



Government of Karnataka

e-Stamp

Certificate No.	: IN-KA62440829609879T
Certificate Issued Date	: 25-Nov-2021 03:04 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ PADMANABHA NAGAR/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0874354920734984T
Purchased by	: SURYA BUILDERS
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: K R SURESH BABU
Second Party	: SURYA BUILDERS
Stamp Duty Paid By	: SURYA BUILDERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

This rental agreement entered on 25th day of November, 2021 at Bangalore by and between

1. Sri K.R SURESH BABU, S/o K Ramaiah Aged about 58 years, residing at No. 8, Ground Floor, 14th Cross, Ashoknagar, Vidyapeeta Circle, Bangalore – 560 050, hereinafter called in “Land Lords/owners” of the one part.

AND

M/s. **SURYA BUILDERS**, represented by its authorised Partner **Sri E Muneendra**, S/o Lakshman Naidu, aged about 48 years office address at No.56/4, Ground Floor, Vinayakanagar, 3rd Main, 5th Cross, B S K 1st Stage, Bangalore - 560 050, hereinafter referred to as the Tenant, party of the other party,

For SURYA BUILDERS

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoelstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd. 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

Whereas the Land Lord and Tenant have agreed to the following terms and conditions.

Whereas the Land Lords/owners are the sole and absolute owners of the premises bearing No. 8,3rd Floor, 14th Cross, Ashoknagar, Vidyapeeta Circle, Bangalore – 560 050.

Whereas the landlords of the premises mentioned in the schedule hereunder has agreed to let out the premises bearing No. 8,3rd Floor, 14th Cross, Ashoknagar, Vidyapeeta Circle, Bangalore – 560 050, to the tenant for commercial and office purpose.

1. Whereas the Tenants have agreed to take the said premises on rent and paid the Land lord a sum of Rs. 90,000/- (Rupees Ninety Thousand only) as advance (security deposit).
2. The Lease shall be deemed to have with effective from 25th Nov, 2021.
3. The Lease shall be in force for a period of 11 months with effective from 25th Nov, 2021.
4. The rent is fixed at Rs.9,000/- (Rupees Nine Thousand only) per month Excluding of light and water charges.
5. The lease beyond a period of 11 month, both parties have agreed for renewal of the rental agreement by deciding the rent on renewal.
6. Both the parties herein have agreed for with increase of monthly rent @ 5% for every year.
7. The tenants shall pay the rent regularly on or before 10th of each succeeding month. If the tenant fail to pay the rent continuously for 3 months, they shall be liable to vacate and deliver vacant position on the premises to Landlord. The Land Lord shall is at the liberty to adjust the rent and other dues if any of the tenant out of the advance amount (Security Deposit).
8. The tenant can utilize the premises for commercial and office purpose only.
9. The tenant should not carry any unlawful and illegal activities and business in the said premises.
10. The tenant shall use the premises for office and commercial purpose for themselves and their families. They shall not sub-let the premises or the portion thereof to any person without written permission of the Land lord.
11. The tenant shall use the premises with due care and prudence and handover possession of them to the landlord when vacating the premises in the same condition in which they were taken on lease except normal wear and tear, if any damage is caused to the said premises the tenants shall get it repaired at their own cost and expenses.
12. If the tenant wants to do any alteration to the said premises they should take prior permission from the Land lord.
13. The termination of the lease shall be with 3 months notice on either side.

The Schedule of the premises is No. 8,3rd Floor, 14th Cross, Ashoknagar, Vidyapeeta Circle, Bangalore – 560 050.

In Witness where of both the parties here to have said their hands into this agreements on the 25th day of November, 2021.

Witnesses

1.

C. Suresh Babu
CJP Nagar, Bangalore,
560078.

2.

SU-1, Datta Complex, 12th main,
BSK 2nd stage, Bangalore. 70.

K. R. Suresh Babu
(K R SURESH BABU)
Owner

For and on behalf of
M/s SURYA BUILDERS FOR SURYA BUILDERS
E. Muneendra
(E MUNEENDRA) Partner