



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 50

e-Stamp

Certificate No. : IN-KA64243072678511T
 Certificate Issued Date : 02-Mar-2021 03:25 PM
 Account Reference : NONACC/ kagcs108/ JAYANAGAR/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAGCSL0805259152776272T
 Purchased by : SYED SAJID
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SYED SAJID
 Second Party : KARAN KUMAR SINHA AND HARSHA KUMAR SINHA
 Stamp Duty Paid By : SYED SAJID
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)



Please write or type below this line

RENTAL AGREEMENT

This Agreement of Rent is made and executed at Bangalore City on 2nd day of March 2021 by & between:

MR.SYED SAJID,
 Aged about 45 years,
 S/o Mr.Syed Anwar,
 No.68, Kalasipalyam Main Road,
 Kalasipalyam, Bangalore -560002,
Mob:9341271794.

Hereinafter referred for the LESSOR/OWNER of the one part AND

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclestamp.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. KARAN KUMAR SINHA,

S/o. Sanjay Kumar Sinha,
Residing at Flat No.7, Old Professional Flat,
Near Kadam Water Tower,
PO-Bistupur PS Kadma
Jaishedpur Jharkana-831001.

Mr. HARSHA KUMAR SINHA

S/o. Sanjay Kumar Sinha,
Residing at Flat No.7, Old Professional Flat,
Near Kadam Water Tower,
PO-Bistupur PS Kadma
Jaishedpur Jharkana-831001.

Hereinafter referred for the LESSEES/TENANTS of the other part

Whereas the term both the parties shall mean and include their respective heirs, legal representatives, administrators, executors, successors and assigns.

Whereas, the Lessor is the sole and absolute owner of the schedule property at **"E" Block, Flat No. E-7, No.28/9-3, 'L' Cross Road, New Gurappanapalya, 1st Main, 7th Cross, Krishnappa Garden, Bangalore - 560081**, and intends to rent the said premises for rent and whereas the Lessee who is in need of a place for RESIDENTIAL PURPOSE agreed to take the same in consideration of the rent hereinafter reserved and the conditions hereinafter stated.

Now this agreement witnesses as follows:

1. **PURPOSE:** Whereas the Tenant shall use the schedule premises for their for Residential Purpose only and not for any illegal or immoral purpose.
2. **RENT:** Whereas the Tenant shall pay a monthly rent of **Rs.9,000/- (Rupees Nine thousand only)** and the same has to be paid before 5th of every month.
3. **ELECTRICITY CHARGES:** Electricity charges are to be paid separate accordingly to Meter.
4. **DATE OF OCCUPATION:** Whereas the premises was occupied on 25-02-2018.
5. **SECURITY DEPOSIT:** Whereas the Security Deposit for the above premises is fixed as **Rs.35,000/- (Rupees Thirty five thousand only)**. The Tenant has paid the same through cash for which the owner hereby acknowledges the same. The same sum shall carry no interest but refundable to the Tenant on the termination of the tenancy after deducting rent arrears, water charges, electricity charges and maintenance charges due if any.

6. **PERIOD/RENEWAL AND INCREMENT:** Whereas the tenancy shall be in force for a period of 12 months and the agreement date and the month of tenancy being the English calendar month and can be renewed with fresh terms and conditions with an increment of 5% .

7. **OBLIGATION:**

- a) Whereas the owner shall the right to terminate the tenancy if the Tenant fails to pay the rent for a period of three months or more or commits any breach of any terms and conditions and take possession of the said premises.
- b) Whereas the Tenants has to maintain discipline in the premises and should not cause any disturbance to the neighbours and if found violating the norms, the owner is at the liberty to evict the Tenants without any notice.
- c) Whereas the Owner shall allow the Tenant peaceful possession of enjoyment of the premises during the continuance of tenancy provided the Tenant acts up to the terms of this agreement.
- d) Whereas the Tenant shall allow the owner or his agents or servants into the schedule premises at all reasonable hours to enter into the property and to inspect the same with advance notice.
- e) Whereas the owner is in no way responsible for any theft which takes place inside the premises.

8. **NOTICE PERIOD:** Whereas it is hereby agreed that 2 (Two) month notice in writing or Orally from either side is required for the termination of the tenancy.

9. **INTERNAL MAINTENANCE:** Whereas the Tenant shall not cause any damage to the fixed fixtures on the above said property. Any damage cause shall be repaired at the cost of the Tenant. Whereas at the time of vacating the leased portion of premises the Tenant shall not ask or demand any compensation from the owner at any cost and shall handover vacant possession of the Leased portion of the premises to the owner only in good and tenantable condition (Normal wear and tear accepted).

10. **USER:** Whereas the Tenant shall not use the premises for any offensive or objectionable purpose, and shall not without the consent of the Owner hereby sublet, under-lease or part the possession of the premises to whomsoever or make any alteration thereof.

11. **PAINTING CHARGES:** Whereas the Tenant shall pay One Month Rent towards painting charges at the time of vacating the premises or the same will be deducted from the security deposit.

Whereas the tenancy shall be agreement date and the month and can be ment of 5%.

12. **DEDUCTIONS:** Whereas one month extra rent will be deducted in case the Tenant vacates the premises within 11 months.

SCHEDULE

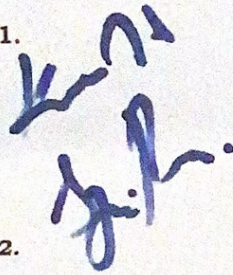
All that piece and parcel of the Residential premises situated at the **2nd Floor, "E" Block, Flat No.E-7, No.28/9-3, 'L' Cross Road, New Gurappanapalya, 1st Main, 7th Cross, Krishnappa Garden, Bangalore -560081, consisting of One Bedroom, One Hall, One kitchen with attached bathrooms, Tile flooring, RCC roofing along with electricity and water facilities along with fittings and fixtures as follows:**

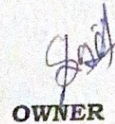
Fans: 2 Nos, Tubelights: 2 Nos., Geyser: 1 Nos.

IN WITNESSES WHEREOF the parties have set their respective hands onto this agreement of the day, the month and the year first above written.

WITNESSES:

1.




OWNER

2.


TENANT