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NON JUDICIAL

₹200

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GOVERNMENT OF KERALA
e-Stamp

e-Stamp Serial Number : 202425000002705759

Verification Code : 658019803V

Govt. Reference No.(GRN) : KL042611499202425E
Purpose : Bond
Amount of Stamp Paper Purchased in Numeral : ₹200
Amount of Stamp Paper Purchased in Words : Rupees Two Hundred
Stamp Paper Purchased on : 28/03/2025
First Party Name : Ashish Sarma
First Party Address : 403 Ajay CHS Near Pratik Corner Mumbai
Second Party Name : Jinoob P P
Second Party Address : Moonulla Parambath Cheruvanchery P O
Vendor Code & Name : 09042825 - Harikumar
Treasury Code & Name : 0904 - Sub Treasury, Vaikom

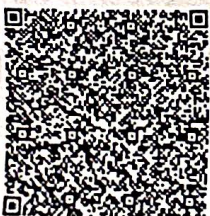
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RENT AGREEMENT

This RENTAL AGREEMENT is made and executed on 10th day of January 2025 between **ASHISH SARMA**, (Aadhaar No: 8522 1679 6943), residing at 403, Ajay CHS, Near Pratik Corner, Sector 7 Airoli, Navi Mumbai, Airoli Thane, Thane, Maharashtra, PIN- 400708 (hereinafter called the "LANDLORD", which expression shall include his heirs, successors, legal representatives and assigns) the one part. **AND Mr. JINOOB P P**, (Aadhaar No. 6062 6445 0105), S/o. Raju T, Moonulla Parambath, Cheruvanchery, Cheruvanchery PO, Kannur, Kerala, Pin- 670650 hereinafter called the "TENANT" which expression shall include his heirs, legal representative and assigns) of the other part.

LANDLORD : ASHISH SARMA

TENANT : JINOOB P P



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https://www.estamp.treasury.kerala.gov.in/Index.php/estamp_search using e-Stamp
Serial Number and Verification Code.

In case of any discrepancy, please inform the competent authority.

HARIKUMAR
VENDOR
VAIKOM

WHEREAS the LANDLORD has been the owner of the Semi furnished 2 BHK Flat bearing No. 9C in the 9th Floor of Beta Green with covered car parking area available of the Residential Complex known as the "Sree Gokulam Harmonia". Situated within the limit of Kalamasserry Municipality, Kangarappady, Pukkattupadi Road, Ernakulam District, Kerala (hereinafter referred to as "the Flat").

WHEREAS the TENANT has requested the LANDLORD to allow the TENANT to occupy and use the Flat on leave and license basis together with the fixtures and fittings, Annexure I attached (therein belonging to the LANDLORD) which the LANDLORD has agreed to for a period as hereinafter specified on the terms and conditions hereinafter appearing.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LANDLORD grants the TENANT permission to occupy the Flat without creating any tenancy rights or any other rights, title and interest in the Flat and to the fittings and fixtures therein belonging to the LANDLORD.
2. The LANDLORD grants the TENANT permission to occupy and use the Flat for residential purposes only temporarily for a period of 11 months from **10th January 2025**. This agreement is renewable for a further period of Eleven Months with mutual understanding.
3. The TENANT shall pay to the iGen Properties **Rs.11,770/- (Rupees Eleven Thousand Only)** per month and Maintenance Charges **Rs.1,500/- Extra**, The monthly rent for occupation and usage of the Flat is payable to the LANDLORD on or before 5th day of every English Calendar month. All payments shall be payable only through fund transfer to IGEN Properties LLP (Account Number: 258592899639, Account Type: Current Account, IFSC Code: INDB0000760; INDUSIND BANK LTD PALARIVATTOM, UPI: igen@indus)

LANDLORD : ASHISH SARMA

TENANT : JINOOB P P



4. The Tenant has paid the iGen properties a total sum of **Rs.33,000/- (Rupees Thirty Three Thousand Only)** by cash/Bank Transfer as a security deposit which will be returned to the Tenant at the time of vacating the premises without interest as and when the Flat is vacated by the TENANT after deducting there from dues/ arrears/ compensation (Rent, Electricity, Gas & Water Charges, Damages Etc.) payable by the TENANT to the LANDLORD.
5. All the Electric/ Gas /Common Expenses in respect of the said premises shall be paid by the Tenant direct to the Electricity Board/Kerala Water Authority/Builders on receipt of the bills and the original receipt may be handed over to the LANDLORD, the LANDLORD will pay Municipal Taxes of the building.
6. The demised premises shall not be sublet or transferred or assigned by the Tenant. The Tenant shall keep all the fixtures cupboards kitchen equipment's in good running condition.
7. The TENANT shall permit to use the Car Parking and Gym Facilities/ Recreation and all other facilities assigned to the LANDLORD.
8. The Tenant shall permit the LANDLORD or his authorized agents to enter the premises to inspect the premises at reasonable times with prior permission.
9. The Tenant will not make any structural alteration or additions or improvements without written consent of LANDLORD.
10. The Tenant agrees and undertake to maintain the property & premises rented to them in good tenantable conditions subject to normal wear and tear and any damage caused by the Tenant will be adequately compensated special care should be taken to avoid over loading Electrical lines.

LANDLORD : ASHISH SARMA

TENANT : JINOOB P P



11. That the Tenant paying the rent regularly as aforesaid and otherwise complying with terms and conditions of this Deed, the leaser shall permit the occupation of the demised premises by the Tenant peacefully and quietly without any let or hindrance from the "LANDLORD or any other person acting under the LANDLORD during the currency of the lease.
12. If the Tenant in arrears of rent for Two month the LANDLORD shall be at the liberty to take possession of the leased premises from the Tenant and to recover all due towards rent, electricity charges is any due from the Tenant.
13. Contravention of the terms and condition if any or all classes of this agreement shall immediate forfeiture of lease will have to vacate the building without notice or reference to the period stipulated in this agreement.
14. This agreement is valid for 11 months from **10th January 2025**, in the event of vacating the premises One (1) months notice to be served by either party.
15. Tenant collect Parking stickers from the society office mandatorily and park the vehicle in parking slot of flat only. (Car parking No....)
16. The Tenant have to mention the names of people staying in the flat
 1. **JINOOB P P (Aadhaar No. 6062 6445 0105),**
 2. **JISHNA E P (Aadhaar No. 4391 5258 8541)**
17. The Original of this agreement shall be kept by the LANDLORD and photocopy of the same shall be retained by the TENANT.
18. Owner is agreed to give 7% of base rent (excluding maintenance) as iGen Service charge.
19. The renewal, of any, shall be by way of a fresh lease deed to be executed between the parties. However, it is agreed that for the first renewal, rent will be increased by 7%, and the rent shall be renegotiated for the subsequent renewals.

LANDLORD : ASHISH SARMA

TENANT : JINOOB P P



ANNEXURE I

Semi furnished 2 BHK Flat bearing No. 9C in the 9th Floor of Beta Green with covered car parking are available of the Residential Complex known as the "Sree Gokulam Harmonia". Situated within the limit of Kalamasserry Municipality, Kangarappady, Pukkattupadi Road, Ernakulam District, Kerala.

In witness where of the parties have signed the agreement on 10th day of January 2025.

LANDLORD : ASHISH SARMA

TENANT : JINOOB P P



Witnesses:

1. Anusha



2. Sivakrishna Gopal. V.

