



INDIA NON JUDICIAL

Government of Karnataka

Rs.

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Certificate No. : IN-KA98213001537667Y
Certificate Issued Date : 03-Mar-2026 08:20 PM
Account Reference : NONACC (FI)/ kacrsfl08/ HSR LAYOUT1/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0894074021821854Y
Purchased by : ABHINAV CHOCHAN
Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year
Property Description : in case of Residential property
Consideration Price / Others (Rs.) : RENTAL AGREEMENT
: 10,000
: (Ten Thousand only)
First Party : P MANJULA
Second Party : ABHINAV CHOCHAN
Stamp Duty Paid By : ABHINAV CHOCHAN
Stamp Duty Amount(Rs.) : 50
: (Fifty only)



Please write or type below this line

RENTAL AGREEMENT

This **RENTAL AGREEMENT** is made and executed at Bangalore on **03rd day of March 2026 (03-03-2026)** Effective From: **01.03.2026**, by and between:

Mrs. P.MANJULA, No.10, K Vasudev Layout, Somasundarapalya, HSR Layout, Bangalore - 560102. Hereinafter called as the "**LESSOR/OWNER**" (which expression shall mean and include wherever the context so requires admits her heirs, executors, representatives and assigns) of the **ONE PART:**

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

AND:-

Mr. ABHINAV CHOHAN

Aged about 23 years,
C/o. Paran Singh Chouhan,

Permanent Address:

P. No. 7, Anmol Residency,
Behind Unique Campus,
Behind Raja Bhoj Arcade,
Bagsewaniya, Huzur, Bhopal,
Madhya Pradesh - 462043.
Aadhaar No.3062 5497 8702.

Hereinafter called as the "**LESSEE/TENANT**" (which expression shall mean and include wherever the context so requires, admits his heirs, executors, representatives and assigns) of the **OTHER PART**.

WITNESSES AS FOLLOWS:

Whereas the Lessor is the absolute owner of the residential premises situated at **No.10, Second Floor, K Vasudev Layout, Somasundarapalya, HSR Layout, Bangalore - 560102**. Which are more fully described in the Schedule written hereunder and hereinafter referred to as the "**Schedule Property**".

Whereas the Lessor has agreed to grant a rent of the said premises to the LESSEE under the following terms and conditions.

1. **DURATION**: The duration of the lease shall be for a period of **11 (Eleven) months**, commencing from **01.03.2026** and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor and the LESSEE. After expiry of 11 months an increase of **5%** in rent will be made over the existing rent.
2. **RENT**: The monthly rent payable by the LESSEE to the Lessor for the Schedule Property shall be **Rs.17,000/- (Rupees Seventeen Thousand only)** excluding water charges per month. This amount shall be paid within 5th of every month.
3. **ELECTRICITY AND WATER CHARGES**: The LESSEE shall pay the electricity and water charges separately to the concerned department regularly as per the bill without fail.

Manjula P.

4. **INTERNAL MAINTENANCE:** The LESSEE shall maintain the schedule property in a state of good order and condition and shall not cause any damage or disfigurement to the Schedule Property therein always excepting fair wear and tear.
5. **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.
6. **ADDITIONS AND ALTERATIONS:** The LESSEE shall not make any additions or alterations in the premises, without written consent of Lessor.
7. **USER:** The Schedule Property shall be used by the LESSEE only for **Residential Purpose** and shall not use for any unlawful/ illegal or business purpose. The LESSEE will not store hazardous and inflammable articles like explosives and petroleum products.
8. **SUB LEASE:** The LESSEE shall not be entitled or permitted to assign, underlet or sublet the Schedule Premises or any part thereof or part with possession of the demised property or any part thereof to anybody whatsoever.
9. **DEPOSIT:** The LESSEE has paid a sum of **Rs.50,000/- (Rupees Fifty Thousand Only)** by way of cash as security Deposit to the Lessor. The same amount shall be refundable by the Lessor to the LESSEE without any interest at the time of vacating the schedule premises.
10. **INSPECTION:** The Lessor or their representatives shall inspect the schedule premises at all reasonable hours with prior intimation.
11. **TERMINATION OF LEASE:** Giving **1 (ONE) month** notice in writing may terminate this agreement by either party.
12. **PAINTING CHARGES:** The LESSEE shall pay one month rent towards painting charges at the time of vacating the schedule premises.
13. In case tenant vacates the premises before 11 months then he has to pay extra one month rent to the owner along with painting charges.

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

Manjula P.

SCHEDULE PROPERTY

The Residential premises situated at **No.10, Second Floor, K Vasudev Layout, Somasundarapalya, HSR Layout, Bangalore - 560102**, consisting of Two Bedrooms, hall, kitchen, bathroom and toilet with water and electricity facilities.

Fittings:

- | | |
|----------------|---------|
| 1. Fans | - 3Nos. |
| 2. Geyser | - 1No. |
| 3. Lights | - 3Nos. |
| 4. Exhaust Fan | - 1No. |

IN WITNESS WHEREOF THE PARTIES HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST MENTIONED ABOVE.

WITNESSES:-

1.


CN. PRADEEPARAA RAO
#718 11th St CROV
H.S.R. Layout 1st floor
Bangalore 12


LESSOR / OWNER
(P.MANJULA)

2.

LESSEE / TENANT
(ABHINAV CHOCHAN)