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Sri. PRAVEEN V SINDGI, residing at No. 1001/3a, Basavasri Nilaya, Near Pathanga Hospital, Kalaburgi - 585101 (Addhar No. 4129 9550 9347) & Sri SADWIN H R, Residing at 5th Cross, Mallandur Road, Behind Usha Lodge, Chikmangalor, Vijayapura, PIN: 577101, (Aadhar No. 479594304722) Hereinafter called the TENANT on the other part which expression shall where the contest so admits be deem to include her legal heirs, executors, administrators, successors, legal representatives and assigns.

WHEREAS, the Owner is the absolute owner in possession of the premises fully described herein below in the schedule let out the **Property bearing House No. 15, 3rd Floor, Muneswara Swamy Layout, 1st Cross, Doddabommasandra, 4th Block, Vidyaranyapura Post, BANGALORE - 560 097**, hereinafter the referred to as the '**SCHEDULE PROPERTY**'.

WHEREAS, the Tenant herein who is in need of such a premises for the Residential purpose approached the Owner herein with an offer to take on Rent of the Schedule Premises and after mutual discussion between the Owner and Tenant, the Owner has agreed to let out the same and the Tenant herein has agreed to take on Rent of the Schedule Premises. Accordingly this Rental Agreement is entered in to on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND ITS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Rent shall commence from **26st July 2021 to 11 (Eleven) months** and Tenant is liable to pay rent.
2. The agreed rent of the Schedule Premises shall **Rs. 12,000/- [Rupees Twelve Thousand Only]** per month including water charge. The Tenant hereby agrees to pay the rent on or before 5th of every month.
3. The Tenant has paid a Security Deposit of **Rs. 50,000/- [Rupees Fifty Thousand Only]** (Rs. 5,000/- by way of Online Transfer on dtd: **25/07/2021**, Rs. 25,000/- by online transfer on dtd: **26/07/2021**, Rs. 20,000/- by Online Transfer dtd: **03/08/2021**) to the Owner for the schedule premises by way of **CASH**, paid before the undersigned witnesses.

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[Signature]

Praveen V.S

4. The receipt of above Deposit shall be acknowledged by Owner and the said security Deposit amount shall be repayable by the Owner to the Tenant at the time of Tenant vacating and delivering the vacant Possession of the schedule premises to the Owner, without any interest.
5. The Tenant shall not sub-let the Schedule Premises to any other person without the written consent of the Owner.
6. The Tenant shall not cause any damage to the Schedule Premises and shall keep the Schedule Premises in good and Tenantable condition except usual wear and tear.
7. The Tenant shall pay the Electricity Charge to the concerned department regularly by time to time without default. And shall hand over the receipts to the Owner at the time of vacating the Schedule premises. If the Motor get repair, then the Tenant must share the amount with the Owner and other Tenant/s or Lessee for repairing and the pay the amount without default.
8. The Tenant shall maintain the premises at all time in good and Tenantable condition she shall not cause any damages to the schedule premises. Any damages despite caused the cost of such damages shall be deducted in the security deposit/advance herein paid by the Tenant.
9. It is agreed between the parties that, the legal matters which are not specifically referred to above which may arise during the term of the Rent shall be settled by mutual discussion and consultations between the Owner and the Tenant.
10. Breach of any covenants by the Tenant/Owner entitle the Owner to terminate this Rent Agreement after giving the Two months notice and take back the possession of the Schedule premises.
11. The period of Rent Agreement is agreed for the present by both the parties is for 11 months, from the date of commencement of this agreement. The Tenant hereby agrees that after the Completion of 11 months, the Rent shall be increase for 5 % Percent.

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12. The Tenant hereby agrees that at the time of vacating the schedule premises, She will do the painting for the schedule premises at her own cost and handover the possession with good condition. If the Tenant fails to do the painting, then the Owner have full right to forfeit the painting charge amount from the advance amount and repay the balance amount to the Tenant.
13. If the Tenant fails to pay rent in time or not acting according to the terms and conditions of this agreement or not agreed to vacate the rented premises on or before the expiry of this rented agreement house-owner is at liberty to recover the possession of the schedule premises without any notice.
14. The Tenant must take the permission from the Owner, if she makes any programmes in the House with out default.

SCHEDULE


Property bearing House No. 15, 3rd Floor, Muneswar Swamy Layout, 1st Cross, Doddabommasandra, 4th Block, Vidyaranyapura Post, BANGALORE - 560 097. Consisting of Two Bed rooms, Hall, One Dining Hall, Kitchen, Pooja Room, Two bathrooms and Toilets, Two Wheeler parking, with Electricity and Water facilities, with good condition of East Facing House.

Extra fittings : 4 Fans, 4 Tube Lights, One Geyser, Two wall robes, all are with good condition.

IN WITNESS WHEREOF, We the parties to this Agreement have affixed our signatures to this agreement on the day, the month and the year abovewritten.

WITNESSES:-

1.



OWNER

2.



TENANT

