**RENTAL AGREEMENT**

**THIS DEED OF RENTAL AGREEMENT** is made and executed on this 01 July 2023 between

**Mr. Ranjini KB Sunil**, aged about 46 years, residing at at No. 36**/**37, Anugraham, Horamavu Road, From Raghavendra Circle, Swamy Vivekananda Layout, Ramamurthy Nagar Bangalore 560016.

Hereinafter called the Lessor, which term shall mean and include her legal heirs, executors, administrators and assigns etc,. of the ONE PART: AND

**Mr. Panishree K S/O Mr. Rajesh K,** Aged about 46 years residing at No. 36**/**37, Anugraham, Pent House 301 (1 RK), Horamavu Road, From Raghavendra Circle, Swamy Vivekananda Layout, Bangalore - 560 016. Hereinafter called Tenant, hailing from Balaji nagar camp, sridaragadda post, talur road, ballari – 581013, which term shall mean and include his heirs, executors, administrators and assigns etc.

**Whereas** the owner is the absolute owner of the premises of above given address of Pent House which consist of 1 RK, One bathroom. HEREIN, the lessee has approached and negotiated with the lessor for the Single Occupant of the portion of the schedule premises on monthly rental basis ONLY.

NOW THIS AGREEMENT WITNESSETH BETWEEN THE PARTIES AS

FOLLOWS: THAT IS TO SAY;

1) The Lessor has already agreed to give premises on monthly rent and the lessee has occupied the demised premises on 1st month 2023. The term of the rental agreement will be renewable on every end of eleventh month with mutual consent.

2) The Owner and the Tenant have mutually agreed that the rent payable for the demised premises per month is of Rs. 6,500/- (Six Thousand Only) the lessee herein shall pay the rents by or before 3rd of every English month without fail.

3) The Tenant has agreed to pay a sum of advance/security deposit of Rs. 25,000/-. (Rupees: Twenty Five Thousand Only) and the Lessor hereby acknowledges the receipt of the same. Security Deposit shall be held by the Lessor as Advance security deposit amount for due performances of all the terms and conditions of this agreement which shall not carry any interest on the deposit amount but shall be refunded at the time of the expiry of the rental agreement or sooner determination as the case may be. The same amount shall be used on subject to recoveries towards damages if any to the demised premises, its structure or fitting and fixtures.

4) The lessee shall not make any structural additions and alternation either temporary or permanent without the written permission of the Lessor.

5) The Lessee shall keep the demised premise in good and tenantable conditions and shall be entitled to attend to any other minor repairs and replacement to the fixtures and fitting during the tenure of lease.

The Tenant shall not cause any damages to wall Structure fittings and fixtures in the premises including wardrobes, Parry ware Wash basins,1 Ceiling Bajaj Fan, Philips Tube light & 1 CFL as Electrical fittings, Bathroom fittings Water Mixers, Taps, etc., shall be maintained in a good conditions. In case of any damages caused to the equipment / structure, equivalent cost or replacement shall be borne by the Tenant.

However, the lessee shall refer to the Lessor if there is any major repair’s that ought to be carried on in the demised premises.

6) The Lessor shall be entitled to inspect the demised premises after giving reasonable notice to the lessee.

7) The Lessee shall comply in all respects with the provision of laws, rules and regulations, order of any other obligations imposed by the Central or State or local Authorities from time to time, in –ordination with the Lessor.

8) The Lessee shall not sub-let, under-let, part with the demised premises either fully or in any part thereof or assign, transfer or dispose of their interest in the demised premises.

9) The Lessee shall pay monthly BESCOM electrical charges without fail to the OWNER which is shared among the 2 rooms 301 and 302.

10) The lessee shall share cleaning charges if any related to Water Tank & Sump, Septic Tank or Required drainage Cleaning.

11) The lessee has agreed for the Painting / Whitewash / Cleaning of the house on termination of the lease For the same an amount of 1 Month Rent will be deducted from the Security Deposit (valid only for the contract period). If the contract exceeds the terms to change as per the Market Value.

12) In the event of disqualification, either of the parties shall give 2 months notice end of the 11th month to vacate the demised premises for the termination of the lease, which should not be in the middle of the month. In which case, the lessee has to vacate by 30th of the month (must adhere to this). If the lessee breaks the contract before the agreement period, 2 months rent will be deducted apart from the Painting charges.

13) 7.5% rent shall be increased on extension of the Contract Period subject to renewal of this contract by the lessee. The lessee has to inform the lessor before 2 months either for extension or dismissal of the contract. In otherwise, clause-11 and 12 will be applied.

IN WITNESS WHEREOF, BOTH THE PARTIES LESSOR AND THE LESSEE HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE MENTIONED.

**WITNESS**

1. LESSOR (OWNER)
2. LESSEE

(TENANT)