**AGREEMENT FOR RENT**

THIS AGREEMENT FOR RENT MADE AND EXECUTED ON THIS, THE TWENTIETH DAY OF JANUARY TWO THOUSAND AND TWENTY-THREE (20.01.2023) AT BANGALORE

**BETWEEN:**

**Owners: Mr. ISMAIL KHAN**

S/O. Mr. I K Iftakar Ahmed Khan

Aged 36 years

Aadhar No: 4564 6647 6802

Address: No.47, situated at 2nd Cross, Ramaiah Layout, New BBMP Ward No.29, Kacharakanahalli, Bangalore.

**AND**

**Mrs. FARHEEN SULTANA**

W/O. Mr. Ismail Khan

Aged 30 years

Aadhar No: 2567 7686 2727

Address: No.47, situated at 2nd Cross, Ramaiah Layout, New BBMP Ward No.29, Kacharakanahalli, Bangalore.

Hereinafter referred to as “**LESSOR**” (which term shall mean and include all her heirs, legal representatives, administrators, executors and assigns) of the ONE PART.

**AND:**

**Tenant: Mr. Ahmed Tanveer**

S/O: Nizam Ali Khan

Aged 49 years

AADHAAR No: 6468 7320 2697

Address: No 4, Kemp Road, Coles Park, Pulikeshinagar, Fraser Town, Bangalore, Karnataka – 560005.

Hereinafter referred to as “**LESSEE**” (which term shall mean and include all his heirs, legal representatives, administrators, executors and assigns) on the OTHER PART.

WHEREAS, the **LESSOR** herein is the Absolute Owner by title and well possessed of the Immovable Property Premises bearing **Municipal Corporation No.47, situated at 2nd Cross, Ramaiah Layout, New BBMP Ward No.29, Kacharakanahalli, Bangalore.**

WHEREAS, the **LESSEE** herein who was in search of a commercial premises, approached the **LESSOR** to let out one portion **(Ground Floor, Commercial Shop)** of the said property to the **LESSEE** and offered to take on Rent, of the said property and the **LESSOR** accepted the said offer and agreed to Rent out the same to the **LESSEE** for commercial purpose, Shop namely “**Falcon Enterprises**” 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 Premises bearing **Municipal Corporation No.47A, situated at 2nd Cross, Ramaiah Layout, New BBMP Ward No.29, Kacharakanahalli, Bangalore, RCC roofed commercial shop on Ground Floor**, with basic amenities, which property be hereinafter called referred to as the “SCHEDULE PREMISES”, on the following terms and conditions.

1. **PERIOD OF RENT**: The period of Rent shall be for **Twenty-Eight (28) months**, commencing from **05.01.2023 to 05.05.2025**. The same may be

renewed after 28 months subject to terms and conditions as mutually agreed upon between the **LESSOR** and the **LESSEE**.

1. **INTEREST FREE REFUNDABLE SECURITY DEPOSIT:** The **LESSEE** has this day paid a sum of **Rs 2,00,000/- (Rupees Two Lakh only)** by way of cash 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 (electrical or otherwise) the charges for the same will be adjusted in the Deposit.
2. **RENT OF THE PREMISES:** The **LESSEE** shall pay a sum of **Rs 18,000/- (Rupees Eighteen Thousand only)** per month. The rent for each English calendar month shall be paid in Advance on or before the **5th Day of the month**. After 12 months, the rent shall be increased by 5% and every 12 months thereafter.
3. **PURPOSE:** The **LESSEE** shall use the SCHEDULE PREMISES for commercial purposes only and shall not sublet or underlet the SCHEDULE PREMISES in full or part to any others. The **LESSEE** shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to others. The **LESSEE** shall not store/keep any offensive, dangerous, explosive, or highly inflammable articles in the said premises and shall not use the same for any unlawful activities.
4. **POSSESSION:** The **LESSOR** 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 **LESSOR** has placed the **LESSEE** in possession for the SCHEDULE PREMISES on **18th Jan 2023.**
5. **CHARGES FOR ELECTRICITY AND WATER SUPPLY:** The **LESSOR** shall provide separate **Electricity meter No. 5ECLG57048** to the SCHEDULE PREMISES and the **LESSEE** shall pay the Electricity Charges with regard to the consumption of the same, to the BESCOM respectively well within due date every month without fail.
6. **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.
7. **ADDITIONS 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 written approval or consent of the **LESSOR**. The **LESSEE** is not entitled to make structure in the rented premises except the installation of temporary decoration, wooden partition/ cabin, etc. without the prior consent of the **LESSOR**.
8. **USE OF PREMISES:** The **LESSEE** shall use and enjoy the premises with utmost care and caution breaking and/or any of the amenity, 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. The **LESSEE** shall abide by all the bye - laws , rules and regulation, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises
9. **REPAIR 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/temporary structure nor damage the building subject to natural wear and tear.
10. **DELIVERING BACK OF POSSESSION:** On termination of 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.
11. **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**.

1. **EXTENSION OF AGREEMENT FOR RENT:** The **LESSEE** can express his intention to continue in the Premises **three months** in advance to the completion of the Tenancy period aforementioned and after mutual discussion and on mutual terms agreeable to both the parties, the above said Tenancy period will be extended for the agreed term. The **LESSEE** failing to come to mutual understanding with the **LESSOR** to renew the Tenancy on mutual agreed terms, shall have to vacate on the expiry of the Tenancy period.
2. **PROVISION FOR EARLIER TERMINATION:** This Agreement for Rent can be terminated either by the **LESSOR** or by the **LESSEE** at any time before the expiry of the period specified herein by giving **three months** prior written notice to the other party. The **LESSEE** has to allow the **LESSOR** or the prospective tenants to inspect the premises during these three months’ 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, **three months** after they have fallen due or if the **LESSEE** commits breach of any terms and conditions of this Agreement.
3. **PROPERTY TAX:** The **LESSOR** shall bear and pay the property taxes, rates and cess payable to the BBMP authorities in regard to the premises.
4. **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/herself that the premises is being used in accordance with the terms of tenancy.
5. **OBLIGATION OF THE LESSEE:** The **LESSEE** hereby agrees to get the SCHEDULE PREMISES painted at the time of vacation the premises or pay the expenses that shall occur for painting the SCHEDULE PREMISES.

WHEREAS both the parties have read over and understood all the contents of this agreement and have signed the same without any force or pressure from any side.

**“SCHEDULE PREMISES”**

All that piece and parcel of immovable property bearing Municipal Corporation/BBMP No.47A (Old No.64), situated at 2nd Cross, Ramaiah Layout, with BBMP Assessment/ E-Aasthi number 1626959 and PID No. 89-38-47, Kacharakanahalli New BBMP Ward No.29 (old ward No.89), Kasaba Hobli, Bangalore North Taluk, Bangalore, RCC roofed commercial shop on Ground Floor.

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

**WITNESSES:**

(ISMAIL KHAN)

**LESSOR**

1.

(FARHEEN SULTANA)

**LESSOR**

2.

(Ahmed Tanveer)

**LESSEE**