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Article 30 Lease of Immovable Property

RENTAL AGREEMENT

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RENTAL AGREEMENT

This RENTAL AGREEMENT is made and executed on this 29th day of July 2019, (29/07/2019) by and between:

> Mr. S HARIKRISHNA Residing at No.26. Vidya Nilaya, 1st Floor, 2nd Cross, 21st Main Road. Near Chavara Church. Ejipura, Bangalore -560047

- The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate an available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority

Here in after called the "OWNER/LESSOR" of the ONE PART; and

Mr. AKHIL MUNIR KITTUR S/o. Munir Kittur,

Permanent Address: H.N. 4229, Chandu Street, Kaktives Road, Belgaum, Mob: 9886086176

Office Address:

Here in after called the TENANT/LESSEE of the OTHER PART:

WITNESSES AS FOLLOWS:-

WHEREAS the Owner/Lessor is the sole and absolute owner of the Schedule premises, whereas the Lessee has approached the Lessor to letout the schedule premises on rental basis, and the Lessor agrees to let out the same under the following terms and conditions:

- 1) Rent shall be payable by the Tenant for the said premises of Rs.10,000/-(Rupees Ten Thousand Only) per month. Rent payable within 5th day of every month without fail.
- 2) An advance amount of Rs.40,000/- (Rupees Forty Thousand only) by way of Cash, has been paid by the Tenant the owner on this day in the presence of the following witnesses and the owner has acknowledged the receipt of the same. This advance amount shall not carry any interest and the same will be repayable by the Owner to the Tenant while vacating the
- 3) The Rental Agreement is for a period of 11 (Eleven) months, renewal from 01/08/2019, and is subject to renewal thereafter under mutually agreed terms and conditions with an enhancement of 5% in the existing rent.
- 4) The Tenant should use the said premises for Residential Purpose and shall not use for any illegal purpose.
- 5) The Tenant shall pay the Electricity Charges separately to the concerned department regularly as per meter bills. Water charges will sharing by cotenants
- 6) In case Tenant wants to vacate or owner wants his schedule premises both the parties should inform each other by giving 1 (One) month advance notice.
- 7) The Tenant shall not sublet or underlet the premises to any other person unless permitted by the Owner.

- 8) The Tenant shall keep the premises in good condition and shall not cause any damages to the premises. In case damages caused then the repair charges should be paid by the Tenant.
- 9) The Tenant shall pay agree ONE MONTH RENT towards repainting charges at the time of vacating the premises or same amount will be deducted from the security deposit.

SCHEDULE PROPERTY

The Second Floor, residential premises situated at # No.26, 2nd Cross, 21st Main, Near Chavara Church, Ejipura, Bangalore-560047. Consisting of: Two Bedrooms, One Hall, Kitchen, attached bathroom & toilet with electricity and water facilities.

<u>Fittings & Fixtures</u>: Fans -3 Nos, Tube Lights -3 Nos, Geyser-1 No. Bulbs-5 Nos.

IN WITNESSES WHEREOF both the parties agrees and sign this agreement on this day.

WITNESSES:

1. Atman Belgaunky

2. Jeale Shar

OWNER/LESSOR

TENANTALESSEE