

## **RENTAL AGREEMENT**

This agreement of rent is made and executed at Bangalore  
on this 1<sup>st</sup> day of April, 2009 (01-04-2009) by and  
between:-

### **Mr. Parasu Ram Mishra**

D.no: 15/5/2 KAUSTHUBHA, K.P.H.B COLONY

B.T.M - STAGE 2, WEST MUMBAI -70

Hereinafter called the LESSOR/OWNER of the one part;  
and in favor of>

### **Mr. P.Gangadhar**

Working at:

M.G.H Corporation

Gold Hill Unit 169, Hubli Road

Bommanabandi MUMBAI -68

Hereinafter called the LESSEE/TENANT of the other part; witnesses  
as follows:-

Whereas the term lessor and lessee shall mean and include their  
respective heirs, legal representatives administrators ,and  
assigns ,etc.

And whereas the lessor is the sole and absolute owner of the  
premises situated at

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2, WEST MUMBAI –70

and where as the lessee has 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:-

1. whereas the lessor agrees to let-out the schedule premises  
for a monthly rent of 7000/- (Rupees Seven Thousand only)  
per month, and the lessee shall agrees to pay the same on  
every month
2. Whereas the lessee shall agrees to pay the monthly rent by on  
or before 5<sup>th</sup> of Every English calendar month.
3. Whereas the lessee shall use the schedule premises for  
residential purpose only and should not use for any illegal or  
immoral purposes.

The lease will be for period of 11 (Eleven) months from the  
date of this Agreement, but it can be extended by mutual  
consent. The rent shall be enhanced Once in every 11 months  
@ 5% over the existing rent.

4. Whereas the lessee should not sub-let or underlet the  
schedule premises to any Other persons without written

consent from the lessor.

5. Whereas the lessee shall keep the schedule premises in good and tenantable Conditions without any damages, if any damages caused by the lessee the mutual Amount can be deducted from his security deposit.
6. whereas the lessee has paid a sum of Rs.60,000/-(Rupees Sixty thousand Only) towards security deposit by cash  
Thus the lessor has received and acknowledges the receipt of the same. This amount shall not carry any interest and the same will be refundable to the lessee at the time of vacating the schedule premises.
8. And whereas the lessee here by agrees to pay the water and electricity charges to the concerned authorities without arrears during this tenancy period.
9. The lease shall vacate the premises on a one month notice from the lessor.similarly the lessee can vacate the premises after giving one month notice to the lessor.
10. And whereas the lessor or his subordinates or agents is at full liberty to inspect the rented premises at any reasonable hours.
11. Whereas the lessee shall agree to pay one month rent towards painting charges at the time of vacating the schedule premises.

#### SCHEDULE

The accommodation consisting of:-two bed rooms one hall one kitchen, one pooja room, one dining hall, two bath and lavatory water and electricity.R.C.C.roofed building first floor with fittings and fixtures:-

1. Fans - 4Nos
2. Tubelights - 4 Nos