**RENTAL AGREEMENT**

This agreement of Rental is made and entered at Bangalore on the **17th day of October two thousand eleven**

(**28-03-2016**) between **N. Kalavanthy, w/o M.K. Kodandaram Residing at No. ½, 1st cross, damodar mudaliyaar street, Halasuru, Benguluru-560008 ,** hereinafter referred as **“OWNER”** (Which term shall mean and include her heirs, successors, assigns, administrators, executors and representatives) of the ONE PART: and **Narendra, S/O, Jagdish chandra Patidar residing at-Gawali palasia mhow, distt Indore, MP .** Presently working at TESCO HSC, Whitefield, Bangalore, hereinafter referred as **“TENANT”**. Where as the OWNER is the absolute owner of the premises bearing house number **FLAT B-G, at No. ½, 1st cross, damodar mudaliyaar street, Halasuru, Benguluru-560008** more fully described in the schedule hereunder and hereinafter referred to as “**Scheduled Premises**” and at the request of the TENANT, has agreed to give on rent, the above schedule premises and the TENANT herein as agreed take on rent the schedule premises as residential accommodation; AND WHEREAS the parties now desire to record terms and conditions of the rental so agreed upon, by executing agreement.

**NOW THIS RENTAL AGREEMENT WITNESS AS FOLLOWS:**

1. The Monthly consideration payable by the TENANT to the OWNER towards the said premises as per schedule hereunder shall be a sum **of Rs 15000/- (fifteen thousand only)**
2. The TENANT shall make monthly payments to the OWNER every month in advance on or before 5th Day of each English Calendar month
3. The OWNER confirms the receipt of an interest free deposit **of 60,000/- (Rupees One lakh twenty five thousand only)** in cash
4. The tenant shall bear and pay the charges for electricity and water bills for usage and maintenance charge to the apartment association.
5. The owner shall bear to pay the property taxes, Cesses payable to the appropriate authorities in regard to scheduled premises.
6. The Tenant shall keep the said premises in good and tenantable condition and shall not cause any damage thereto. No alterations to the property are permitted. Tenant shall be responsible for making the payment to the Owner for the cost of repairs / replacements to the fittings and fixtures if damaged by tenant, allowing normal wear and tear shall be paid by owner.
7. The owner hereby confirms that the tenant on paying the agreed amount punctually and observing the terms and conditions shall be entitled to peaceful possession and quite enjoyment of the said premises during the period of rental.
8. The tenant hereby confirms that he will pay the amounts indicated above regularly, without any defaults.
9. Notwithstanding anything to the contrary herein before contained, either party may terminate the rental agreement at any time giving one month advance notice in writing.
10. In the event of tenanat committing defaults in payment of the rents for a period of two months or any violations of the terms and conditions of this agreement , the owner is entitled to terminate the rental agreement by issuing the notice of 30days and to deduct the defaulted rent from the interest free deposit received.
11. The tenant shall vacate and handover the possession of the said premises on termination of the lease in good tenantable condition.
12. In the event of tenanat getting transferred, resigning or retiring from the employer before expiry of the rental period, the owner is at the liberty to terminate or renew the contract with the tenanat on fresh terms and conditions
13. The jurisdiction of all the legal matters shall be the city of Bangalore, Karnataka state.
14. If the tenant wants to continue with the lease after eleven months, there shall be an increase of 5% rent on the existing rent.
15. Tenant shall provide proof of identity If there is any regulatory requirement to provide any proof of Identity to the owner in turn to submit it the appropriate authorities.
16. The premises may be occupied by the tenant for residential purpose only. Nothing herein shall give tenant right to use the property for any other purposes or to sublease , assign, or licence the property to any sub-tenant, assignee, or licensee, which or who shall use the property for any other use .

**Schedule**

All the part and parcel of the premises bearing **house no. Flat B-G, Ground Floor, Sradda Brindavan Apartments, East block, 370, Kundalahalli, Brookfields, Bangalore – 560037**, consisting of two bedrooms, living room, dining room and kitchen, one pooja room and two toilets cum bathrooms , having water facility along with the following fittings and fixers.

1. Ceiling fans -- 2 Nos
2. Tube lights -- 4 Nos
3. Wardrobes with mirrors -- 1 Nos
4. Kitchen cabinet -- 1 Nos
5. Energy meter -- 1 Nos
6. Exhaust fans -- 1 Nos
7. Electric geyser 25ltr -- 1 Nos

In witness where of the parties to this agreement have affixed their signatures on the day, Month and year mentioned above before the following witnesses:

**WITNESSES Owner**

**(Mrs.K.GEETHA SRIDEVI)**

**TENANT**

**(Ms.Anitha)**