**LEASE AGREEMENT:**

This Agreement of Lease is made and executed on this ninth day of April 2022 (09/04/2022) at Bangalore

**Between:**

**Mrs. FARHEEN SULTANA**

Aged 30 Years  
W/o. Ismail Khan

Aadhar No: 2567 7686 2727

Residing at No.19,

7th Cross, Lalbagh Fort Road,

Dodda Mavalli, Basavanagudi,

Bangalore – 560004

Hereinafter referred to as the Lessor (which term shall mean and include his heir, legal representatives, executors, administrators, assigns, attorneys, succors in interest etc.,) **OF THE FIRST FLOOR PART.**

**And:**

**Smt .SHABEENA BANU**

Aged of 56 years

C/O Hafizulla sharif

No.03, 9th cross byrappa layout

Dr A P JAbdul kalam main

Govindapura Near

Rasheediya Masjid

Bangalore North Arabic college,

Bengaluru, Karnataka-560045

And

**Sri. SAJJAD PASHA**

Aged of 35 years

S/O Hafizulla sharif

No.03, 9th cross byrappa layout

Dr A P JAbdul kalam main

Govindapura Near

Rasheediya Masjid

Bangalore North Arabic college

bengaluru Karnataka-560045

Hereinafter referred to as the Lessee (which term shall mean and include his heir, legal representatives, executors, administrators, assigns, attorneys, successors in interest, etc.,) **OF THE OTHER PART.**

**WITNESSETH AS FOLLOWS:**

1. **WHEREAS** the Lessoris the absolute owner of the Schedule Property, All that piece and parcel of immovable Residential property bearing Municipal Corporation No.47, sitiuated at 2nd Cross, Ramaiah Layout, New BBMP Ward No.29, Kacharakanahalli, Bangalore, (Formerly being Site Bearing No.64, Assesment No.52/2-64, situated at Kacharakanahalli Village, Kasaba Hobli, Bangalore North Taluk, Bangalore) consisting House of two bed rooms with attached bathroom and toilet, hall, and kitchen each and morefully described in the schedule hereunder and hereinafter referred to as the “Schedule Premises”, is the absolute and self acquired property of the Lessor.

WHEREAS the lessee who is in search for a Premises of the accommodation of the Schedule Premises approached the lessor and agreed to take the Schedule Premises on a monthly rental of **Rs. 2,000/- (Rupees Two Thousand only)** and entered into this agreement on the following terms and conditions:

**Terms & Conditions:**

1. The period of lease shall be for a period of 2 YEARS commences from 09/04/2022
2. The Lessee shall pay monthly rent of **Rs 2,000/- (Rupees** **TWO Thousand only**) and on **this day they have paid Rs. 13,00,000 /-(Rupees Thirteen Lakhs Only)** towards the advance amount in the following manner:
3. **Rs. 7,00,000/- (Rupees Seven lakhs only)** by Cash on 09/04/2022.
4. **Rs. 5,00,000/- (Rupees Five Lakhs only)** by cheque dated 11/04/2022. Cheque bearing No..925221 issued from State bank of India Bangalore.
5. **Rs.100,000/- (Rupees One Lakhs only)** by Cheque dated 10/06/2022. Cheque bearing No 925222 issued from State bank of India Bangalore.
6. Out of above said advance amount lessee shall have the right to ask the lessor to adjust the monthly rent. An amount of **Rs. 13,00,000/-(Rupees Thirteen Lakhs only)**  shall remain with the lessor as a security deposit.
7. The advance amount paid by the lessee shall not carry interest.
8. The lessor shall return the security deposit of **Rs. 13,00,000/- (Rupees Thirteen Lakhs only)** to the lessee while delivering the vacant possession of the Schedule Premises.
9. The lessee shall express his intention to continue in the Premises two months in advance and after mutual discussion and on mutual terms agreeable to both the parties, the above said lease period will be extended for the agreed term.
10. The lessee shall pay 10% increase in the rent at the time of renewal of lease or this increase shall be done once in two year or whichever is earlier.
11. The lessor shall give two months notice in the event of the terminate in the tenancy during the pendency of lease. So also the lessee shall give two months notice to the lessor in the event of vacating the Premises before the expiry of lease period.
12. The lessee failing to come to mutual understanding with the lessor to renew the lease on mutual agreed terms, shall have to vacate on the expiry of the lease period.
13. The lessor shall have to return the advance amount of lessee after deducting the arrears of rent, telephone bills, arrears of electricity bill and water bill, damages caused to the building etc.
14. The lessee shall not give scope to accrue the arrears of telephone bill, water bill, electricity bill etc.
15. The lessor has provided separate electricity meter No.5EEH53322 to the schedule premises and the Lessee shall pay the Electricity Charges with regard to the consumption of the same, to the BESCOM and BWSSB respectively well within due date every month without fail.
16. The lessor has provided shared water electricity meter No.5EEH53324 to the schedule premises and the Lessee shall pay the Electricity Charges with regard to the consumption of the same, to the BESCOM and BWSSB respectively well within due date every month without fail
17. Lessee shall keep the Schedule Premises clean and tidy subject to wear and tear.
18. The lessee shall not sublet the Premises to any one else and the lessee is permitted to use the schedule Premises for residential purposes.
19. The lessee shall not carry on offensive trade or business nor hoard explosive materials except the cooking gas.
20. The lessee shall not make any alterations, additions to the Premises without the written consent of the lessor.
21. The lessee shall allow the lessor or her agents to enter the Premises at all reasonable times for inspection.
22. The lessee shall compensate the damages if caused to the properties and articles such as three fans, two geysers, two exhaust fans and seven lights and doors, windows, glasses, wardrobe, bore well, pump set etc., while delivering the vacant possession of the Schedule Premises.
23. The lessee at the time of vacating and handing over the vacant possession of the premises, the lessee shall carryout the distempering/ painting, cleaning etc, of the premises at their cost, failing which the lessor shall have the right to deduct the amount from the advance amount based on the estimation then obtained for carrying out the distempering/painting and restoring the Schedule Premises tenantable condition
24. The lessee shall keep the Schedule Premises and all sanitary, water and electricity fitting in good and tenantable conditions.

The Lessor covenants as follows:

1. That the lessee pays the rent regularly to the lessor and may hold and enjoy the Premises during the period of lease.
2. The lessor pays the property taxes regularly every year in respect of the Schedule Premises.
3. The lessor shall at her cost carry out the major repairs if any as and when requires during the rental period.

**“SCHEDULE PROPERTY”**

All that piece and parcel of immovable Residential property bearing Municipal Corporation No.47, sitiuated at 2nd Cross, Ramaiah Layout, New BBMP Ward No.29, Kacharakanahalli, Bangalore, (Formerly being Site Bearing No.64, Assesment No.52/2-64, situated at Kacharakanahalli Village, Kasaba Hobli, Bangalore North Taluk, Bangalore) along with all the appurtenances whether underneath the soil or above the surface. Allotted PID No.89-38-47.

Measuring:

On the Eastern Side : 36 feet 03 Inches;

On the Western Side : 35 feet 06 Inches;

On the Northern Side : 22 feet 06 Inches;

On the Southern Side : 23 feet 03 Inches;

Bounded on;

East by: Site bearing No.65

West by: Site bearing No.63

North by: Private Property

South by: Road

IN WITNESS WHEREOF BOTH THE LESSOR AND THE LESSEE HAVE SET THEIR HANDS TO THIS LEASE AGREEMENT ON NINETH DAY OF APRIL TWENTY TWENTY TWO (09/04/2022) AT BANGALORE.

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WITNESSES: -

LESSOR

1)

LESSEE

2)