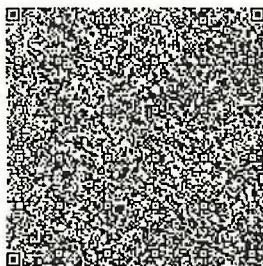


Government of Karnataka

e-Stamp

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|---------------------------|--|
| Certificate No. | : IN-KA28130946828203Q |
| Certificate Issued Date | : 18-Aug-2018 04:25 PM |
| Account Reference | : NONACC (FI)/ kacrsfl08/ MAHADEVUPURA2/ KA-BN |
| Unique Doc. Reference | : SUBIN-KAKACRSFL0895886454894825Q |
| Purchased by | : MOHAMMED ABUL KALAM SHABAZ |
| Description of Document | : Article 30 Lease of Immovable Property |
| Description | : RENTAL AGREEMENT |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : SHILPA PALASAMUDRAM |
| Second Party | : MOHAMMED ABUL KALAM SHABAZ |
| Stamp Duty Paid By | : MOHAMMED ABUL KALAM SHABAZ |
| Stamp Duty Amount(Rs.) | : 100 (One Hundred only) |



Please write or type below this line

RENTAL AGREEMENT

THIS AGREEMENT MADE ON THIS THE 01st DAY OF Sep 2018. By and between

Ms.SHILPA PALASAMUDRAM W/G PRAVEEN DEVIREDDY
Residing at: North, 2B, 1/1, Shilpitha Splendour, Mahadevapura,
Bangalore-560048.

Hereinafter called the "LESSOR" which expression, unless repugnant to the context or meaning thereof, includes his heirs, executors, administrators and assigns of the ONE PART And

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sricilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.MOHAMMED ABUL KALAM SHABAZ
S/O MANYAR MOHAMMED EJAZ

**Permanent Address : 10-2-349 / 1-5, Maphar Avenue Apartments, Flat 402, Asif
Nagar, Hyderabad**

**Office Address: Deloitte, Survey No.123 & 132/2, Divyasree Technopolis, Block C,
Off Old Airport, Road, Yemlur Post, Bangalore-560037.**

Hereinafter called the "LESSEE" which term wherever the context permits and assigns of the OTHER PART.

WHEREAS the Lessor as Owner absolutely possesses the premises of **114,Kamadhenu Nagar, B.narayanapura,Mahadevapura, Bangalore-560048.**

More fully described in the schedule, agreed to rent the premises to the lessee subject to the terms and conditions mentioned hereafter.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED TO
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

- Rent Commencing from **01st Day of Sep 2018.**
- The lessor hereby grants to the lessee and the lessee hereby accepts from the lessor lease of the said premises for a period of **11(Eleven) months** only.
- The lessee shall during this period of 11 months pay to the lessor a sum of **Rs. 13,000/-(Rupees Thirteen Thousand Only)** Including Monthly Maintenance Charges for the premises per month as lease rent for the said premises. The rent for every month shall be paid on or before **5th** of the following month..
- The lessee will directly pay the electricity (power & light) charges, according to bills, (hereinafter each such charge is/are called "Charges"). During the validity of this lease, if the lessee fails or neglects to pay such charges, Lessor shall be entitled to claim such charges from lessee.
- The lessee hereby pays to the lessor a sum of **Rs.65000/- (Rupees Sixty Five Thousand Rupees Only)** towards interest free SECURITY DEPOSIT. This amount shall be refunded to the lessee at the time of termination of the lease after deducting arrears of rent, charges for the damages caused to the property or any other utility or fittings and fixtures and outstanding charges, if any.

- The lessee/lessor has the option to renew the lease for a further period of **11** months with an enhanced rent of **5%**, which will be mutually agreed. If otherwise, the lease period shall expire at the end of the Eleventh month period from the date of occupation.
- The lessee shall keep and maintain the said premises in good condition and shall repair and make good at his own expenses any minor damage or loss to the premises; however reasonable wear and tear is acceptable.
- No structural alterations or additions shall be carried out by the lessee without the previous written consent of the lessor. However, the lessee shall be at liberty to have any extra fitting or fixtures on the said premises including air conditioning, installation of pipes cables etc., removable partitions and other household fitting to his convenience and to remove the same on termination/determination of the said lease as contained herein without causing any structural damage whatsoever.
- The lessee shall not part with possession of the said premises or any part thereof without the written consent of the lessor. The lessee shall use the said premises in a reasonable manner without causing annoyance to neighbors.
- The lessee shall not keep or store in or upon any part of the said premises any goods of combustible or explosive or hazardous nature, except cooking gas.
- This agreement of lease is terminable at the option of lessee/lessor before the expiry of lease period by giving **One Month** prior notice. If lessor desires to terminate the lease, the lessee shall be duty bound to give possession peacefully on or before expiry of the notice period. In any case, it is agreed between the parties that the overall lease period is only for 11 months.
- If lessee desires to terminate the lease, by giving One Month of prior Notice, the lessor shall be refunded the Security Deposit to the lessee at the time of termination of the lease after deducting arrears of rent, charges for the damages caused to the property or any other utility or fittings and fixtures and outstanding charges, if any.
- The lessor hereby covenants that the lessee paying the agreed monthly rent shall quietly enjoy the said premises on the said terms and conditions without interruption by the lessor or any person claiming under or in trust for the lessor or otherwise howsoever only for the period of lease of **11** months.
- The lessee shall handover possession of the property peacefully at the expiry of the

lease period of 11 months or mutually agreed period without fail.

- The lessee will permit the Lessor and his representatives to enter into the premises at all reasonable times, with prior intimation for the purpose of inspection or repair of the premises.
- The lessee hereby agrees to hand over the house without any damages and to pay **One Month** rent towards painting charges while handing over the house to the lessor.

Fittings and Fixtures:

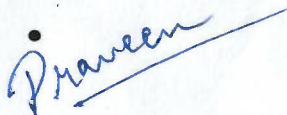
Electric fittings include _ geysers, _ tube lights, _ Fans, 1 calling bell and all other standard electricity and sanitary fixtures.

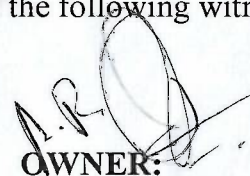
SCHEDULE

Scheduled Premises situated of: Nort, 2B ,111, Shilpitha Splendour, Mahadevapura ,
Bangalore-560048.

In witness whereof the lessor and the lessee put their hands together to this agreement on the day, month and year written first above in the presence of the following witnesses.

WITNESSES:

• 
Praveen

• 
OWNER:

• 
Nazia Sam

TENANT:
• 