**RENTAL AGREEMENT**

**THIS RENTAL AGREEMENT (“Agreement”)** is executed at BANGALORE and is effective from 19th May 2024.

**BY AND BETWEEN:**

**Mr. Shriharsha J Deshpande** aged about 45 years, residing at 105, 6th Main Road, 4th Block, BSK III Stage, Bangalore 560085**.** (Hereinafter referred to as the **"LESSOR"**, which expression shall, mean to include his heirs, legal representatives, administrators, executors and successors-in-interest and assigns) of the **FIRST PART**;

**AND**

**Mr. Nandish Shanabog Chandrika Siddaramaiah S/o C Siddaramaiah** aged about 39 years, and currently residing at No 667, Patalamma BHCS Layout, Subramanyapura Post, Uttarahalli, Bangalore (Hereinafter referred to as the **"LESSEE"** , which expression shall, mean to include her heirs, legal representatives, administrators, executors and successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS the Lessor is the sole and absolute owner of the premises bearing **No. 13, 6th Main Road, Happy Valley Layout, BSK 5th Stage, Uttarahalli, Bangalore 560061** particularly described in the Schedule hereunder written (hereinafter referred to as the **"SCHEDULE PREMISES"**). The above named Lessee has requested and approached the Owner to let out the specific portion of the 1st floor of the said property for his residential purposes only, the Owner has agreed to let out the same under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH BETWEEN THE LESSOR AND THE LESSEE AS FOLLOWS:**

1. The period of this Rental Agreement is 11 (ELEVEN) months (“Rental Period”) commencing from the Effective date of Agreement.
2. The rent payable to the Lessor for the Schedule Premises shall be a sum of **Rs.15,500/-** (Rupees Fifteen Thousand Five Hundred Only) per calendar month payable on or before the 5th of every following month. The rent shall be paid by way of cheque/cash/bank transfer. Additionally, the Lessee shall pay his portion of the actual monthly water bill and water pump charges.
3. The Lessee paid a sum of **Rs. 1,55,000/-** (Rupees One lakh Fifty-Five Thousand Only) as Security Deposit (Rs.25000/- by bank transfer on 16th May 2024 - TRN: BIL/INFT/DEK0427675, and the remaining 1,30, 000 by bank transfer on 18th May 2024 - TRN: BIL/INFT/DEM0752064). The said sum shall be held by the Lessor as interest free security deposit and shall be repaid to the Lessee at the time of the lessee handing over the peaceful and vacant possession of the Schedule Premises in good condition at the end of the Rental Period or any renewal thereof, after deducting there from any dues that may be outstanding and/or payable towards any damages.
4. The Lessee shall maintain the Schedule Premises in good condition at his cost.
5. The Lessee shall promptly pay the charges for electricity to the concerned authorities before the due date to ensure that there is no default which will result in disconnection of supply of electricity. Such receipts shall be provided to the Lessor in case required.
6. The Lessee shall use the premises for his residential purposes only and shall not sub-let, re-let or part of the said portion of the scheduled premises to any other third person/s without prior written consent of the owner. The Lessee shall not make any structural alterations or additions in the above said premises. In the event of any repair of electronic/electrical components the cost shall be borne by the Lessee.
7. The Lessee shall allow the owner or authorized representatives to inspect the Schedule Premises during the convenient hours of the day.
8. The Lessee shall whitewash and paint the Schedule Premises prior to the handover of the vacant possession of the Schedule Premises let out to him at his cost or in the alternative pay the whitewashing and painting charges which at the minimum will be equal to rent one month. Any wear and tear due to usage shall be repaired at his cost.
9. The Lessor is at liberty to deduct any arrears of rent, electricity charges, water charges, damage, or another amount payable under this Agreement, if any, out of Security Deposit at the time of Lessee vacating and handing over the vacant possession of the Schedule Premises let out to him.
10. Both the parties shall have the option to terminate this Agreement at any time by giving 2 (Two) months notice prior to such termination.
11. The Lessee shall keep the fittings and fixtures provided in good condition during the said period, if any damage caused, the same shall be replaced by the Lessee at his own cost. Below is the list of fittings provided:
12. Tube lights -3
13. Ceiling Fan – 2
14. Exhaust Fan – 2
15. Grill Door Keys – 2
16. Main Door Keys – 2
17. Wardrobe Keys – 2 sets of 2 keys each

**SCHEDULE**

**(Description of Schedule Premises)**

1st Floor back portion of the premises consisting of 2 Bedrooms, 1 Living room, Kitchen & 2 Bathrooms situated at **No. 13, 6th Main Road, Happy Valley Layout, BSK 5th Stage, Uttarahalli, Bangalore 560061** together with the fixtures and fittings as per inventory.

**IN WITNESS WHEREOF** the parties have set their respective hands to this Agreement on the day month and year first above mentioned.

` **LESSOR**

**LESSEE**

**Witnesses:**

**1.**

**2.**