



INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

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Certificate No. : IN-KA19398628250761T
Certificate Issued Date : 15-Jan-2021 11:22 AM
Account Reference : NONACC (FI)/ kacrsfl08/ NAGAWARA/ KA-BA
Unique Doc. Reference : SUBIN-KAKACRSFL0823054973824437T
Purchased by : SHAIK ROSHAN JAMMER
Description of Document : Article 30 Lease of Immovable Property
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KUNJAN TOUKEER AND TANSEER KUNJAN
Second Party : SHAIK ROSHAN JAMMER
Stamp Duty Paid By : SHAIK ROSHAN JAMMER
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

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Please write or type below this line

RENTAL AGREEMENT

This Rental Agreement is made and executed on this 15th day of January 2021, (15.01.2021), Bangalore, by and between:

Mr. KUNJAN TOUKEER, aged about 52 years, **AND TANSEER KUNJAN**,
Aged about 52 years, both residing at: No. 518/D, 4th Main, 4th Cross,
4th Stage, HBR Layout, Bangalore-560 043.

Hereinafter referred to as the **LESSOR** which expression shall mean and include his heirs, executors, legal representatives, successors, administrators and all other lawful assigns howsoever 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.



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Mr. SHAIK ROSHAN JAMMER, about 31 years, S/o S Fakroddin Residing at: No. 1-128, Narepalli, Narepalle, Ananthpur, A.P -515144. Aadhar Card **No.2296 6425 5036**.

Hereinafter referred to as the LESSEES which expression shall mean and include his heirs, executors, legal representatives, successors, administrators and all other lawful assigns howsoever of the OTHER PART.

WITNESSETH

Whereas the Lessor herein is the sole and absolute owner of One BHK flat in the 1st floor (F2), **situated at No.28, 12th Main, 1st Stage, HBR Layout, 5th Block, Bangalore 560043.**

And Whereas the LESSEES herein has approached the Lessor herein for grant on rent the aforesaid house on 4th floor, which referred to as the SCHEDULE PREMISES on lease for the residential purpose and lessor has agreed to grant the same on lease on the following terms and conditions.

NOW THIS LEASE AGREEMENT WITNESSETH BETWEEN THE PARTIES ARE AS FOLLOWS:-

1. This lease is granted for a period of 11 (Eleven) months only commenced from **2nd day of May 2020 to 02nd day of April 2021** on a monthly rental of **Rs. 9,000/- (Rupees Nine Thousand Only)** inclusive of all maintenance charges.
2. The agreed rent **Rs.9,000/- (Rupees Nine Thousand Only)** Per month shall be payable by the LESSEES according to the English Calendar month which shall be paid or before 5th of Each calendar month.
3. The LESSEES has this day paid a sum of **Rs.50,000/-** 1) Rs.38,000/- (Thirty Eight Thousand Only) by way of Online Transfer, 2) Rs. 12,000/- (Rupees Twelve Thousand) by way of cash, towards the security deposit. The receipt of which sum the lessor hereby admit confirm and

acknowledge before the witnesses the said security deposit shall not carry any interest and refundable upon delivery of vacant possession subject to deduction of arrears of rent, KPTCL and BESCOM Dues and damages if any.

4. The LESSEES shall pay the Electricity consumption charges as per the separate meter provided by the lessor and cause to be shown for such prompt payment.

5. **STRUCTURAL ALTERATION / ADDITION:-**

The LESSEES shall not make any structural alteration / addition to the existing structure of the said portion of the schedule property without the prior written of the lessor.

6. **SUB -LETTING** The LESSEES shall not assign, sublet, or part with possession or any part thereof to anyone else without prior written consent of the lessor and the LESSEES while vacating the premises shall deliver vacant possession to the lessor only (This is condition precedent of this agreement).

7. **The LESSEES:-** shall Manage and maintain the leased portion of the said premises in good and tenantable condition and shall not damage fittings and shall keep clean and tidy at their own cost. The LESSEES shall paint the premises while vacating with the same quality paint as exist at present

8. **INSPECTIONS:-** The LESSEES shall allow the lessor to inspect the premises during the reasonable hours.

9. **OPTION OF LESSOR IN CASE OF NON-PAYMENT OF RENT**

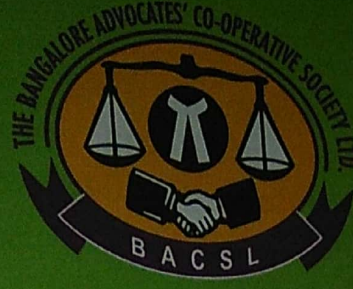
In the event of LESSEES not paying the rent for two consecutive months, the lessor shall have a right and option to terminate the lease and shall recover the arrears of rent out of the security Deposit held by the lessor.

10. **PRIOR NOTICE FOR DETERMINATION OF LEASE OR VACATING**

In the event of lessor or LESSEES would like to terminate lease / or vacate the schedule premises may do so by giving two months early clear notice in writing to each other.

11. **PEACEFUL POSSESSION AND QUIET ENJOYMENT**

The LESSEES paying the rent regularly and observing / performing all the terms and conditions / covenant aforesaid shall be entitled to peaceful possession and quiet enjoyment of the leased premises during the period of lease without any interruption or disturbances by the lessor.



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12. Upon satisfactory completion of Eleven months, if renewed, the LESSEES shall pay an enhance rent by 05% (Five percent) every year on the existing rent effective from 02-05-2020.
13. In all other respective which are not specifically mentioned hereto, the rights and liabilities of the Lessor and the LESSEES are governed by the provisions of T.P. Act.
14. In the event of leasee vacating the premises prior to eleven months then he shall pay a month rent as maintenance charges to the lessor.
15. The LESSEES will not store any dangerous / hazardous material in the premises.
16. Details of fixtures and fittings.
 - a) Ceiling fans- 2
 - b) Exhaust fans-2
 - c) Geyser-1
 - d) CFL Bulbs-2
 - e) Tube lights-2
17. Keys (2 sets) are handed over to the LESSEES. Both sets to be returned at the time of vacating the premises. In the event if the keys are lost then the cost of complete locks are payable.
18. Income tax need not be deducted. It will be lessor responsibility to pay the income tax to the authorities.
19. Parking facility will be available in stilt floor on the space allocated.

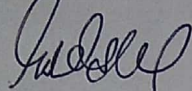
SCHEDULE OF HEREIN BEFORE REFERRED

The Residential property bearing One BHK Flat in the 1st floor (F2) of a composite property, **situated at No.28, 12th Main, 1st Stage, HBR Layout, 5th Block, Bangalore 560043.** Comprising of 1 Hall, 1 Kitchen, 1 Bed room, with 1 toilets, and Balcony with electricity and water supply with bore as well as Cauvery water.

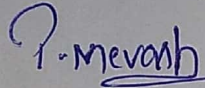
IN WITNESSE WHEREOF the respective parties have hereunto set their hands on the day, month and year as above.

WITNESSE:-

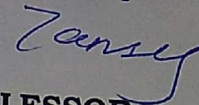
1)


Mohammed Saleh
(9916963008)

2)


P. Meenakshi




LESSOR



LESSEES