सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 20

e-Stamp

Certificate No.	:	IN-KA36961467211448W
Certificate Issued Date	:	08-Oct-2024 05:22 PM
Account Reference	:	NONACC (FI)/ kacrsfl08/ BANGALORE9/ KA-JY
Unique Doc. Reference	:	SUBIN-KAKACRSFL08200675219143 61W
Purchased by	:	ROYAL TREE SECURITY SERVICE
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.)	:	4,000 (Four Thousand only)
First Party	:	SHARANYA
Second Party	:	ROYAL TREE SECURITY SERVICE
Stamp Duty Paid By	:	ROYAL TREE SECURITY SERVICE
Stamp Duty Amount(Rs.)	:	20 (Twenty only)

Authorised Signatory
VCCOS Ltd
Superseva Building,
C K Negar, Bangalore-560016
Mob:8971174846

GOVT. OF KARNATAKA
B.M.Gangadhara Bengaluru
Metropolitan Area
NO.LAW/LC/03/2021
Expiry Date 02-12-2025
NOTARY

Please write or type below this line

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and executed on this **8th October 2024**, by and between:

Ms. SHARANYA D/O Ananthachari, Residing at: No. 225/1-219/B, Ground Floor, 4th Main, 4th Cross, Singasandra, Hosur Main Road, Bengaluru-560068.

Hereinafter called the **"OWNER/LESSOR"** of the ONE PART,AND

For ROYAL TREE SECURITY SERVICE

Sharanya

ANUSUYAMMA.H

Proprietor

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.

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MS. ROYAL TREE SECURITY SERVICE Residing at: No. 225/1-219/B, First Floor, 4th Main, 4th Cross, Singasandra, Hosur Main Road, Bengaluru-560068.
Hereinafter called the **"LESSEE/TENANT"** of the OTHER PART:

WHEREAS the Owner/Lessor is the sole and absolute owner of the Schedule premises whereas the Lessee has approached the Owner to let out the schedule premises on rental basis, and the Owner agrees to let out the same under the following terms and conditions:-

1. Rent payable by the Tenant for the said premises is **Rs. 10,000/- (Rupees Ten Thousand only)** every month. Rent payable on or before **10th** day of every English calendar month.

2. An advance amount of **Rs.1,00,000/- (Rupees One Lakh Only)** to the Owner by way of cash before the following witnesses. And the owner has acknowledged the receipt of the same. This advance amount shall not carry any interest. And the same will be repayable by the Owner to the Tenant while vacating the premises.

3. The Rental Agreement is for a period of **11 (Eleven)** months from the date of **01/10/2024** and is subject to renewal thereafter under mutually agreed terms and conditions with an enhancement of **10%** in the existing rent.

4. The Tenant should use the said premises for **COMMERCIAL PURPOSE (Security Service)** only and should not use for any other illegal purpose.

5. The lessee has to pay electricity charges directly to the concerned department. Water charges has to be paid separately.

6. Tenant shall not sublet or underlet the premises to any other persons and should not do any alteration unless permitted by the Owner.

NOTARY ★ GOVT. OF KARNATAKA ★ Bengaluru B.M.Chandrashekar Metropolitan Area NOTARY Expiry Date 02-12-2026

Sharanya

For ROYAL TREE SECURITY SERVICE
ANUSUYAMMA H
Proprietor

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7. The Tenant shall keep the premises in good condition and shall not cause any damages to the premises. In case damages caused then the repair charges like Minor/Major Repairs, should be paid by the Tenant, or else actual amount will be deducted from the security deposit, at the time of vacating.

8. It is hereby agreed that One month notice on either side is required and sufficient for the termination of the tenancy.

9. Tenant has to pay one month rent towards painting and cleaning charges or same amount will be deducted from the security deposit.

SCHEDULE

The Premises situated at: **No. 225/1-219/B, First Floor, 4th Main, 4th Cross, Singasandra, Hosur Main Road, Bengaluru-560068.**

Office space consisting of 600 sq. ft with electricity and water facility, RCC Roofed building.

IN WITNESSES WHEREOF both the parties agrees and sign this agreement on this day.

WITNESSES:

01

Sharanya
LESSOR/OWNER

02

For ROYAL TREE SECURITY SERVICE
LESSEE/TENANT
ANUSUYAMMA·H
Proprietor

NOTARY
B.M. Chandrashekar
Bengaluru
Metropolitan Area
No: LAW-LCL/329/2021
Expiry Date
02-12-2026
GOVT. OF KARNATAKA

DOCUMENT ATTESTED
B.M. CHANDRASHEKAR
Advocate & Notary Public
#47, B.D.A. Complex, Koramangala,
BANGALORE-560 034.

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