

Ms. K. Nagarathnam,
3A, #86/2, Papaiah Garden, Opposite: Dental College,
Munnkolala, Bangalore 560037,
Karnataka, India.

Herein after referred as the "Lesser / Owner" of one part and between
Deepak Ranjan Sahoo.
Phone no-8149629127
Address-
At- Muktapur , Po- Nidhipur , Dist- khurdha , Pin-752020
Work location- Bangalore

Soumya Priyadarsini
Phone no-7008265905
Address-
At- Muktapur , Po- Nidhipur , Dist- khurdha , Pin-752020
Work location- Bangalore

Hereinafter referred to as a "Tenant / Lessee" of the other part.

The terms Owner and Tenant used herein shall mean and include their respective legal heirs, legal representatives, successors, administrators, executors and other lawful assigns etc.

Whereas the owner is the sole and absolute owner of the Residential premises more fully described in the schedule **3A, #86/2, Papaiah Garden, Opposite: Dental College, Munnkolala, Bangalore 560037, Karnataka, India** lessee for want of accommodation requested the lesser to Let-out to him on monthly basis for which he lesser has also agreed to let out on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Tenant shall to pay monthly rent to owner of INR 14000/- (Forteen Thousand Rupees Only) to the Owner On or before 5th of every month regularly without fail.
2. That the Tenant has deposited of INR 45000 (forty five thousand Rupees only) by cash, this amount is a security deposit cum advance the same is hereby acknowledged by the owner in presence of the following witnesses. This Security deposit shall not carry any interest and is **refundable** to the Lessee by the lesser at the time of vacating after deducting rental arrears, other dues, and cost of damages if any.
3. That the tenancy for Twelve months is commencing from the date of February 1st, 2021 and it can be renewed by mutual consent of both Owner and Tenant: after Twelve months, in case tenant wishes to continue for further period then the tenant shall pay 10% over and above the existing rent.
4. That the Tenant shall pay electricity as per meter reading to concerned authority and the owner shall pay property taxes.
5. That the tenant shall use the premises for **Residential Purpose only** shall not use the premises for any offensive or objectionable or illegal business / activities etc that the Lessee shall keep the said premises in good and tenant-able conditions. The Lessee shall not sublet or under lease

the premises to any other persons. He shall vacate and handover the vacant possession of the schedule premises to the lesser in the same condition as it was let out to him this day.

6. In case the rents for three consecutive months are due from the tenant, owner has to right to evict the Tenant from the Schedule premises after deducting the rents and other balance due from the tenant without any future notice.
7. It is hereby agreed that minimum **two months** prior notice side is required for the termination of tenancy.
8. The lessee shall keep the premises fittings and fixtures in good condition, and shall not cause any damages, if damages will deduct from deposit amount. Minor repairs in the premises born by tenant. Nailing on walls is strictly not allowed.
9. That Tenant shall keep schedule premises in good and tenant-able condition and shall handover the schedule premises as it given now at the time of vacating. Any alteration has to be done with prior permission from owner.
10. The tenant shall allow owner or his authorized assignees to inspect the schedule premises during any reasonable hours of the day.
11. That tenant shall pay painting and cleaning at the time of vacating the premises or **One Month rent** and if any damages happens actual to be deducting from deposit.
12. The Lessee shall not cause any disturbance to the neighbor and live good and social harmony.

SCHEDULE

All the piece and parcel of the Residential premises at (B32 and 3rd Floor), Papaiah Garden, Opposite: Dental College, Munnkolala, Bangalore 560037, Karnataka, India consisting of (Two bed rooms), Hall, Kitchen, Toilets, and Bathroom, with electrical and water facilities.

Fixture and Fittings: 2 Geysers, 3 tube light, 3 CFL, ward robes, 3 fans, etc.

IN THE WITNESS WHEREOF THE PARTIES HAVE SET THEIR RESPECTIVE HANDS AND THIS AGREEMENT THE DAY, MONTH, YEAR FRIST ABOVE WRITTEN.

WITNESSES

OWNER

1

2

TENANT

