rental aaremeant

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| This agrement of rent made and executed on this 17th day of July two thousand | |
| forteen (17-07-2014) at Bangalore by and between: | Mr. SIMON PA,  S/O Mr. A. G. |
| Abraham, | Age:60 Years, Residing at, No. 31, |
| First floor, | 2nd Main, 4th Cross, |
| Chamundeshwari Layout, | Vidyaranyapura |
| POST, | Bangalore - 560 097. |
| Hereinafter called the owner ane part and :: | Mr. VAIRAVAN A,  S/O Mr. A. |
| Annamalai, | Age: 33 Years, 9-6-159/A, TEJA |
| Nilayam, | New Maruthi Nagar |
| Colony, Santhosh Nagar, | Hyderabad - 500 |
| 079.  Herein after called the TENANT of the other part and: |  |
| WITNESSETH AS FOLLOWS: |  |

Whereas the terms OWNER and TENANT shall mean and include their respective heirs, legal representatives, administrators, eexecutors and assigns.

Whereas the OWNER is sole and absolute owner of the schedule property described hereunder and where as the owner is willing to let-out this said house to the TENANT on rental basis for a monthly rent of Rs. 9000/- (Rupees Nine Thousand Only) and whereas TENANT is willing to take the said house and agreeing to pay the rent to the owner on or before 5th of every english calender month and the rent is revisable after 11 months.

The rent executed is for a period of 11 (Eleven) months effective from 07-07­2014 whereas the TENANT has paid an interest free advance of Rs. 90,000/- (Rupees Ninety Thousand Only) which has been receipted by the OWNER seperately. The advance amount is refundable to the TENANT on vacation of the house in good and tenantable condition.

Whereas the TENANT shall not sub-let/under-let the house to any person without the written permission from the OWNER. In case TENANT does not pay said rent to the OWNER continuously for three months, the OWNER is at liberty to evict the TENANT from the premises.

Whereas the TENANT agree to pay the electricity and water charges to the

concerned authority promptly and ensure the continuityof the supply connections. ARREARS towards these charges if any shall be cleared/paid up at the time of vacating premises, failing which OWNER shall have right to hold the due amount from the advance amount. Whereas the OWNER shall pay the property tax, cess etc., to the concerned authorities.

Whereas either party should give 3 (Three) months prior notice for termination of this rent agrement.

Whereas the TENANT shall use the scheduled property for RESIDENTIAL PURPOSE ONLY, not for any other purposes.

Whereas TENANT hereby agreed to keep the premises in good and tenantable condition without any damages. If any damage is/are caused by the TENANT the same shall be made good or replace the damaged items as the case may be or cost of such replacement shall be allowed to be recovered from the advance amount by the OWNER.

Whereas the TENANT shall not make any additions or alterations to the said premises, either externally or internally.

Whereas the TENANT shall allow the OWNER or his legal representative into the schedule premises under the rent for inspection at all resonable times.

Whereas at the time of vacating the rented property/house, the TENANT shall not ask or demand any compensation from the OWNER at any cost and shall hand over vacant possession of the rented portion of the house to the OWNER or his authorised representative only.

SCHEDULE

All the Piece and parcel of the schedule premises/property is situated at bearing No.31, Ground Floor, 2nd Main, 4th Cross, Chamundeshwari Layout, Vidyaranyapura POST, Bangalore - 560 097. It consisting of one hall, one kitchen, two bed rooms with attached bath rooms with electricity and water facilties, RCC roofing. Extra fittings, 5 Ceiling Fans, 4 Tube Lights and 1 Exhaust fan.

IN WITNESS WHEREOF both the parties have set their hands and respective signatures to this Deed of agreement on the same day, month and year as mentioned in the first page.

WITNESSES:

1.

OWNER/FIRST PARTY

TENANT/SECOND PARTY