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Government of Karnataka

Rs. 100

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 Purchased by : KHUSHBOO RAI AND JYOTHSNA PAIS
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAHIM ABBAS
 Second Party : KHUSHBOO RAI AND JYOTHSNA PAIS
 Stamp Duty Paid By : KHUSHBOO RAI AND JYOTHSNA PAIS
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

This **RENTAL AGREEMENT** is made and executed at Bangalore on **24th Day of September 2022 (24.09.2022)** By and Between:

Mr. RAHIM ABBAS, residing at : # 453, 6th Cross, 8th Main, Viveknagar Post, Bangalore - 560047. Hereinafter called as the **Lessor** (which expression shall mean and include wherever the context so requires admits his heirs, executors, representatives and assigns) of the **ONE PART**.

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at 'www.stoinstamp.com' or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The date of checking the legitimacy is on the users of the certificate

AND :

1). **KHUSHBOO RAI,**

Permanent Address: 75F, Sahyog Vihar Colony, Dharampur, Po. Geetavatika - 273006

Office Address: XL Health Opturn, # 7, Salarpuria Sapphire, Adugodi Main Road, Bangalore,

2). **JYOTHSNA PAIS,**

Permanent Address: H. No.4H10C, 2nd Cross, Landlinks Township, Derebail, Konchady, Mangalore — 575008,

Office Address: XL Health Optum, # 7, Salarpuria Sapphire, Adugodi Main Road, Bangalore.

Hereinafter called as the "**LESSEES**" (which expression shall mean and include wherever the context so requires, admits his heirs, executors, representatives and assigns) of the **OTHER PART**.

WITNESSES AS FOLLOWS:

Whereas the Lessor is the absolute owner of the residential premises situated at # **453, 6th Cross, 8th Main, Viveknagar, Bangalore — 560 047**, which are more fully described in the Schedule written hereunder and hereinafter referred to as the "**Schedule Property**".

Whereas the Lessor has agreed to grant a lease of the said premises to the Lessee under the following terms and conditions:

1. **DURATION:** The duration of the lease shall be for a period of **11 (Eleven)** months, commencing from **01-04-2022** and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor and the Lessee with an enhancement of **5%** in the monthly rent.
2. **RENT:** The monthly rent payable by the Lessee to the Lessor for the Schedule Property shall be **Rs.15,000/- (Rupees Fifteen Thousand only) & Rs.2,500/- (Rupees Two Thousand only)** towards maintenance + water charges per month. This amount shall be paid every month within 5th day of subsequent month.
3. **ELECTRICITY CHARGES:** The Lessee shall pay the electricity charges separately to the concerned department regularly as per the bill. 4,
4. **INTERNAL MAINTENANCE:** The Lessee shall maintain the Schedule Property in a stage of good order and condition and shall not cause any damage or disfigurement to the Schedule Property therein always excepting fair wear and tear.

5. **ADDITIONS AND ALTERATIONS:** The Lessees not make any addition in the premises, without written consent of Lessor.
6. **USER:** The Schedule Property shall be used by the Lessee only for **Residential Purpose** and shall not use for any unlawful of business purpose. The Lessee will riot store hazardous and inflammable articles like explosives and petroleum products.
7. **LIABLE FOR DAMAGES:** It is agreed that any damages caused by the Lessee in the Schedule Property shall be made good by the Lessee promptly.
8. **SUB LEASE:** The Lessee shall not be entitled or permitted to assign, underlet or sublet the Schedule Premises or any part thereof or part with possession of the demised property or any part thereof to anybody whatsoever.
9. **DEPOSIT:** The Lessee has paid a sum of **Rs.1,30,000/- (Rupees One Lakh Thirty Thousand only)** by way of Online Transfer to the Lessor as Security Deposit. The same amount shall be refundable by the Lessor to the Lessee without any interest at the time of vacating the Schedule Premises.
10. **INSPECTION:** The Lessor or their representatives shall inspect the schedule premises at all reasonable hours with prior intimation.
11. **TERMINATION OF LEASE:** Giving **1 (One) month** notice in writing may terminate this agreement by either party.
12. **PAINTING:** Whereas the Lessee has to **pay one month rent**, towards painting charges to the Lessor, while vacating the schedule premises.

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 the same have fallen due or if the Lessee commits breach of any terms and conditions of this agreement.

SCHEDULE PROPERTY

The **THIRD FLOOR** of the residential premises situated at # **453, 6th Cross, 8th Main, Viveknagar, Bangalore - 560 047**. Consisting of One Bedroom, Hall, Kitchen, attached bathroom and toilet with water and electricity facilities.

Fittings & Fixtures:

- 1). Ceiling Fans : 3 Nos
- 2). Tube Lights : 3 Nos
- 3). Geysers : 1 No
- 4). Wardrobes : 1 No

IN WITNESS WHEREOF the Parties hereunto set their respective hands on the day, month and year first mentioned above.

WITNESSES:

1. Mohammed Ali
8, coffee board
Colony Stampada
Road. Blr-45

2. Jagan Rasha.
AL. Burooj 4th
Floor. Stampada
Road Blr-32

JYOTHSNA PAIS
000936922

Kaneez Faltima
(Kaneez Faltima)
Mr. RAHIM ABBAS
(LESSOR/OWNER)

Khushboo RAI
1). **KHUSHBOO RAI**

Jyothsna
2). **JYOTHSNA PAIS**
(LESSEES/TENANTS)