

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and executed on this **12th day of December, 2025** at **10:30 AM** at **Bangalore, Karnataka**.

BETWEEN

Mr. RAM KUMAR, aged about 45 years, residing at #12, Green Avenue, Indiranagar, Bangalore - 560038. (Hereinafter referred to as the **"LESSOR/OWNER"**, which expression shall, unless repugnant to the context or meaning thereof, include his heirs, executors, administrators, and assigns) of the **ONE PART**.

AND

Mr. RAMESH SINGH, aged about 32 years, having permanent address at Flat 4B, Sunlight Towers, Mumbai - 400053. (Hereinafter referred to as the **"LESSEE/TENANT"**, which expression shall, unless repugnant to the context or meaning thereof, include his heirs, executors, administrators, and assigns) of the **OTHER PART**.

WHEREAS the Lessor is the absolute owner of the residential property situated at **Flat No. 402, 4th Floor, Skyline Residency, Koramangala 4th Block, Bangalore - 560034** consisting of 3 Bedrooms, Hall, and Kitchen (hereinafter referred to as the **"SCHEDULED PREMISES"**).

AND WHEREAS the Lessee has approached the Lessor to let out the Scheduled Premises for residential purposes, and the Lessor has agreed to let out the same on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- DURATION:** The Lease is granted for a period of **11 (Eleven) months**, commencing from **15th December, 2025** and ending on **14th November, 2026**. This agreement may be renewed thereafter by mutual consent of both parties with a standard rent escalation of 5% to 10%.
- RENT:** The Lessee shall pay a monthly rent of **₹50,000/- (Rupees Fifty Thousand Only)**. The rent shall be paid on or before the **5th day of every English calendar month** via Bank Transfer/UPI/Cheque to the Lessor.
- SECURITY DEPOSIT:** The Lessee has paid an interest-free refundable Security Deposit of **₹2,00,000/- (Rupees Two Lakhs Only)** to the Lessor.
 - This amount shall be refunded to the Lessee upon vacating the premises, subject to the deduction of any arrears of rent, electricity bills, or cost of damages to the property (normal wear and tear excepted).
- MAINTENANCE & UTILITIES:**
 - Maintenance Charges:** The monthly building maintenance charges payable to the Association shall be borne by the **Lessee**.
 - Utilities:** The Lessee shall pay the Electricity and Water charges as per the meter reading directly to the concerned authorities.

5. **PURPOSE:** The Scheduled Premises shall be used by the Lessee and their immediate family members for **Residential purposes only**. It shall not be used for any commercial or illegal activities.
6. **SUB-LETTING:** The Lessee shall not sub-let, assign, or part with the possession of the Scheduled Premises or any part thereof to any third party without the prior written consent of the Lessor.
7. **ALTERATIONS:** The Lessee shall not make any structural additions or alterations to the Scheduled Premises without the written consent of the Lessor. The Lessee is responsible for maintaining the fixtures and fittings in good condition.
8. **INSPECTION:** The Lessor or their authorized agent shall have the right to enter and inspect the Scheduled Premises at a reasonable time, with prior notice to the Lessee.
9. **NOTICE PERIOD:** Either party can terminate this agreement by giving **2 (Two) months' notice** in writing. If the Lessee vacates without notice, the Lessor is entitled to deduct two months' rent from the Security Deposit.
10. **LOCK-IN PERIOD:** There shall be a Lock-in Period of **6 (Six) months**. If the Lessee vacates the premises before this period, they are liable to pay the rent for the remaining months of the lock-in period.

IN WITNESS WHEREOF, the Lessor and the Lessee have signed this Deed on the day, month, and year first above written.

SIGNED, SEALED AND DELIVERED

(Signature of LESSOR) Name: Mr. Ram Kumar

(Signature of LESSEE) Name: Mr. Ramesh Singh

WITNESSES:

1. **Signature:** _____ **Name:** _____ **Address:** _____
_____XYS_____
2. **Signature:** _____ **Name:** _____ **Address:** _____
_____ZYS_____

SCHEDULE OF PROPERTY

All that piece and parcel of the property bearing: Flat No. 402, 4th Floor, Skyline Residency, Koramangala 4th Block, Bangalore, Karnataka - 560034.

Fittings & Fixtures included:

- Fans: 4
- Geysers: 2
- Tube lights: 6
- Modular Kitchen Chimney: 1