This rental agreement is made and executed on this 1st day of April 2008 (1-04-08) by and between

Sri Hanumaiah

No 12, 1st Floor, 6th Cross, Balajinagar DRC Post, Bangalore 560029

Hereinafter referred to as the owner: Lesser of the one part and in favour of:

Sri Vishal Bhardwaj S/O Charnel Singh Village Pandol Road PO and Tehsil Baijnath Dist: Kangra (H.P.)

Himachal Pradesh 176125

Hereinafter referred to as the Tenant: Lessee of the other part:

Where as the terms both the lesser and the Lessee shall mean and include their respective heirs executors legal representatives administrators and assigns.

Whereas the lesser herein is the absolute owner of the schedule premises situated at No 12, Ground Floor, 6th Cross, Balajinagar, DRC Post, and Bangalore 560029. Whereas the lessee approached with the lesser let out the schedule premises and the lesser has agreed to let out the schedule premises under the following terms and conditions

1. The lesser agrees to let out the above premises to the lessee on a monthly rent of Rs 12000 (Twelve thousand) the lessee has agreed to pay the same to the lesser regularly. This lease is effective from 1st April 2008.
2. The Lessee herby agrees to pay the above rent before 5th of every month.
3. The lessee should use the said premises for residential purpose only.
4. The rent agreement will be for a period of 12 months i.e. up to end of March 2009. But it can be extended by mutual consent by enhancing the rent at 5 % increase.
5. The lessee should not sub let or under let the premises to any person without written permission from the lesser.
6. The lessee should use the premises in good and tenantable conditions without breakages of any fixtures, if the lessee causes any damage the lesser is allowed to deduct a mutually agreed amount from the lessee deposit of Rs 80,000.
7. The lessee had paid a deposit of80, 000 as security deposit the same amount will be refundable at the time of termination of Rent Period and this amount shall not carry any interest.
8. The lessee shall vacate the premises on a two months notice from the lesser. Similarly the lessee can vacate the premises after giving two months notice to the lesser.
9. The lessee is provided with separate electricity meter and the lessee himself shall pay electricity charges for consumption of power made use by him to the concerned authority without arrears during the period of this rental agreement. In respect of water consumption it is included in the rent.
10. The owner is at liberty to inspect the premised on all reasonable hours with intimation to the lessee
11. The tenant shall handover the Xerox copy of any of the photo identity card i .e. driving licence passport ration Card at the time of signing agreement.
12. The tenant shall get the premised distempered/coloured washed at the time of vacation the premises failing which the actual cost for the same will be deducted out of the security deposit.

Schedule:

Accommodation consisting of One Hall, One Dining Room, Two Bed Rooms, Kitchen, One attached Toilet/Bathroom, with one common toilet, Electricity with 3 Fans, 1 Exhaust Fan, 5 Tube lights, Bulbs, Geyser and water facility.

In witness whereof the above named parties lesser and lessee have affixed their signatures to those rental agreement mad on the day month and year firs above written at Bangalore.

Witness

1 Owner/Lesser

Tenant/Lessee