



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 204

e-Stamp

Certificate No. : IN-KA91061171876346X
Certificate Issued Date : 10-Nov-2025 06:12 PM
Account Reference : NONACC (FI)/ kagcsl08/ KAGADASAPURA/ KA-SV
Unique Doc. Reference : SUBIN-KAKAGCSL0889600847725478X
Purchased by : SATHISH NARAYANAN
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.) : 40,793
(Forty Thousand Seven Hundred And Ninety Three only)
First Party : SATHISH NARAYANAN
Second Party : SWATHI SURESH
Stamp Duty Paid By : SATHISH NARAYANAN
Stamp Duty Amount(Rs.) : 204
(Two Hundred And Four only)



RENEWAL OF RENT AGREEMENT ("RAGR")

Terms Used

"RAGR": Renewal of Rental Agreement

"PROP": The Property Address is "MGA", Site 100 & 101, 5th Cross, Devin Paradise Enclave, Bengaluru-560064

"LL": Lessor / Landlady / First Party is Ms Prema Narayanan, Aadhaar no = 4930-2956-7440 (also includes her only heir, son and successor Sathish Narayanan, Aadhaar no = 8991-5786-6635)

"TNT": Lessee / Tenant / Second Party is Ms Swathi Suresh, Aadhaar no = 7964-2854-2291

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

1. **LL** has absolute legal ownership of **PROP**, which is a fully walled rectangular area measuring approx 6000 square feet, which houses a two-storeyed building and a covered 2nd-floor terrace, plus car parks, sheds, sit-outs etc. The building essentially comprises of two 2BHK units, one on ground floor and one in the first floor.
2. **TNT** has taken entire **PROP** for monthly rent of **Rs 40,793** (Rupees Forty thousand, seven hundred and ninety-three only) per month. Rent is payable **FOR THAT MONTH** on or before 7th.
3. Deposit amount originally given to **LL** is **Rs 74,000** (Rupees Seventy-four thousand only).
4. **RAGR** Current block is from **Jan 14, 2025 to Dec 13, 2025**. Every subsequent block of 11 months duration, the rent increase is 5%.
5. Either **LL** or **TNT** can terminate **RAGR** with one-month written notice. **LL** will return Deposit within 7 days of vacating (less deductions).
6. **TNT** is free to use/**sublet PROP** in any manner as she wishes. But no illegal activities, no sub-renting for commercial purposes (exceptions = **TNT's** own office / flatmates sub-renting - with no board), without structural modifications. Peaceful occupation without objection of any kind from neighbours and community, is a must.
7. **LL** takes care of Property Tax, **BWSSB** charges including **Cauvery Water Connection**, **KEB** junction box issues (outside the compound) and **KEB** deposit. **LL** also is responsible for structural / building matters.
8. **TNT** is responsible for paying Association maintenance. She is also responsible for all inside-compound amenities and utilities be it repair / servicing / repurchase / installation (including electrical, plumbing, mechanical, carpentry, structural utilities like sump), **KEB** monthly bills etc.
9. **TNT** will allow **LL** or representative to enter **PROP** for structural repair, or during vacation-notice period for inspection by prospective tenants, to a reasonable extent.
10. **FITTINGS** and **FIXTURES** (indicative list only, quantity not mentioned herein) : Gate Lamps, Flood lights, Festival lights, LED Lights, Tubelights , Calling Bell, Fans, Exhaust Fans, PUF Sheets, Water Purifiers, Chimneys, Air-conditioner/stabiliser, UPS and Battery, Sump motor, Terrace tank, Water Controller, **KEB** Meter Box, Study Table, UPS Table, Normal Geysers, Instant Geysers, Solar, Sprayer, Garden tools,



Curtains, Curtain rods, Mirror, Soap Stand, Glass Shelves, Cloth Stands, Kitchen steel shelves, Rooms steel shelves, Keys, Ladder, wood fixtures, Mosquito meshes.

11. At time of vacation, normal deductions will apply. Purifier filter replacement, Sump and tank Cleaning, Painting/Deep cleaning & acid wash.

IN WITNESS WHEREOF, the Parties have executed this **RAGR** (renewal of rental agreement)



Mr SATHISH NARAYANAN

s/o Late Mr TN Narayanan and Mrs Prema Narayanan

Age: 52

Permanent Address: B-302, Gopalan Admiralty Square, Bengaluru-560038

[LESSOR/OWNER/HEIR/SUCCESSOR/LL]



Ms SWATHI SURESH

d/o Mr Suresh

Age: 39

Permanent Address: No: A1807, 18th floor, Tower A, Nikoo Homes IV, SY no 47, Chokkanahalli Village, Bangalore - 560064

[LESSEE/TENANT/TNT]