



सत्यमेव जयते

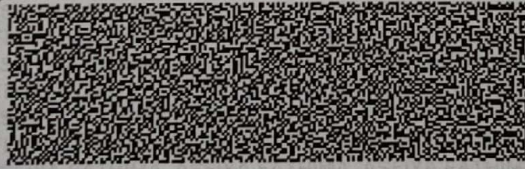
INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA66382200064232W
Certificate Issued Date : 23-Mar-2024 02:55 PM
Account Reference : NONACC (FI)/ kacrsfl08/ WILSON GARDEN/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0893404935681153W
Purchased by : ASFIYA FATHIMA
Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
Property Description : RENTAL AGREEMENT
Consideration Price / Others (Rs.) : 6,05,000
 (Six Lakh Five Thousand only)
First Party : ASFIYA FATHIMA
Second Party : ISMAIL KHAN
Stamp Duty Paid By : ASFIYA FATHIMA
Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



Please write or type below this line

HOUSE RENTAL AGREEMENT

THIS RENT AGREEMENT is made and executed on this the Twenty Fifth March Two Thousand Twenty-Four (25/03/2024) at Bangalore between:

Mrs. Asfiya Fathima,

Aged about 44 years,

Residing at 4th Floor, No. 19, 7th Cross, L.B.F Road,
 Dodda Mavalli, Bangalore-560004.

Hereinafter referred to as **"LESSOR"** on the **ONE PART**; and

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.

Mr ISMAIL KHAN,

Aged about 37 years,

s/o Late. I.K. Iftakar Ahmed Khan @ Javeed Pasha,

Residing at 1st Floor, No. 19, 7th Cross, L.B.F Road,

Dodda Mavalli, Bangalore-560004.

Hereinafter referred to as **"LESSEE"** of the **OTHER PART**;

Whereas the Lessor is the absolute owner of the premises situated at **No.19, First Floor, 7th Cross, L.B.F Road, Dodda Mavalli, Bangalore-560004**, which is more fully described in the Schedule hereinafter called to as the **SCHEDULE PROPERTY**.

Whereas, knowing the intention of the Lessor to rent out the Schedule Property, the Lessee requested the Lessor to let the house for dwelling purpose and the Lessor 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. 3,00,000/- (Rupees Three Lakhs only)** 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 procession of the Schedule Premises subject to deduction of any arrears.
2. The Lessee has agreed to pay a monthly rent of **Rs. 60,000/- (Rupees Sixty Thousand only) + Maintenance charges of Rs. 1000/-** totally **Rs. 61000/-** 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 **01/04/2024** and this agreement can be renewed for further period on consent of both the parties and the rent will be increased by 5% once 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 Lessor and shall keep the premises in good and tenantable condition without any damages.
6. The Lessee shall use the schedule premises for **Residence Purpose** only 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 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 must 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 **1st Floor, No.19, 7th Cross, L.B.F Road, Dodda Mavalli, Bangalore-560004**. RCC Roofed, consisting of one hall, three bedrooms, kitchen, attached bathroom and toilet; provided with Electricity and Water facilities.

WITNESS:

1. *Anees*

Azfiya Fathima
LESSOR

2. *Farheen*

Dr. K. H. S.
LESSEE