

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is executed at 119A, 13th cross, 16th main, BTM 1st stage, Bangalore, Bangalore, Karnataka on 2025-09-01 by and between

Saroj kumar Rout residing at 119A, 13th cross, 16th main, BTM 1st stage, Bangalore, Bangalore, Karnataka (hereinafter collectively referred to as the "LANDLORD", which expression shall include their heirs, legal representatives, successors and assigns) of the one part:

AND

Mohammed Haaris Taufique Ahmed Khan (Mobile No. 2025092317, Aadhar No. XXXX-XXXX-3473), having permanent address at S/O: Taufique Ahmed Khan, Flat no 17, Jama masjid Building, Chirag nagar, Mumbai, Mumbai, Ghatkopar West, Maharashtra, 400086 and having (hereinafter called the "TENANT", which expression shall include its legal representatives, successors and assigns) of the other part.

The entire premises (Arohi living, 119A, 13th cross, 16th main, BTM 1st stage, Bangalore, Bangalore, Karnataka) will remain under the control of The Landlord. The Tenant understands that this agreement does not create a rental lease or any permanent right to the property/room. It only allows the Tenant to stay and use the space based on the terms mentioned here and in the House Rules. This right is only for the Tenant and cannot be shared or transferred to anyone else.

THIS DEED WITNESSETH AS FOLLOWS:

1. The rent in respect of the "Demised Premises" shall commence from 2025-09-01 and shall be valid till 2026-09-01 (hereinafter "Rent Period") . Thereafter, the same may be extended further on mutual consent of both the parties.
2. That the Tenant shall pay to the Landlord a monthly rent of Rs. 6500 (hereinafter "Rent"). The Rent shall be paid in advance Monthly on or before 10 of Every Month. If the rent remains unpaid for one month and the Tenant does not pay the same despite service of a notice by the Landlord, the Landlord shall be entitled to immediately terminate this Agreement and take back possession of the Demised Premises immediately.
3. That during the Rent period, in addition to the rental amount payable to the Landlord, the Tenant shall pay for the use of electricity, water and any other utilities as per actual bills received from the authorities concerned directly. Before vacating the Demised Premises on the 2026-09-01. Tenant must ensure that all dues of any utilities are cleared and no amounts remains unpaid. Dues of electricity and water before the Rent Period shall be paid for and cleared by the Landlord.
4. Servicing & repair of any appliances or fixtures provided by the Landlord will be the responsibility of the Tenant. Any Landlord provided appliances which have been damaged by Tenant will be replaced by the Tenant.
5. The Tenant will pay to the Landlord an interest-free refundable security deposit of Rs. 2000 (hereinafter "Security Deposit"). The said Security deposit shall be refunded by the Landlord to the Tenant at the time of handing back possession of the Demised Premises by the Tenant upon expiry or sooner termination of this Agreement. Landlord shall be entitled to adjust any dues of Rent, utilities or cost of damage to the Demised Premises caused by the Tenant except for normal wear & tear in the ordinary course of usage. In case the Landlord fails to refund the security deposit to the Tenant on early termination or expiry of this agreement, the Tenant is entitled to hold possession of the Demised Premises, without payment of rent and/or any other charges whatsoever, till

such time the Landlord refunds the Security Deposit to the Tenant after deducting dues, if any.

6. That the Tenant shall not sublet, assign or part with the Demised Premises in whole or part thereof to any person in any circumstances whatsoever and the same shall be used for the bonafide residential purposes of the Tenant or the Tenant's family or guests only.
7. That the day-to-day minor repairs will be the responsibility for the Tenant at his/her own expense. However, any structural or major repairs, if so required, shall be carried out by the Landlord.
8. That no structural additions or alterations shall be made by the Tenant to the Demised Premises without the prior written consent of the Landlord. However, the Tenant can install air-conditioners in the space provided and other electrical gadgets and make such changes for the purposes as may be necessary, at his own cost. The Landlord represents that the Premises possesses the adequate electrical infrastructure to cater for the electrical appliances including the air-conditioners. On termination or expiry of the tenancy or earlier, the Tenant will be entitled to remove such equipments and should restore the changes made, if any.
9. That the Landlord shall have the right to visit or enter the Demised Premises in person or through his authorized agent(s), servants, workmen etc., for inspection (not exceeding once in a month) or to carry out repairs / construction, as and when required, by giving a 24 hours notice to the Tenant.
10. That the Tenant shall comply with all the rules and regulations of the local authority or the resident welfare association as applicable to the Demised Premises.
11. That the Landlord shall pay for all property or other taxes/cesses levied on the Demised Premises by the local or government authorities. Further, any other payment in the nature of subscription or periodical fee to the welfare association shall be paid by the Landlord.
12. That the Landlord will keep the Demised Premises free and harmless from any liens, claims, proceedings, demands, or actions on his account and subject to payment of monthly rent and compliance with the terms of this Agreement the Tenant shall be entitled to enjoy peaceful possession of the Demised Premises.
13. That this Rent Agreement cannot be terminated by either party for a period of 1 months from the 2025-09-01 (hereinafter "Lock in Period"). If a party intends to terminate this Agreement during the Lock in Period, it must pay the other Party, as compensation, an amount equal to the Rent for the remainder of the Lock in Period. After the completion of lock-in-period, the Tenant can terminate the Rent Agreement by giving 1 months notice to the Landlord or the rent in lieu of. After the completion of Lock-in-Period, the Landlord can also terminate the Rent Agreement by giving 1 months notice to the Tenant. It is clarified that in the event of non payment of rent by the Tenant during the lock-in period being in arrears for 2 consecutive months, then the Landlord shall have the right to terminate the Rent Agreement with immediate effect and take back possession of the Demised Premises.
14. In the event the Landlord transfers, alienates or encumbers or otherwise howsoever disposes of or deals with Demised Premises , the Landlord shall intimate the Tenant about the same in writing and shall ensure that the purchaser/transferee shall honor the terms of this Rent Agreement. Landlord shall provide an undertaking to the Tenant from the said purchaser / transferee to that effect.
15. The Landlord shall acknowledge and give valid receipts for each payment made by the Tenant to the Landlord, which shall be treated as conclusive proof of such payments.
16. The Landlord confirms that in case for any reason whatsoever the premises in reference or any part thereof cannot be used for residential purposes because of any earthquake, civil commotion, or due to any natural calamity or if Premises is acquired compulsorily by any authority, over which the Landlord has no control, the Tenant shall have the right to terminate this Agreement forthwith and vacate the premises and the Landlord shall refund the security deposit or the rent received in advance to the Tenant without any deductions whatsoever.
17. That the Tenant will keep the Landlord harmless and keep it exonerated from all losses (whether financial or life), damage, liability or expense occasioned or claimed by reasons of acts or neglects of the Tenant or his visitors, employees, whether in the Demised Premises or elsewhere in the building, unless caused by the negligent acts of the Landlord.

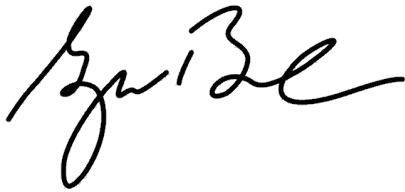
18. The Tenant shall maintain the Demised Premises in good and tenable condition and all the minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. shall be carried out by the Tenant. That it shall be the responsibility of the Tenant to hand over the vacant and peaceful possession of the demised premises on expiry of the Rent period, or on its early termination, as stated hereinabove in the same condition subject to natural wear and tear.
19. That in case, where the Premises are not vacated by the Tenant, at the termination of the Rent period, the Tenant will pay damages calculated at two times the rent for any period, of occupation commencing from the expiry of the Rent period. The payment of damages as aforesaid will not preclude the Landlord from initiating legal proceedings against the Tenant for recovering possession of premises or for any other purpose.
20. That both the parties shall observe and adhere to the terms and conditions contained hereinabove.
21. That the Tenant and Landlords represent and warrant that they are fully empowered and competent to make this Rent.
22. If required, the Rent Agreement will be registered in front of registrar and the charges towards stamp duty, court fee & lawyer/coordinator will be equally borne by the Landlord & Tenant.
23. The Tenant shall intimate the management immediately if any critical or transferable illness is detected to prevent the other tenants from getting infected.
24. The The Tenant shall not consume any medication except which is prescribed by a registered medical practitioner.
25. In case of any emergency or crisis, the Tenant must follow the guidelines of this property's management / Security Officer / Govt. Nodal officer strictly.
26. The Tenant shall not leave the gates open while leaving the premises during Night Hours. The Tenant will be responsible for any loss or damage to the property of property or fellow tenants due to such negligence (Night Hours may vary from time to time. The tenants shall check our Tenant app announcements for the same).
27. The Tenant is strongly advised to keep secure and lock all their valuables e.g. mobile phones, laptop, watches, money etc. at all times. While going on leave, they must keep all their belongings securely packed and locked in their labelled bags and cupboards.
28. The Tenant is responsible for keeping their rooms, bathrooms and common areas in the premises such as reception, staircase and lounge areas etc. clean and tidy at all times.
29. The Tenant is responsible for the safekeeping of their room and almirah keys. In case of loss, the cost of key replacement shall be borne by the Tenant. Changing the locks on the almirah or the main door is strictly prohibited without prior notice and approval from the property management representatives.
30. The Landlord shall not be held liable for any disputes arising between roommates. Such matters are to be resolved internally by the concerned parties, and the property management shall not intervene in these disputes.
31. Building repairs and maintenance is a continuous and planned affair and this property's management reserves the right to open and enter any room while the student is on leave to carry out such maintenance work.
32. The possession, distribution, or use of firearms, lethal weapons (including air guns), contraband drugs, or any toxic and hazardous materials is strictly prohibited within the premises. The management reserves the right to inspect the belongings of tenants and their visitors at any time and to confiscate any prohibited items found in their possession or luggage.
33. In case of any emergency, tenants are advised to immediately contact the property management team. All important contact numbers will be shared during move-in and will also be available within the Tenant App (powered by Kipinn).
34. Tampering with any security or fire-fighting equipment is strictly prohibited. The tenant responsible for such actions will be held liable for the cost of repairing or replacing the damaged equipment.
35. Any damage to the house must be reported immediately by the TENANT to the property management. The TENANT shall be liable for any expenses or repairs resulting from misuse or negligence, excluding damages caused by normal wear and tear.
36. The Tenant may put up posters in their assigned rooms, provided it does not cause any damage to the walls, paint, or any part of the property. Any damage resulting from such activity will be the responsibility of the Tenant.

37. All items provided by this property's management for common use—such as microwave, iron, kettle, induction top, magazines, crockery, and common TV units—are to be used strictly within designated common areas and must not be moved to individual rooms. Additionally, no furniture or furnishings placed in the common areas may be relocated or rearranged by the Tenant at any time.
38. In case of any emergencies within the building, all tenants are expected to remain calm and cooperate fully with the property management team to ensure safety and effective resolution.
39. All forms of gambling or betting—whether online or offline—are strictly prohibited within the property premises.
40. The possession, distribution and consumption of tobacco and alcohol are strictly prohibited on the property.
41. The use, possession or distribution of recreational drugs and psychotropic substances is strictly forbidden.
42. Ragging in any form is strictly banned and is a cognizable offense under the IPC, 1860. Incidents will be reported to legal authorities.
43. Tenants must follow the Anti-Harassment Policy and behave respectfully with others.
44. No tenant should hurt religious sentiments, beliefs or personal values of others in any way.
45. Tenants must cooperate with management, night wardens, food providers, housekeeping and security staff.
46. All service providers must be treated with respect and dignity by tenants.
47. Loud noises or music are strictly prohibited between 9:00 PM and 6:00 AM.
48. Tenants must avoid behavior deemed offensive to neighbors or the residential community.
49. Cooking is allowed only in designated kitchen areas.
50. Personal food items may be stored in the shared fridge but must be labeled. Management is not responsible for any loss or consumption by others.
51. Pantry must be kept clean after use. Dirty dishes must be placed in the sink, and waste disposed of properly.
52. All packaging from ordered food must be thrown into the appropriate dustbins.
53. Tenants are liable for damage to shared kitchen items.
54. Meals must be consumed in the dining area unless specific permission is granted to eat in rooms.
55. Cutlery and utensils must not be taken to rooms.
56. Cleaning of the room may be carried out in the absence of the Tenant. Therefore, the Tenant is advised not to leave valuables unsecured in the room. The Tenant must ensure valuables are safely stored, and rooms are always locked.
57. If the Tenant is unavailable during housekeeping, the room can be cleaned at a later time upon request, depending on the availability of housekeeping staff.
58. Housekeeping services are not available for personal tasks outside of cleaning duties.
59. Management reserves the right to conduct breath-analyzer tests on tenants, if deemed necessary.
60. Internet bandwidth speed is determined by the service provider and the location of the property.
61. The speed will be limited per user and may be subject to change based on management policy.
62. The following activities are strictly prohibited: Accessing pornography or adult content, creating or maintaining fake accounts, downloading and viewing pirated content, faking an IP address, and piggybacking (using someone else's credentials to access the internet).
63. Notice period will only be accepted on the rent due date (e.g., the 1st of the month).
64. Notices given before or after the rent due date will not be accepted.
65. If notice is not given on the rent date, it will be considered for the following month (e.g., notice must be submitted on the 1st to be valid for that month).
66. If you choose to vacate the room, you must complete the 1-month lock-in period and provide a 30-day notice. Failing to do so will result in a penalty of one month's rent, and your security deposit will be non-refundable.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year.

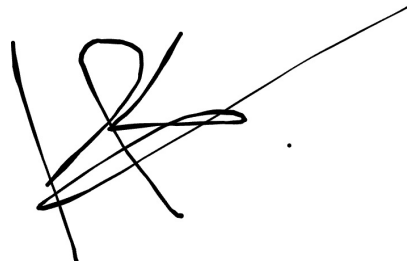
LANDLORD SIGNATURE:

Saroj Kumar Rout

A handwritten signature in black ink, appearing to read 'Saroj Kumar Rout' in a cursive style.

TENANT SIGNATURE:

Mohammed Haaris Taufique Ahmed Khan

A handwritten signature in black ink, appearing to read 'Mohammed Haaris Taufique Ahmed Khan' in a cursive style.

WITNESS ONE

Name & Address

WITNESS TWO

Name & Address