**RESIDENTIAL RENTAL AGREEMENT**

**This Rental Agreement** ("Agreement") is made and entered into on this 21st day of September, 2025, by and between:

* **Landlord:** Priya Desai, residing at 77 Westwood Avenue, Mumbai, Maharashtra, 400001
* **Tenant:** Ravi Saxena, residing at 1848 Grove Lane, Hyderabad, Telangana, 500033

**Rental Property:**  
Flat #5B, Sunrise Residency Tower, 16 MG Road, Bangalore, Karnataka, 560001

1. **Term of Lease:**  
   This Agreement commences on October 1, 2025, and shall continue for a period of 12 months, ending on September 30, 2026, unless terminated earlier per the terms below.
2. **Rent:**  
   The Tenant agrees to pay a monthly rent of ₹28,000 (Twenty-Eight Thousand Rupees Only), due on or before the 5th day of each month, payable via bank transfer to the Landlord’s account.
3. **Security Deposit:**  
   Tenant shall pay a refundable security deposit of ₹56,000, due at the time of signing this Agreement.
4. **Use of Property:**  
   The premises shall be used exclusively for residential purposes by the Tenant and immediate family. Subletting is strictly prohibited without Landlord’s written consent.
5. **Maintenance & Repairs:**  
   Tenant shall maintain the premises in good condition. Any damage apart from reasonable wear and tear shall be repaired at Tenant’s expense. Major repairs arising from structural defects will be the responsibility of the Landlord.
6. **Utilities:**  
   Tenant is responsible for all utility charges, including but not limited to electricity, water, gas, and internet, unless otherwise agreed in writing.
7. **Termination & Notice:**  
   Either party may terminate this Agreement by providing 2 months’ written notice. Early termination by the Tenant without valid reason will forfeit half of the security deposit.
8. **Inspection:**  
   The Landlord may inspect the property with 24-hour prior notice, except in case of emergency.
9. **Governing Law:**  
   This Agreement is governed by the laws of the State of Karnataka, India.

**Signatures:**

Priya Desai, Landlord

Ravi Saxena, Tenant

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_