



सत्यमेव जयते

INDIA NON JUDICIAL

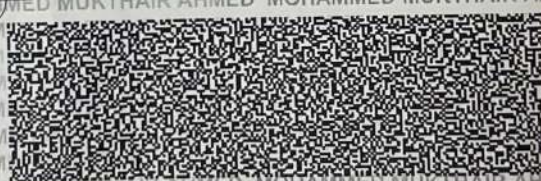
Government of Karnataka

Rs.

e-Stamp

Certificate No. : IN-KA22310564309100W  
 Certificate Issued Date : 06-Feb-2024 11:54 AM  
 Account Reference : NONACC (FI)/ kacrsf108/ BTM LAYOUT/ KA-JY  
 Unique Doc. Reference : SUBIN-KAKACRSFL0808031748040559W  
 Purchased by : POORVI MALHOTRA AND KUMAR SHUBHAM  
 Description of Document : Article 30 Lease of Immovable Property  
 Description : RENTAL AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : MOHAMMED MUKTHAIR AHMED  
 Second Party : POORVI MALHOTRA AND KUMAR SHUBHAM  
 Stamp Duty Paid By : POORVI MALHOTRA AND KUMAR SHUBHAM  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)

सत्यमेव जयते



Please write or type below this line

**RENEWAL RENTAL AGREEMENT**

THIS RENEWAL RENTAL AGREEMENT is made and executed on this 01st day of February 2024, (01.02.2024), by and between:

Mr. MOHAMMED MUKTHAIR AHMED,  
 Aged about 62 years,  
 S/o. Abdul Khudus,  
 No. 700, 10<sup>th</sup> Cross, 16<sup>th</sup> Main,  
 BTM Layout, 2<sup>nd</sup> Stage (EWS),  
 Bangalore-560076.

Hereinafter referred to as the **OWNER: LESSOR** of the one part and in favour of:

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Hereinafter referred to as the **TENANT: LESSEE** of the other part:

Whereas the terms both the Lessor and Lessee shall mean and include their respective heirs, executors, legal representatives, administrators and assigns.

Whereas the Lessor herein is the sole and absolute owner of the schedule premises situated at **No. 356, Second Floor (1 BHK), 29<sup>th</sup> Main, BTM Layout, 2<sup>nd</sup> Stage (EWS), Bangalore-560076.**, whereas the Lessee approached with the lessor to let-out the schedule premises and the lessor has agreed to let-out the schedule premises under the following terms and conditions:-

1. The Lessor agreed to let out the above premises to the Lessee on a monthly rent of **Rs.15,000/- (Rupees Fifteen Thousand Only) Including Water charges per month**, the Lessee has agreed to pay the same to the Lessor regularly. The Lessee occupied the said premises on **01-02-2024**. (Note: no advance rent paid or collected by the Lessor).
2. The Lessee hereby agrees to pay the above rent on or before the 5<sup>th</sup> day of every English calendar month.
3. Whereas the lessee had paid a sum of **Rs.40,000/- (Rupees <sup>Forty</sup> ~~Fifty~~ Thousand Only)** as security deposit to the lessor before the following witnesses, and acknowledge the receipt of the same. This amount will be refundable to the lessee by the lessor at the time of vacating the house and this amount will not carry any interest. **Refund of the security deposit will be made after settling all arrears / repainting / replacing any damages / poor housekeeping.**
4. The Lessee should use the said premises for **Residential Purpose** only, and shall not use the same for any offensive or illegal trade/ business/ activities etc., punishable under law. And also shall not stock any inflammable/ Explosive/ Harmful material in the said premises.
5. The Lease will be for a period of **11 (Eleven) months** from the date of this rental agreement, but it can be extended by mutual consent with 5% enhancement in the existing rent.
6. The Lessee should not sub-let or under-let the premises to any person / third party without written permission from the Lessor.

*Pooni Halhotra*

*Lumard*

7. The Lessee should use the premises in good and tenantable conditions without breakages of any fixtures, if the Lessee causes any damage; the Lessor is allowed to deduct a mutually agreed amount from the Lessee deposit.
8. The Lessee hereby agrees to pay **Electricity charges** to the concerned authority of the schedule premises every month without arrears during this tenancy period.
9. If the Lessee does not pay the rent continuously for **02 (Two) months**, the Lessor will have full liberty to vacate the lessee from the premises even without a written notice.
10. The Lessee shall vacate the premises on a **One-Month** notice from the Lessor. Similarly the Lessee can vacate the premises after giving **One-Month** notice to the Lessor.
11. The Lessee shall pay **One Month Rent** towards the repainting charges of the schedule premises at the time of vacating the premises failing which the cost will be deducted out of the security deposit.
12. Note: Whereas the Lessees are not allowed to keep any Outsiders/ Co-workers/ Friends in the schedule premises whether temporarily or permanent except family and guest.
13. Whereas the Lessees shall not take any loan on the security of this agreement or on the schedule house from the Bank or from any financial institutions, if anything is found in future, the lessor is not responsible for the same.
14. Lessees shall not violate any governmental law in the use of such premises, permit waste or nuisance, annoy, molest, or interfere with any neighbor.
15. Whereas the Lessee shall allow the Lessor or his legal representatives in the schedule premises under the lease for inspection of the schedule premises at all reasonable times.
16. The house should be handed over to the owner as same conditions as was given to the tenant at the time of possession.
17. Whereas the Lessee strictly not allowed keeping any pets in the schedule premises.

Pooni  
Malhotra

Sumar



**SCHEDULE**

All piece and parcel of the schedule premises No. 356, Second Floor (1 BHK), 29<sup>th</sup> Main, BTM Layout, 2<sup>nd</sup> Stage (EWS), Bangalore-560076., Accommodation of One Hall, One Bedroom, Kitchen, and Attached Bathroom & Toilet with Electricity and water facility & RCC Roofed.

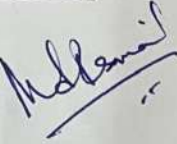
**Fittings & fixtures**

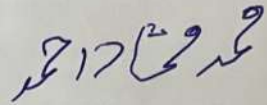
- |                   |   |        |
|-------------------|---|--------|
| 1. Ceiling Fans   | - | 2 Nos. |
| 2. Tube Lights    | - | 2 Nos. |
| 3. Geyser         | - | 1 Nos. |
| 4. Exhaust Fan    | - | 1 Nos. |
| 5. Main Door Keys | - | 2 Nos. |
| 6. Ccd Balcony    | - | 2 Nos. |

IN WITNESS WHEREOF the above named parties Lessor and Lessee have affixed their signature to this rental agreement made on the day, month and year first written at Bangalore.

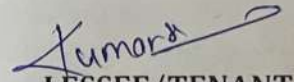
**WITNESSES:**

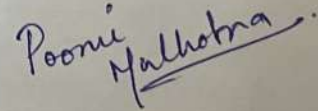
1.



  
LESSOR/OWNER

2.

  
LESSEE/TENANT

  
Pooni Malhotra