

Sub Registrar
Jayanagar, Bengaluru

GOVT. OF KARNATAKA
DEPT. OF STAMP & REGISTRATION



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RENTAL AGREEMENT

This Memorandum of Agreement of Lease out a residential apartment unit/flat made and execute on this 18TH JANUARY 2020 at Bangalore;

BETWEEN

AYESHA SULTANA
#418, 8th Main,
9th Cross, BTM 2nd Stage,
Bangalore - 560 076.

Herein after referred to as LESSOR (OWNER) of the ONE PART

AND

PARTY NO. 1

ALEEN PHILIPNARY PINTO
19/402, HIGHLAND RESIDENCY,
DHOKALI BALKUM ROAD,
NEAR YASHASHWI NAGAR,
THANE WEST, MUMBAI -400 607,
PH: 88792 91230, 75063 00025
ADHAR NO: 5175 5877 6408
PASSPORT NO.: N4168658

PARTY NO. 2.

DARYL RAYMOND D'SOUZA
S/o SYLVESTER RONALD DSOUZA,
BLOCK A, FLAT NO. 12, PEARL CO OP HSG SOCIETY,
205, DR. AMBEDKAR ROAD,
OPP HOTEL SHANTIDOOT HINDMATA DADAR EAST,
MUMBAI, DADAR, MAHARASTRA 400 014.
ADHAR NO. : 9133 9555 1006

Herein after referred to as LESSEE of the other PART
(the expressions 'the Lessor' and 'the Lessee' wherever the context so admits and unless repugnant to the same, shall also mean and include their respective heir, successors, executors, legal representatives, administrators, assigns etc.)

Aysha Sultana

WITNESSTH AS FOLLOWS:

1. Whereas, the Lessor herein are the absolute owners in possession, title and enjoyment of the pent house in apartment complex "N. D. Sepal" bearing Flat No. 401, Fourth Floor, "C" Block, the said apartment building situated in land bearing sy. No. 29/2-A of Haralukunte Village, Begur Hobli, Bangalore East Taluk, comprising 2 bed Room, Hall, Kitchen, bathroom and toilet measuring about 1200 sq. Ft. (as more fully described in the schedule given here under and hereafter referred to as the schedule premises)

2. And whereas, the Lessee being desirous of occupying the said residential flat on monthly rental basis, has approached the lessor and after due deliberations, the lessor agreed to let out the Schedule Premises to the Lessee on monthly rental basis, on the following terms and conditions which are reduced into writing as here under.

NOW THE TERMS AND CONDITIONS OF THE LEASE ARE:

1. The Lease shall be initially for a period of 11 months commencing from 09-01-2020.
2. The Lessee shall pay a monthly rent of Rs. 22,000/- (Rupees Twenty Two thousand only) Exclusive of maintenance to the Lessor till completion of First year i. e. 08-01-2021
3. The monthly rent payable shall be enhanced by 10%(Ten percent) of the last paid rent, on completion of every span of 12 months period thereafter.
4. The Lessee has pay total amount of Rs. 1,00,000/- towards the security deposit to Lessor in advance, which amount shall be refund to the Lessee on termination of Lease, without any interest. The Lessee has paid amount of Rs. 10,000/- has advance in cash and balance of Rs. 90,000/- in form of online transfer to Indian bank A/c no. 6069816674, vide ref. No.00711776637 (icici bank) dated 07-01-2020.
5. The Lessor shall handover the vacant possession of the schedule premises to the lessee from today, of which the lessee is entitled to hold, possess and enjoy as per his/her/their wish and will without any let or hindrance from the lessor or any person claiming through them. The Lessee is also entitled to use and enjoy all the amenities like, water, electricity

V. Dhammita

[Signature]

[Signature]

lavatory, sanitary, and sewage, facilities and also other appurtenances provided with the schedule premises.

6. The lessee shall not sublet the premises or any part of the same at any other third party, without the consent of the lessor.
7. The lessee shall not cause any damage to the leased premise in any manner And he/she/they shall hand over the possession of the property on termination of lease in the same material condition, which it is delivered to him and has to pay 1 month rent towards painting and cleaning charges. The Lessee shall keep the schedule, premises leased over to them in a clean and tenable condition.
8. The Lessor shall pay all taxes and other cess payable to the concerned authorities.
9. The lessee shall pay the electricity, water charges, monthly maintenance and any other charges of his/her/their Unit C-401 consumed regularly from the date of occupancy to till the date termination of lease. The arrears of electricity, water and maintenance charges payable any such amount shall be deducted by the lessor from security deposit.
10. For any reasons if the lessee desires to terminate the lease and hand over the possession of the leased premises, he shall do so giving one month's advance notice to the lessor and the lessor shall repay the security deposit of Rs. 1,00,000/- (Rupees One Lakh only) to Advance the lessee on expire of the said notice period of one month.
11. This agreement is prepared on a stamp paper/embose franking value of value Rs. 100/- which shall be retained with the Lessor and photocopy of the same shall be retained with the Lessee
12. The Lessee shall pay repainting charges to the lessor at the time of vacating the premises.
13. The Lessee shall allow the lessor to inspect the premises at intervals.
14. The Lessee shall agree to stay at least for 11 months in the said house premises. If he/she/they fails to do so, one month rent shall be deducted form security deposit.



Wysamullah

15. In case lessee having pets and lessee should follow rules formed by association regards to pets and any damages cause to unit/apartment lessee should bear such expenses.

SCHEDULE

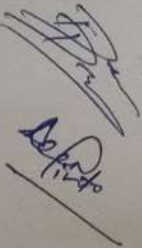
All that piece and parcel of the pent house in apartment complex "N. D. SEPA" bearing Flat No. 401, Fourth Floor, "C" Block, the said apartment building situated in land bearing sy.no. 28/2-A of Haralukunte Village, Begur Hobli, Bangalore East Taluk, comprising 2 Bed Rooms, Hall Kitchen, Bathroom and toilet measuring about 1200 sq. Ft. Along with all amenities like electricity, water sanitary and other facilities and appurtenances attached thereto.

Fittings: Tube Lights-4 No.s. Ceiling Fans-4 No.s, Geyser-2 No.s, Exhaust Fans-1, No.

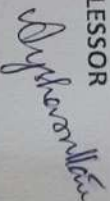
List of Keys Handed over : 2 Nos Main Door Keys

In Witness whereof, the parties herein have signed this Agreement to Lease on the day, month and year mentioned here in above, at Bangalore.

LESSEE

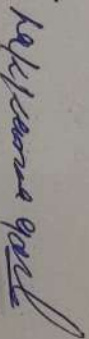


LESSOR



WITNESSES:

1.



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2.