This RENTAL AGREEMENT is executed on 01st day of February 2020 at Bangalore between:

**SRI. S. CHANDRA MOULI,**

Aged about 51 years,

S/o. Late. Satyanarayana Sastry,

Residing at No. 25, Opposite 11th main,

A.G.S. Layout, Arehalli,

Bangalore – 560061.

Hereinafter called as the “First Party / LESSOR.

WHEREAS, the terms LESSOR and LESSEE shall mean and include their respective heirs, legal representatives, administrators executors and all other claiming under them.

AND

**SRI.** **GAUTHAM.L**

Aged about 22 years

S/o. Lavakumar.M.S

Residing at No. 72,

Hill View Residency,

Turahalli, Bangalore – 560061.

Hereinafter called as the “LESSEE / TENANT”

**NOW THIS HOUSE RENT AGREEMENT WITNESSED AS FOLLOWS :-**

WHEREAS, the Lessor is the sole and absolute owner of the premises situated at **No. 72, Hill View Residency, Turahalli, Bangalore – 560061,** which includes a parking on Ground and Two BHK house on First Floor and open terrace will be hereinafter called the Scheduled Premises.

WHEREAS, the Lessor upon the request of the Lessee agreed to let out the Scheduled Premises on rental under the following terms and conditions mutually agreed by and between the two parties.

1. The tenancy is for a period of **11 (Eleven) Months Only,** commencing from **01st February 2020.**

After the completion of Eleven months it can be renewed with 5% enhancement in rent and subject to mutual consent of both Lessor and Lessee and rent contract approved by both the parties in writing.

1. The Lessee has paid **Rs. 1,40,000/- (One Lakh Forty Thousand only)**  by way of cash as a security deposit for the scheduled premises. The above said security deposit is refundable to the Lessee upon termination of this agreement and vacation of the scheduled premises by the Lessee. Deposit amount will not carry any interest read para 3,8.
2. In case any kind of damages to the scheduled premise other than normal usage and in case of any missing accessories, the equivalent amount towards the repair or replacement of such parts or accessories will be recovered from the above security deposit.
3. The Lessee shall pay the monthly rent of **Rs. 21,000/- (Rupees Twenty One Thousand Only)** exclusive of water and electricity charges and other maintenance charges to the Lessor on or before 5th calendar day of every month. The payment can be made either by the way of NEFT to Corporation Bank Account No. 52029100061900, at Corporation Bank, Banashankari 2nd stage, Branch.
4. The Lessor shall acknowledge each payment towards rent paid by the Lessee and provide a receipt to the Lessee on monthly basis or yearly basis as decided by the Lessee.
5. The Lessee shall pay Electricity charges and any other services availed separately as per bills to the concerned authorities every month.
6. Whereas the Lessee shall not sublet, underlet the said scheduled premises to any persons for any purpose whatsoever. No additions or alterations to the building should be carried out during the period of agreement unless a permission is obtained from the Lessor.
7. In the event of any loss or damage to the scheduled premises during the lease period, the Lessee herein agrees to make good for the loss / damages as his own cost and expenses and failing which should have no objection in the recovery of the cost for such damage from the security deposit held with Lessor at the time of termination of the lease and the balance to be refunded only.
8. The Lessee shall allow either the Lessor or his/her representatives to inspect the scheduled premises at all reasonable hours and days of the year.
9. The tenancy can be terminated either by either if the parties by giving the other two months (2) prior notice.
10. In case the Lessee desires to vacate the premises within a period of Eleven (11) Months from the effective date of this agreement in spite of giving notice, one month rent recoverable from the security deposit in addition to the maintenance cost as in Para 12 below.
11. If the Lessee fails to pay the rent consecutively for 2 months or violates any of the mentioned conditions mentioned in this agreement, the Lessor is at full liberty to terminate the agreement made under this deed immediately, without any notice and recover the balance amount from the security deposit.
12. All the Electricity fittings / fans / geyser / solar water heater, sand filter, water softener, borewell pump are in good condition and if it requires repairs during the course of residential stay, the expenses will have to be borne by the Lessee.

**SCHEDULE**

All that residential **2 BHK house No. 72, Hill View Residency, Turahalli, Bangalore – 560061,** Accommodation consisting of One Hall, One Kitchen, Two Bedrooms, Two Bathrooms with electricity and bore well water connections, Scheduled premises and fitted with CFL, Tubelights, Fans, Exhaust Fans, Geyser, Solar water heater, sand filter, water softener, curtain rods, mosquito mesh for windows, overhead tank, Basement has an enclosed parking area.

IN WITNESS WHEREOF both the parties, the Lessor and the Lessee have affixed their signatures to this Rental contract made on 1st February 2020

Details of the keys handed over to the Lessee

1. Main gate - 3
2. Small gate - 3
3. 1st floor iron gate - 4
4. 1st floor main door - 4
5. 2nd floor wooden door - 2
6. 2nd floor Iron door - 3
7. Master bedroom wooden door - 3
8. Master bedroom cupboard - 2
9. Master Bedroom cupboard - 2

**WITNESSESS:-**

**1.**

**2.**

LESSOR/ OWNER

LESSEE/ TENANT