



RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made on this 18th day of January Two Thousand Twenty (18.01.2020) by and between:

Mr. PRAVEEN FERNANDES
Residing at No. 29, 'Santa Cruz'
18th Cross, 20th Main, 5th Phase
J.P. Nagar Bangalore – 560 078

Hereinafter called the '**OWNER/LESSOR**' of the First Part, which expression shall mean and include his/her successors, legal representatives, administrators and assigns etc.

AND:

Mr. STEVEN FERNANDES
No 1837 7th Cross 20th Main
2nd Phase JP Nagar,
Bangalore – 560078

Hereinafter called the '**LESSEE/TENANT**' of the other part, which expression shall mean and include his/her heirs' legal representatives and administrators and assigns etc, witnesseth as follows:

Whereas the Lessor is the sole and absolute owner of the **First Floor premises bearing No. 29, 'Santa Cruz', 18th Cross, 20th Main, 5th Phase, J.P. Nagar Bangalore – 560 078**, which is morefully described in the schedule hereunder and hereinafter called the Schedule Premises on rental basis for which the Lessee has come forward to take the same on rental basis on the following terms and conditions.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. This rental agreement shall commence from 1st day of April 2019 and shall be for a period of Eleven (11) months.
2. The rent will be increased after completion of 11 months at 5% on the existing rent.
3. The Lessee shall pay the monthly rent of **Rs. 30,000/- (Rupees Thirty Thousand Only)** to the Lessor on or before 5th of each succeeding English Calendar month.
4. The Lessee has paid a sum of **Rs.1,00,000/- (Rupees One Lakh only)** paid by way of cash towards security deposit to the Lessor and the Lessor has acknowledged receipt of the same. This Security deposit amount shall not carry any interest. This amount will be refunded by the Lessor to the Lessee at the time of vacating the schedule premises.
5. Whereas the Lessee hereby agreed to keep the premises in good and tenantable conditions without damages, if any damages caused by the Lessee the same will be replaced by the Lessee or the said amount will be deducted from the security deposit amount with the Lessor.
6. The Lessee shall not sub-let, under-let or part with possession of the schedule premises or any part thereof.
7. The Lessee shall use the schedule premises for **Residential purpose** only.
8. Whereas the Lessee shall not make any additions or alterations to the schedule premises without consent of the Lessor.
9. Either of the parties should give **two months'** prior notice for termination of this agreement.
10. Whereas the Lessee shall not store and keep any highly inflammable or explosive materials endangering life and property in the schedule premises and the neighborhood.
11. Whereas the Lessee has agreed to have four persons staying in the schedule premises. If more than six persons staying in the said premises for a prolonged period would lead to termination of tenancy.
12. The Lessee shall pay one month rent towards painting/depreciation charges at the time of vacating the schedule premises or the said amount will be deducted from the security deposit.

SCHEDULE

All that piece and parcel of the **Ground Floor premises bearing No. 29, 'Santa Cruz', 18th Cross, 20th Main, 5th Phase, J.P. Nagar Bangalore – 560 078**, consisting of Three bedrooms, two bathrooms cum toilet, kitchen and provided with water and electricity facility. Fittings Ceiling Fan –5 no's, Tube light –5 no's, Solar Water Heater, Geyser -1 No, Three wardrobes.

IN WITNESS WHEREOF the above named parties Lessor and Lessee have affixed their signatures to this Rental Agreement made on this day, month and year first written at Bangalore.

WITNESSES:

1. 
Janardhan

2. 
Santanidhi


(PRAVEEN FERNANDES)
LESSOR / OWNER


(STEVEN FERNANDES)
LESSEE / TENANT