



सत्यमेव जयते

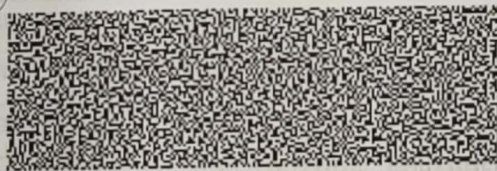
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA79677466896750T
 Certificate Issued Date : 19-Aug-2021 10:59 AM
 Account Reference : NONACC/ kakscsa08/ KALYANNAGAR/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAKSCSA0820556314766260T
 Purchased by : MOHAMMED MUZAMMIL
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MOHAMMED MUZAMMIL
 Second Party : AJMAL PASHA
 Stamp Duty Paid By : MOHAMMED MUZAMMIL
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

AGREEMENT FOR RENT

This AGREEMENT FOR RENT is made and executed at Bangalore on 15th day of August 2021 (15.08.2021)

BETWEEN:

Owner: Mr. MOHAMMED MUZAMMIL
 S/o: Mr Abdul Khader
 Aged: 38years

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.

RESIDING ADDRESS: No.1134/B1, Hightech Saptha Homes, 1st Stage, 5th Block, HBR Layout, Bangalore – 560043

HEREINAFTER CALLED the “**LESSOR**” (which term shall mean and include all his heirs, legal representatives administrators, executors and assigns) of the ONE PART.

AND:

Tenant: Mr. AJMAL PASHA

S/o: Abdul Jabbar, Aged: 56 years

PREVIOUS ADDRESS: No.236, 1st Floor, 1st main, 1st cross, Ummar Nagar, Nagavara Main Road, Arabic College Post, Bangalore – 560045.

AADHAR Number: 9140 6248 4619

HEREINAFTER CALLED the “**LESSEE**” (which term shall mean and include all his heirs, legal representatives, administrators, executors and assigns) on the other part.

WHEREAS, the LESSOR is the Absolute **OWNER** and well possessed of the immovable premises namely residential premises bearing **House List No.7&8 (Composite site formed out of Sothern portion of Site No.7 and Northern Portion of Site No.8) Khata No.145/7/8, situated in Nagavara Village, Kasaba Hobli, Bangalore North Taluk**, measuring East to West 40 Feet and North to South 25.25 Feet, Totally measuring 1010 Sq.Ft.

WHEREAS the LESSEE herein who was in search of a residential premises, approached the LESSOR to let out the Third floor of the said property and offered to take on Rent, of the SCHEDULE PREMISES and the LESSOR accepted the said offer and agreed to Rent out the same to the LESSEE and in pursuance thereof the parties herein entered into this agreement as hereunder.

NOW THIS INDENTURE WITNESSETH:

That, the LESSOR has rented out and the LESSEE has taken on Rent on this day the immovable property namely **Residential Premises bearing House List No.7&8 (Composite site formed out of Sothern portion of Site No.7 and Northern Portion of Site No.8) Khata No.145/7/8, situated in Nagavara Village, Kasaba Hobli, Bangalore North Taluk**, RCC roofed house in the First Floor, with the amenities, fittings and accessories described hereunder in the schedule and which property be hereinafter called referred to as the “**SCHEDULE PREMISES**”, on the following terms and conditions.



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- **PERIOD OF RENT:** The period of Rent shall be for of Eleven (11) months, commencing from **15-08-2021 to 14-07-2022**. The same may be renewed after 11 months subject to terms and conditions as mutually agreed upon between the LESSOR and the LESSEE.
- **INTEREST FREE REFUNDABLE SECURITY DEPOSIT:** The LESSEE has paid an amount of **Rs. 60,000/- (Rupees Sixty Thousand only)** as **Security Deposit**, to the LESSOR as an **interest free** security deposit for due performance of obligations as LESSEE. The LESSOR shall hold the security deposit free of interest and shall refund the said deposit in the same manner in which it has been received at the time of vacating the Schedule Premises by the LESSEE to LESSOR subject to deduction of arrears of rent, electricity charges, against premises restoration (cleaning, painting etc.) charges, For any major damage, repairs of premises/fittings (wooden, electrical or otherwise) the charges for the same will be adjusted in the Deposit.
- **RENT OF THE PREMISES:** The LESSEE shall pay a sum of **Rs. 13,000/- (Rupees Thirteen Thousand only)** per month (including Maintainance Charges). The rent for each English calendar month shall be paid in Advance on or before the 5th day of the month. After 11 months, the rent may be increased a maximum of 10% and every 11 months thereafter.
- **PURPOSE:** The LESSEE shall use the Scheduled Property for residential purposes only and shall not sublet or underlet the Schedule Property in full or in part to any others. The LESSEE shall also live in the premises without causing disturbances to the neighbors.
- **POSSESSION:** The LESSORS hereby grants the Rent and the LESSEE hereby accepts the Rent of the schedule premises morefully described in the schedule premises here below to have and hold the same for the period herein provided. The LESSORS have placed the LESSEE in possession of the schedule Premises on 15th August 2021.

- **CHARGES FOR ELECTRICITY AND WATER SUPPLY:** The LESSEE shall pay the Electricity Charges with regard to the consumption of the same, to the BESCOM well within due date every month without fail. The LESSEE shall share the water charges along with other tenants of the building.
- **BAR ON SUB-LETTING:** The LESSEE shall not sub-let, re-let or part with possession of the schedule premises or any part or portion of this to/or in favor of any person/s on any terms or conditions.
- **ADDITION AND ALTERATIONS:** The LESSEE shall keep the schedule premises in good and tenantable condition, and shall not carry out or make any alterations, modifications or repairs in respect of the schedule premises without the prior approval or consent of the LESSOR. The LESSEE shall not put-up or install any permanent/temporary structure in the schedule premises.
- **USE OF PREMISES:** The LESSEE shall use and enjoy the premises with utmost care and caution breaking and/or any of the amenity, furnishing, accessory etc., the LESSEE shall make good the loss of the LESSOR. The LESSOR shall be entitled to deduct such amount/s to make good the loss from and out of the advance / security deposit with the LESSOR and/or shall also be entitled to recover the same from the LESSEE in this behalf.
- **REPAIRS AND MAINTENANCE:** The LESSEE shall be liable to maintain the schedule premises clean and tidy in a tenantable condition and the repairs to the Schedule Premises shall be carried out by the LESSOR from time to time. The LESSEE shall not put up any permanent structure nor damage the building subject to natural wear and tear.
- **DELIVERING BACK OF POSSESSION:** On termination of the tenancy period, the LESSEE shall deliver back vacant possession of the schedule premises to the LESSOR in the same condition in which it was let out subject only to change by natural wear and tear. The LESSEE shall not remove / cause to change any of the fittings and fixtures or their place or position.
- **TERMINATION OF RENTAL AGREEMENT:** This Agreement for Rent shall be terminated on completion of the Rent period aforementioned. The LESSEE paying the agreed rent of the Schedule Premises regularly and observing the covenants contained herein, the LESSEE shall be entitled for peaceful possession and quiet enjoyment of the Schedule Premises during the period of Rent without any obstruction, let or hindrance by the LESSOR or any other persons engaged by the LESSOR.



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- **PROVISION FOR EARLIER TERMINATION:** This Rental Agreement can be terminated either by the LESSOR or by the LESSEE at any time before the expiry of the period specified herein by giving Two month's prior written notice to the other party. The LESSEE has to allow the LESSOR or the prospective tenants to inspect the premises during this Two month's notice period. Notwithstanding what is stated above, the Agreement shall be liable to be revoked by the LESSOR, if the LESSEE is in default in the payment of the rent and or other charges, two month after they have fallen due or if the LESSEE commits breach of any terms and conditions of this Agreement.
- **PROPERTY TAX:** The LESSOR shall bear and pay the property taxes, rates and cess payable to the BBMP authorities in Regard to the premises.
- **INSPECTION AND ENTRY:** The LESSOR and/or his representatives shall be entitled to enter upon the premises with prior appointment to inspect the same to satisfy himself that the premises is being used in accordance with the terms of tenancy.
- **OBLIGATION OF THE LESSEE:** The LESSEE hereby agrees to get the Schedule Property painted at the time of vacating the premises or pay the expenses that shall occur for painting the schedule premises.

"SCHEDULE PREMISES"

All that piece and parcel of **Residential Premises** bearing **House List No.7&8 (Composite site formed out of Sothern portion of Site No.7 and Northern Portion of Site No.8) Khata No.145/7/8, situated in Nagavara Village, Kasaba Hobli, Bangalore North Taluk, RCC roofed house in the First Floor, consisting of one hall, one kitchen, Two bedroom with attached bathroom/toilet, electricity and water facilities.**

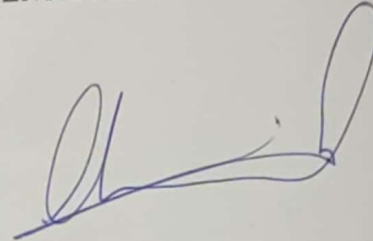

FITTINGS AND FIXTURES:-

- Ceiling Fans
- Curtain Fittings
- Kitchen Cabinets
- Basic Amenities

IN WITNESS WHEREOF BOTH THE LESSOR AND THE LESSEE HAVE SET THEIR RESPECTIVE SIGNATURE TO THIS **AGREEMENT FOR RENT** ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESSES:

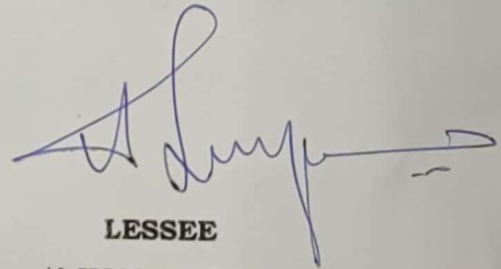
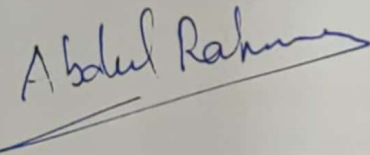
1.



LESSOR

(MOHAMMED MUZAMMIL)

2.



LESSEE

(AJMAL PASHA)