



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 125

e-Stamp

Certificate No. : IN-KA25041381549695X
Certificate Issued Date : 16-Dec-2025 03:48 PM
Account Reference : NONACC (FI)/ kagcsl08/ KAGADASAPURA/ KA-SV
Unique Doc. Reference : SUBIN-KAKAGCSL0854525585860754X
Purchased by : N SATHISH
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.) : 25,000
(Twenty Five Thousand only)
First Party : N SATHISH
Second Party : KAVITHA GOWDA
Stamp Duty Paid By : N SATHISH
Stamp Duty Amount(Rs.) : 125
(One Hundred And Twenty Five only)



Rental agreement for *Scheduled Premises (SP)* named "GRM405"

1. *Lessor(LL)*(First party) is absolute owner and enjoys all rights and interests on SP.

LL : N Sathish (Sathish Narayanan)

Age : 53

Father's name : Late T N Narayanan

Signatory 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.

www.karnataka.gov.in

Permanent Address : T-03, Third Floor, Ashirwad Complex, Cambridge Road Extension, Bengaluru-560008

2. *Lessee (TNT)* (Second Party) and LL have entered into agreement as per terms given below

TNT : Ms. Kavitha Gowda

Age : 50

Father's name : RAJU TIMME GOWDA

PAN : AFOPG0775K

Aadhaar no : 3610-5446-2478

Permanent Address : 301/6, Walsingham House School, 80 Nepeansea Road, Darya Mahal, Mumbai 400006

"First Party" and "Second party" also means their heirs, executors, administrators, GPA assignees etc.

3. Monthly rent = Rs 25,000 (Rupees Twenty five thousand only).

Apartment Association (AA)'s Monthly Maintenance is INCLUDED in the rent.

4. Rent is payable for the past month by 15th of next month.

5. Refundable Security Deposit is Rs 1,20,000 (Rupees One lakh and twenty thousand only).

6. Agreement duration is intially for 11 months : 1 January 2026 to 30 November 2026. It may be renewed for further block of 11 months each with increment of 5 %.

Said

Gowda

7. TNT pays separately to KEB for meter usage charges. LL pays for Property taxes, government levies, KEB additional deposit, AA Sinking fund and similar items.

8. TNT is expected to use SP for residential purposes. No unlawful activities. No sub-letting to third party. No storage of items of explosive/combustible nature. No major structural modifications/demolition/alterations.

9. LL or representatives may need ingress into SP for repairs/inspection at reasonable hours and prior notification (if any). Also, during final month of occupation, prospective tenants may wish to view SP (reasonable limits and visiting hours).

10. TNT is expected to follow AA rules. If Any dispute between TNT and AA or individual members, LL can always help, but has no liability.

11. Vacation of SP : 1 month written notice is required from either side.

12. "Settlement" (Deposit minus Deductions) will be paid to TNT within 7 days of vacating (else LL will pay 18% per annum prorated interest for delay). Deduction is equal to 1-month rent amount. This is for repainting, cleaning, bathroom and kitchen deep cleaning, general upkeep. Otherwise, normal usage-based and age-related wear and tear of SP and fixtures incur no deduction.

13. Extra Deduction may be incurred (or TNT makes good by repairing at her end itself prior to vacating) for small items like candle replacement for water filter, coolant service for AC, lights/fans/other electrical item replacement or repair, breakage of tiles or furniture, plumbing repair.

14. Provided all terms above are in agreement between both parties, TNT can use SP peacefully without any objection/interference/disturbance by anyone whatsoever.

Sach

Bowda

Annexure

SP(Scheduled Premise):

All that piece and parcel of below address : Flat 405, 4th Floor, GR Maithri Apartment, 68/C, Jogupalya Main Road, Bengaluru-560008. It comprises of Hall, Ante-room including Kitchen, 1 Bedroom, 1 Balcony and 1 Bathroom. Only two-wheeler parking.

Fixtures:

1.5 ton AC with remote, Livpure RO/UV

Grill Gate, TV Unit, Kitchen Wardrobe, Bedroom wardrobe and lofts, a few furniture items given and added from time to time.

CFL/LEDs - 8 nos, Tubelight - 4 nos, Ceiling Fans - 3 nos, Exhaust Fan - 1 no

Signed by :


Lessor


Lessee