



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA41137907626268Y

Certificate Issued Date : 22-Apr-2026 05:25 PM

Account Reference : NONACC (FI)/ kagcs108/ BTM LAYOUT/ KA-JY

Unique Doc. Reference : SUBIN-KAKAGCSL0875508973022447Y

Purchased by : SHAIK TAYYAB AHMED

Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1-year in case of Residential property

Property Description : RENTAL AGREEMENT

Consideration Price / Others (Rs.) : 20,000

(Twenty Thousand only)

First Party : MOHAMMED ATHAULLAH KHAN

Second Party : SHAIK TAYYAB AHMED

Stamp Duty Paid By : SHAIK TAYYAB AHMED

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, Effective from: 01st April 2026 by and between

MOHAMMED ATHAULLAH KHAN
#42, 2nd Main Road, KEB Colony
9th A Main Road, BTM 1st Stage, Bengaluru 560029

Hereinafter called the LESSOR/OWNER Of The 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. 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.



AND

SHAIK TAYYAB AHMED

Age 30 years

S/o Tanveer Ahmed

#87 B H Road, 2nd Cross, Peshion Mohalla,
Shimoga, Karnataka – 577201

Hereinafter called as the **TENANT/LESSEE** (which term shall mean and include his heirs, executors, administrators, legal representatives and assigns of the OTHER PART.

WITNESSETH AS FOLLOWS:

WHEREAS the LESSOR is the absolute OWNER of the schedule premises situated at #42, 1st Floor, 2nd Main Road, KEB Colony, 9th A Main Road, BTM 1st Stage, Bengaluru 560029, And whereas the Lesser u approached with the Lessor to let out the schedule premises on rental basis and the Lessor agrees to let out the same under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH BETWEEN THE LESSOR AND LESSEE AS FOLLOWS:

1. **DURATION:** The duration of the lease shall be for a period of **11 (Eleven)** months commencing from **01st April 2026** and is subject to renewal thereafter under mutually agreed terms and conditions between the owner and tenant with an enhancement of 5% in the existing rent.
2. **RENT:** The monthly rent payable, by LESSEE to the LESSOR for the Schedule Premises shall be **Rs. 12,000/- (Rupees Twelve Thousand Only)** per month and to be paid every 5th of English calendar moth
3. **SECURITY DEPOSIT:** The Lessee has paid to the Total Amount of **Rs. 50,000/- (Rupees Fifty Thousand Only)** to the Lessor. This advance shall not carry any interest and shall be refundable to the tenant at the time of vacating the Schedule Premises
4. **ELECTRICITY AND WATER CHARGES:** The TENANT shall pay the Electricity and Water charges separately to the concerned department regularly as per the bill without arrears during this lease period.
5. **INTERNAL MAINTENANCE:** The Lessee shall maintain the schedule property in a state of good order and condition and shall not cause any damage or disfigurement to the Schedule Property therein always expecting fair wear and tear.
6. **USE:** The Schedule Premises shall be used by the TENANT only for the **RESIDENTIAL** and any unlawful activities at the premises the OWNER is not responsible for the same.
7. **LIABLE FOR DAMAGES:** It is that any damages caused by the Lessen Schedule Premises shall be made good by the Lessee promptly or the sa amount will be deducted from interest free security deposit.



8. **ADDITION AND ALTERNATIONS:** The Lessee shall not make any structural alterations or additions in the Scheduled Premises without the written consent of the Lessor.
9. **SUB LETTING:** The TENANT shall not to assign, underlet or sublet or part with possession of the Schedule Premises or any part thereof to any one without the prior written consent of the Lessor.
10. **PRIOR INTIMATION:** WHEREAS the termination of this agreement shall be on **Two (2) month** prior intimation by either side of both the parties. The Lessee has to inform 2 (months) prior to the lessor even after 11(eleven) months
11. **PAINT:** The Lessee shall pay **ONE (1) month** Rental as **PAINTING AND CLEANING CHARGES** at the time of vacating the schedule premises failing which the cost will be deducted out of the security deposit
12. **NOTE:** In case if the Lessee vacates the premises within the stipulated period of 11 (Eleven) months, then the Lessor is at Liberty to deduct 1 (One) month rent charges from the Lessee's security deposit,

SCHEDULE OF PREMISES

All that Piece and Parcel of the Schedule Premises situated at #42, 1st Floor, 2nd Main Road, KEB Colony, 9th A Main Road, BTM 1st Stage, Bengaluru 560029, Consisting of One Bed Room, One Hall, One Kitchen, Attached Bathroom and Toilet with water and Electricity Facility, R.C.C Roofed Building

IN WITNESS WHEREOF both the parties have mentioned above.