

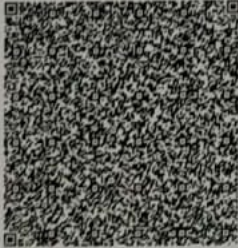


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA04161678774718Q
Certificate Issued Date	: 26-Feb-2018 12:13 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ HSR LAYOUT/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0857375384623010Q
Purchased by	: JULU AHAMED
Description of Document	: Article 12 Bond
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NAVEEN KUMAR B
Second Party	: JULU AHAMED
Stamp Duty Paid By	: JULU AHAMED
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



*The Pavagada Souharda Multipurpose
Co-operative Limited (R)
H.S.R. Layout Branch*

Please write or type below this line

RENTAL AGREEMENT

This Deed of *RESIDENTIAL RENTAL AGREEMENT* is made and executed at Bangalore on this **Twenty Fifth day of February 2018 (25.02.2018)** by and between:-

Mr. NAVEEN KUMAR.B, aged about 51 years, residing at No.997, 23rd Main, 25th Cross, H.S.R. Layout, Sector-2, Bangalore - 560102.

Hereinafter referred to as **LESSOR / OWNER** which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns of the ONE PART.

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

AND

Mr. JULU AHAMED

Permanent Address:

Haslees, Kannapilavu,
Nanichery PO,
Kannur, Kerala - 670563.

Working Address:

Marax Al Awfis,
Dayananda Sagar University,
College Building, Kudlu Gate, Bangalore.

Hereinafter referred to as **LESSEE / TENANT**, which term wherever the context permits shall mean and include his successors, representatives and assigns of the OTHER PART.

WHEREAS the LESSOR is the sole and absolute owner in peaceful possession and enjoyment of the schedule premises situated at **No. 997, 23rd Main, 25th Cross, H.S.R. Layout, Sector-2, Bangalore - 560102**, and the LESSEE has approached the LESSOR to let out the schedule premises in the **Second Floor** on rental basis and the LESSOR has agreed to let out the same under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The LESSEE has agreed to pay a rent of **Rs.7,300/- (Rupees Seven Thousand Three Hundred Only)** per month, inclusive of water charges and electricity charges. The LESSEE has also agreed to pay the rent of a month on or before **5th** day of every succeeding English calendar month regularly.
2. The LESSEE has paid an interest free refundable advance of **Rs.25,000/- (Rupees Twenty Five Thousand Only)** as Security Deposit to the LESSOR by way of cash. This amount is refundable by the LESSOR free of interest at the time of the LESSEE vacating the premises after the settlement of arrears of rent and dues towards electricity charges. If any damages caused by the LESSEE subject to normal wear and tear caused to the premises (including maintenance, fittings and fixtures) by getting necessary repairs or replacements done at the time of vacating the premises or paying the estimated amount to the LESSOR to get them done.
3. The LESSEE shall pay one month rent towards repainting charges at the time of vacating the schedule premises.
4. The duration of this agreement shall be for a maximum period of **11 (ELEVEN) MONTHS** from **25.02.2018** and shall be renewed on mutual understanding by both the parties. After expiry of 11 months an increase of **5%** in rent will be made over the existing rent.

5. The LESSEE should not sublet or underlet the rented portion to any other person, without the consent of the LESSOR in writing.
6. The LESSEE should not make any additions or alterations to the schedule premises without the written permission of the LESSOR.
7. The LESSEE should safely deliver the possession of the schedule premises in good and TENANT able condition to the satisfaction of the LESSOR in the same condition subject to normal wear and tear on the expiry or termination of the tenancy and also subject to the provisions of this presence.
8. The LESSOR shall pay all existing and future taxes such as house tax or any other taxes levied by the appropriate authorities in respect of the schedule premises.
9. The LESSEE shall not store hazardous and inflammable articles like explosives and petroleum products.
10. The LESSOR is not responsible for the loss or any damages of any items belonging to the LESSEE.
11. The LESSEE should not cause any disturbance or interruptions to the neighbors by creating noise and he shall live in good social harmony with the neighbors.
12. The LESSEE and LESSOR hereby agrees to give **1 (ONE) MONTH** prior written notice in case of termination of this Rental Agreement before the expiry of duration of this agreement.
13. The LESSEE should use the premises only for his bonafide residential purpose (Only 2 persons) and the LESSEE shall not carry on any offensive trade or business and should not use the schedule premises for any illegal, objectionable or dangerous purpose in violation of any law.
14. Subject to the provisions mentioned in this agreement, if the LESSEE commits any default in the payment of rent for consecutive two months or if there is any breach of any other terms of this agreement by the LESSEE, the Lessor shall be at liberty to terminate the lease and take back possession of the scheduled premises immediately without resorting to court proceedings.

15. The LESSEE should allow the LESSOR to inspect the schedule premises at reasonable hours subject to prior intimation.

SCHEDULE

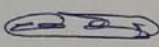
RESIDENTIAL PREMISES BEARING No. 997, Second Floor, 23rd Main, 25th Cross, H.S.R. Layout, Sector-2, Bangalore - 560102, consisting of Single Room, attached bathroom and toilet.

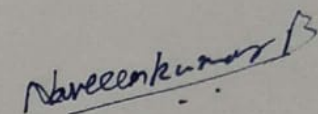
FITTINGS AND FIXTURES

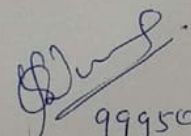
- | | | | | | | | |
|-----|-------------|---|------|-----|--------------|---|------|
| (1) | Tube Lights | - | Nos. | (3) | Ceiling Fans | - | Nos. |
| (2) | Geyser | - | No. | | | | |

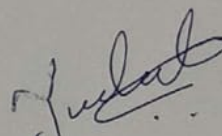
In witnesses whereof both the LESSOR and the LESSEE have set their respective hands on this day, month and year as mentioned above.

WITNESSES:

1. 
PRAKASH
9880328555


LESSOR / OWNER
(Mr. NAVEEN KUMAR.B)

2. 
9995014646


LESSEE / TENANT
(Mr. JULU AHAMED)