

THIS RENTAL AGREEMENT is made and entered into at **Bangalore** on this **09/03/2020**, BETWEEN **K L Krishna Murthy, Male**, an adult, Indian inhabitant residing at **"Shree Shanta", #9,86/2, 11th Main, 7th Cross, Srinivas Layout, Opp. Chowdeshwari Temple, Hongasandra Bangalore - 560068**, having contact number **9980899906**; hereinafter referred to as "THE LANDLORD" (which expression unless contrary or repugnant to the context or meaning thereof shall mean and include his/her legal heirs, executors, administrators and assigns) of the "FIRST PART"

AND

Ankitkumar S Velani, Male, Occupation: **Salaried Employee**, UID(Aadhaar No.) **613445818805**, an adult, Indian inhabitant residing at **AT-241, Arya Samaj, Ludva, Ludva, Kachchh Gujarat - 370445**, having contact number **9986638148**;

hereinafter referred to as "THE Tenant" (which expression unless contrary or repugnant to the context or meaning thereof shall mean and includes his/her legal heirs, executors, administrators and assigns) of the "OTHER PART".

WHEREAS the Landlord is the lawful and legal owner and is fully seized and possessed of a residential Apartment admeasuring **1000 sq. ft.** (built up approximately) comprising of **1 bedrooms** and **1 bathrooms** with the **flat number 1** on the **1st floor** of the building known as **Shree Shanta** situated at **#9,86/2, 1st Floor, 11th Main, 7th Cross, Srinivas Layout, Opp. Chowdeshwari Temple, Hongasandra, Bangalore, Karnataka, 560068** ; (hereinafter for the sake of the brevity referred to as "Rented Premises".)

AND WHEREAS the Tenant has approached to the Landlord with a request to allow the Tenant to temporarily occupy and use Rented Premises for Residential Purpose on Rental basis for a period of **5years** commencing from **01/03/2020** to **28/02/2025**.

AND WHEREAS the Landlord has agreed to allow Rental Agreement to the Tenant to occupy and use Rented Premises for a period of **5 years** only on the following terms and conditions agreed to between the parties hereto:

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. That the Landlord hereby grants permission to the Tenant to occupy and use Rented Premises for residential purpose for a period of **5 years** commencing with effect from **01/03/2020** to **28/02/2025**.
2. That the Tenant shall pay to the Landlord **Rs. 10,000** per month towards the compensation and **Rs. 50,000** by **Cash** Interest free **Refundable** deposit, including all maintenance charges, for the use of the said Landlord premises. The amount of monthly compensation shall be payable within first **5 days** of the concerned month of Rental.
3. That the Tenant has further agreed to pay the Electricity charges and other incidental charges due to appropriate authorities as per the bill amount regularly during the currency of this Agreement.
4. The existing and future rates, levies, charges and fee, etc, in respect of the schedule premises including general tax, ground tax, municipal tax, etc, levied by any statutory authority in respect of the schedule premises shall be paid by the Landlord.

5. That the Landlord said Flat shall be used only for Residential Purpose and not for any other purpose
6. The Landlord said Flat is giving to the Tenant on personal basis and the Tenant shall not be entitled to transfer the benefit of this agreement to anybody else or will not be entitled to allow anybody to occupy Rented Premises or any part thereof. Nothing in this agreement shall be deemed to grant a Lease and the Tenant agrees and undertakes that no such contention shall be taken up by the Tenant at any time.
7. The Tenant shall not be deemed to be in the exclusive occupation of the Landlord said Flat and the Landlord will have the right to enter upon Rented Premises at any time during residential Purpose hours to inspect the premises with prior intimation to tenant.
8. The Tenant shall maintain the Landlord said Flat in good condition and will not cause any damage thereof. If any damage is caused to Rented Premises or any part thereof by the Tenant or his/her family members, the same will be made good by the Tenant at the cost of the Tenant whether by rectifying the damage or by paying cash compensation as may be determined by the Landlord.
9. The Tenant shall not carry out any work of structural repair or additions or alteration to Rented Premises. Only such alterations or additions as are not of structural type or of permanent nature may be allowed to be made by the Tenant inside Rented Premises with the previous permission of the Landlord.
10. The Tenant shall not cause any nuisance or annoyance to the people in the neighborhood or store any hazardous goods on the premises of Rented Premises.
11. The Tenant agreed to abide all the rules and regulations of the Society.
12. If the Tenant commits a breach of any terms of this agreement then notwithstanding anything herein contained the Landlord will be entitled to terminate this agreement by 30 days prior notice to the Tenant.
13. That either party to this Agreement is at liberty to terminate this Agreement by giving **30 days** prior notices in writing.
14. On the expiration of The Said terms or period of the Rental or earlier termination thereof, the Tenant shall hand over vacant and peaceful possession of the Landlord said Flat to the Landlord in the same condition in which Rented Premises now exist, subject to normal wear and tear. The Tenant, occupation of Rented Premises after such termination, will be deemed to be that of a trespasser.

IN WITNESSETH WHEREOF the parties hereto have herein unto set and subscribed their respective hands on the day and year mentioned hereinabove.