



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA52677413482293T
 Certificate Issued Date : 20-Jul-2021 01:46 PM
 Account Reference : NONACC (FI)/ kabacs108/ M G ROAD1/ KA-BA
 Unique Doc. Reference : SUBIN-KAKABACSL0870130535207972T
 Purchased by : FARHATHUNNISA
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : FARHATHUNNISA
 Second Party : ISMAIL KHAN
 Stamp Duty Paid By : FARHATHUNNISA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

HOUSE RENTAL AGREEMENT

THIS RENT AGREEMENT is made and executed on this Twenty July Two Thousand Twenty-one (20/07/2021) at Bengaluru by and between:

Mrs. FARHATH UNNISA, aged about 63 years, Residing at No.19, 7th Cross, LBF Road, Doddamavalli, Bangalore-560 004

Hereinafter referred to as "OWNER/LESSOR" on the ONE PART.

Mr. ISMAIL KHAN, Aged about 32 years, S/o Late. I.K. Iftakar Ahmed Khan @ Javeed Pasha, Residing at No.1/5, 1st Cross, N.R. Road, Bangalore-560 002.

Hereinafter referred to as "TENANT/LESSEE" of the OTHER 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.

Whereas the Lessors is the absolute owner of the premises situated at No.19, First Floor, 7th Cross, LBF Road, Doddamavalli, Bangalore-560 004, which is more fully described in the schedule hereinafter called as SCHEDULE PROPERTY.

Whereas, Knowing the intention of the owner to rent out the schedule property, the tenant requested the owner to let the house for dwelling purpose and the owner has agreed to rent the schedule Property for residence purpose on the following terms and conditions mutually agreed.

1. The Lessee has paid a Security Deposit amount of Rs.2,00,000/- (Rupees Two Lakhs only) by way of cash to the Lessor in the presence of the following witness and the receipt of the same is acknowledged herewith by the lessor. The Security amount does not carry any interest. The Security Deposit amount is refundable to the Lessee from the Lessor at the time of handing over the vacant possession of the Schedule Premises subject to deduction of any arrears.
2. The Lessee has agreed to pay a monthly rent of Rs.33,000/- (Rupees Thirty Three Thousand only) + Maintenance Charges of Rs.1000/- Totally Rs.34,000/- Only to the lessor on or before 05th day of every month without default.
3. This rental agreement is made for a period of 11 (Eleven) months, commencing from 01/04/2021 and this agreement can be renewed for further period on consent of both the parties and the rent will be increased by 5% once in every year.
4. The Lessee shall pay the monthly Electricity Charges to the concerned department without default as per bill every month.
5. The Lessee shall not sub-let or under-let or any part of the portion to any person without consent of the owner, and shall keep the premises in good and tenantable condition without any damages.
6. The Lessee shall use the schedule premises for Residence Purpose and shall not carry any Business/illegal activities in the Schedule Premises. And shall not store any dangerous goods or articles which are prohibited under law in the premises.
7. The Lessee should allow the lessor or his representatives to inspect the Schedule premises.
8. Both the parties have agreed to issue Three (3) months prior notice to vacate the premises.
9. The Lessee shall not do any damages, alterations to the Building and fixtures, If any damages done the same the same should be repaired by the Lessee otherwise the charges for the same will be deducted from the Security Deposit at the time of vacating the house. The Lessee shall attend to minor repairs at his own cost.
10. This agreement can be terminated at the event of breach of terms and conditions of this agreement.
11. At the time of vacating the schedule premises, the lessee has to paint the house, otherwise the painting charges will be deducted from the security deposit amount.

SCHEDULE

All the piece and parcel of the premises bearing No.19, First Floor, 7th Cross, LBF Road, Doddamavalli, Bangalore-560 004, RCC Roofed, consisting of One Hall, two bedrooms, kitchen attached Barroom & Toilet, provided with Electricity & Water facilities.

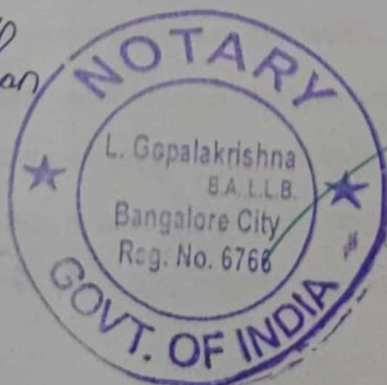
WITNESSES:

1) *Anees*

Farha Kunnisa
lessor/Owner

2) *Ibrahim Khan*

Binu K L
Tenant/Lessee



ATTESTED
L. GOPALAKRISHNA, B.A., LL.B.,
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
No.25, 3rd Cross, Lalbagh Road
BANGALORE - 560 027.
120 JUL 2021