

RENTAL AGREEMENT

This Rental Agreement is made and executed on 23 rd day of May Two Thousand Eleven (23-05-2011)

M.V. Srinivas & M.V. Madhumathi aged 54 years & 42 Years , residing at No.40, 7th Cross , Shivanandanagar, Moodalapalya, Bangalore - 560072 (Here in after referred to as the "OWNER" of the first Party) on the first part and;

M.V. Thirumalesh. S/O. Late M.V. Venkataramaiah aged about 32 years, residing at No.40, 7th Cross , Shivanandanagar, Moodalapalya, Bangalore - 560072 (Here in after referred to as the TENANT if the second part)

The Word Owner and Tenant shall mean and include their respective successors, legal heirs, assignees and administrators.

Whereas the First Party is the Absolute Owner and in possession of the Schedule property Second Party "TENANT" is interested to take the schedule premises on rent and the Owner interested to give the schedule premises on the rent on the following terms and conditions:-

NOW THIS INDENTURE OF AGREEMENT IS WITNESSETH AS FOLLOWS:-

The Tenant has this day paid a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) to the Owner as Rent deposit and the rent deposit shall not carry any interest

The Tenant agrees to pay a monthly rent of Rs. 4,200/- (Rupees Four Thousand Two Hundred Only) to the owner on or before 5th of every month without fail.

If fails to pay for a period of 2 months the owner can occupy the house premises.

The rent shall be increased by 5 % (Five Percent) once in every one year.

The Tenant shall pay the electricity charges and water charges regularly for his Consumption.

That the Tenant shall not sublet or underlet or part with any portion of the Scheduled house premises.

That the Tenant shall maintain the Scheduled premises and the surrounding in Good and hygiene condition.

Three months advance notice has to be given by both the Tenant and the Owner for The said house premises. No Compensation has to be claimed by the Tenant during the period of vacating his scheduled house premises.

The Tenant shall not damage or misplace any of the fittings and fixtures thereon, if. Anything is found to be default/ misplaced. The tenant shall rectify/ replace the Same if fails to do so, the owner is empowered to deduct the cost of the same from The security deposit. So paid by the tenant to the owner.

That the duration of this Agreement is for a period of 11 (Eleven) Months subject to succeeding English calendar month.

All the terms and conditions are agreed as stated above.

Portico remains a common parking space and the tenant should Not occupy for any Other purpose without the permission of the owner.

SCHEDULE

All that piece of parcel of the house premises (I Floor) bearing No.40, 7th Cross , Shivanandanagar, Moodalapalya, Bangalore - 560072 consisting of One Hall, One Bed Room, & one Kitchen.

In witness where of the Owner and Tenant have set their hands and signed this agreement of rent on the day, month and year above mentioned at Bangalore.

WITNESSES:

1. (M.V. Srinivas & M.V. Madhumathi)

OWNER

(M.V. Thirumalesh)

TENANT