sole and absolute owner of the schedule premise situated at: Sri Vijay Lakshmi Nilaya, House No. 101, Site No. 16, NR Layout, 17<sup>th</sup> Cross, 13<sup>th</sup> Main, Virat Nagar, Bommanahalli, Roopena Agrahara, Bangalore-560068, this is more fully described in the Schedule, hereunder and hereinafter referred to as the "**SCHEDULED PROPERTY**".

Whereas the Lessor has agreed to grant a rental of the said premises to the Lessee under the following terms and conditions:

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. **DURATION:** The tenancy shall be for the period of Eleven (11) months commencing from 1<sup>st</sup> December 2024. After 11 months it can be continued with mutual consent of both the parties by executing a fresh rental agreement by the Lessor and the Lessee.
2. **RENT:** The monthly rent payable by the Lessee to the lessor for the scheduled property shall be Rs.12,000/- (Rupees Twelve Thousand Only) this amount shall pay to the owner on or before 5th Day of every English Calendar Month.
3. **DEPOSIT:** The Lessee has paid a sum of Rs. 40000 (FORTY THOUSAND ONLY) as a security deposit. The deposit amount shall be refundable by the Lessor to the lessee without any interest at the time of vacating the schedule premises. Lessor is permitted to deduct if any rent, water charges, electricity charges and painting charges payable by the lessee from the security deposit amount at the time of taking the house into his custody.
4. **Electricity Charges:** The Lessee must pay the Electricity Charges to the concerned department as per the receive bill without fail.
5. **Water Charges:** In case of any scarcity of water during the tenancy period lessee must bear the charges that will be incurred.

*B. S. Vijayapandya*



6. **INTERNAL MAINTENANCE:** The Lessee shall maintain the Scheduled Property and all fixtures and fittings in a state of good order and condition and shall not cause any damage or disfigurement to the Scheduled Property therein always expecting fair wear and tear and minor repairs like electrical and plumbing will be made good by Lessee only during rental period. The Lessee shall bear the cost of any repairs inside the house after handover.
7. **USE:** The Scheduled Property shall be used by the Lessee only for RESIDENTIAL PURPOSE and not to be used or permitted the same for any unlawful business purpose.
8. **TERMINATION OF THE LEASE:** either the parties should give One (1) Month notice in oral or writing to terminate this agreement.
9. **LIABLE FOR DAMAGES:** It is agreed that any damages caused by the lessee in the schedule property shall be made good by the Lessee promptly.
10. **BAR ON SUB LETTING:** The Lessee shall not sublet or transfer /assign the tenancy rights or part with the possession of the schedule premises or any part thereof to anyone else.
11. **INSPECTION:** The Tenant shall allow the owner for inspection of the schedule premises at reasonable hours.
12. **PAITING CHARGES:** The Lessee must pay ONE MONTH RENT for painting work at the time of vacating the premises or the same will be deducted from the Deposit/Advance amount. Any damage or cleaning amount would be deducted as applicable.
13. In the event of the Lessee failing to pay the agreed rent for a period of 2 months consecutively or committing breach of any other terms and conditions of the tenancy, the owner is at liberty to terminate this agreement without any notice in advance. Two-wheelers only is allowed.

Notwithstanding what is stated above, the agreement shall be liable to be revoked by the owner, if the tenant is in default in the payment of the rent and / or other charges three months after the same have fallen due or if the Tenant commits breach of any terms and conditions of this agreement.

*B. S. Vijayakumar*

### SCHEDULE

All that piece and parcel of the property are situated at:

Sri Vijay Lakshmi Nilaya, House No. 101, Site No. 16, NR Layout, 17<sup>th</sup> Cross, 13<sup>th</sup> Main,  
Virat Nagar, Bommanahalli, Roopena Agrahara, Bangalore-560068. Consisting

Fittings: Geyser- , Wooden Cupboard- , Fans- , Tube light- , Bulb-

In WITNESS WHEREOF, the parties have reached this agreement in the presence of the following witnesses on the day, month, and year as the first above mentioned.

#### WITNESSES:

*Lakshmi Kanti*  
1. SOWPARNIKA SKANDA  
GF-008MB. HOOD' B'he-68

OWNER/LESSOR: B. S. Vijayashankar

2.

LESSEE/TENANT: \_\_\_\_\_