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INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	:	IN-KA93459946076973Y
Certificate Issued Date	:	18-Jun-2026 11:15 AM
Account Reference	:	NONACC (FI)/ kagcsl08/ KUDLU2/ KA-JY
Unique Doc. Reference	:	SUBIN-KAKAGCSL0874800917848192Y
Purchased by	:	Y SYED MUZAMMIL
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.)	:	40,000 (Forty Thousand only)
First Party	:	S RAMESH
Second Party	:	Y SYED MUZAMMIL
Stamp Duty Paid By	:	Y SYED MUZAMMIL
Stamp Duty Amount(Rs.)	:	200 (Two Hundred only)

G SEVA KENDRA KUDLU BRANCH Authorized Signatory

Please write or type below this line

RENTAL AGREEMENT

This deed of Rental Agreement is made and executed at Bangalore on **18th day of June 2026 (18-06-2026)** by and between.

GOVT. OF KARNATAKA B.M. Chandrashekar Bengaluru Metropolitan No. LAW.LCU/2021 NOTARY

Mr. S. RAMESH
S/o. Late Shamanna Reddy
No. 98, Near Someshwara Temple,
Old Madiwala, Bangalore- 560068.

Hereinafter referred to as the **OWNER** OF THE ONE PART.

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. The onus of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

AND

Mr. Y. SYED MUZAMMIL
S/o. Late Yasin,
20/354, 3rd Cross,
Phool Sha Mohalla,
Kolar- 563101.

Hereinafter referred to as the TENANT OF OTHER PART.

The terms **OWNER** and **TENANT** shall mean and include their respective heirs, executors, administrators, legal representatives, successors, and assigns of their part as parties wherever context admits it and includes the same.

Whereas the OWNER is the sole and absolute owner of the House situated **at No.21 & 22, K.No. 240, SLV Square Building, Flat No. 403, 4th Floor, Opp. to BTR Gardens, Kudlu Main Road, Bangalore- 560068.** The LESSOR and LESSEES have agreed to accept the rental of the above-mentioned residential building hereinafter referred to as the SCHEDULE PREMISES subject to the terms and conditions hereinafter set out.

NOW THIS TENANCY AGREEMENT WITNESSETH AS FOLLOWS:

1. **DURATION:** The duration of the lease shall be a period of **Eleven (11) MONTHS,** commencing from **01-05-2026** and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor and the Lessee with an enhancement of **05%** for in the existing rent.

2. **RENT:** The monthly rent payable by the Lessee to the Lessor for the Schedule Property shall be **Rs.20,000/-(Rupees Twenty Thousand Only)** per month, Excluding Maintenance charges, rent amount shall be paid every month within **10th day** of subsequent month. And Maintenance charges directly pay through Association.

3. **DEPOSIT:** The Lessee have paid a sum of **Rs.40,000/-(Rupees Forty Thousand Only)** to the Lessor as deposit to the owner and owner acknowledges the receipt of the said sum by signing this agreement, and this amount does not carry any interest and the same shall be refundable to the tenant by the owner at the time of vacating the premises.

4. **ELECTRICITY CHARGES:** The Lessee shall pay the electricity charges separately to the concerned department regularly.

5. **WATER CHARGES:** The Lessee shall pay Water will be Charged at **20 Paisa Per Ltr** every month as maintenance.

6. **INTERNAL MAINTENANCE:** The Lessee shall maintain the Schedule Property and all fixtures and fittings in a state of good order and condition and shall not cause any damages or disfigurement to the Schedule Property there in always expecting fair wear and tear.

GOVT. OF KARNATAKA NOTARY B.M. Chandrashekar Bengaluru Metropolitan Area No. LAW-LCL/328/2021

7. **ADDITIONS AND ALTERATIONS:** The Lessee shall not make any additions or alterations in the premises, without written consent of Lessor.

8. **USER:** The Schedule Property shall be used by the Lessee only for **RESIDENTIAL PURPOSE** and shall not use for any unlawful or business purpose.

9. **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.

10. **SUB-LEASE:** The Lessee shall not be entitled or permitted to assign, under-let or sublet the schedule premises or any part thereof or part with possession of the above desired property or any part thereof to anybody whatsoever.

11. **INSPECTION:** The Lessor or their respective shall inspect the schedule premises at all reasonable hours with prior intimation.

12. **TERMINATION OF THE LEASE:** Either parties may terminate this lease agreement by giving **2 (Two)** months prior notice.

13. **PAINTING CHARGES:** Whereas the Lessee has to pay **ONE MONTH RENT** towards **Painting charges** to the Lessor, while vacating the schedule premises.

14. The Lessee will not store hazardous and inflammable articles like explosives and petroleum products.

15. The Lessee will not cause any disturbance to the neighbors and live in good social harmony.

SCHEDULE

The House situated at **No.21 & 22, K.No. 240, SLV Square Building, Flat No. 403, 4th Floor, Opp. to BTR Gardens, Kudlu Main Road, Bangalore- 560068.** Consists of Two Bedrooms, One Hall, Kitchen and attached bath & toilet with Electricity and Water facility.

Fittings :- Wardrobes- 2 nos

In witness whereof the Lessor and the Lessee have affixed signatures to this Lease/Rental Agreement on the day month and year first above written.

WITNESSES:-

1.

OWNER/LESSOR

TENANT/LESSEE

GOVT. OF KARNATAKA B.M. Chandrashekar Bengaluru Metropolitan Area No. LAW-LCL/329/2021 NOTARY

DOCUMENT ATTESTED

B.M. CHANDRASHEKAR
Advocate & Notary Public
47, B.D.A. Complex, Koramangala
BANGALORE - 560 034.
Mob : 9448104253