

GENERAL RENTAL AGREEMENT :-

This deed of Lease made on this 1st day of April 2023, by and between:

Mrs. Shweta Shirur, W/O Harish Shirur aged 32 years, currently residing at No-208, 2nd Floor, Baldota Elegant apartments, Mallathahalli, Nagarbhavi, Bangalore-560072

Hereinafter referred to as LESSOR/Owner, which expression shall unless the context so requires or admits or mean, and include her successor of the ONE PART,

AND

Pranesh G, aged 31 years currently residing at 309, Vijaya Springwoods, Manipal county road, AECS C block, Begur, Bangalore -560068

Hereinafter referred to as LESSEE which expression shall unless the context so requires or admits or mean, and include his successor of the OTHER PART,

Whereas the LESSOR is the absolute owner of the residential apartment whose postal address is: **No-208, 2nd Floor, Baldota Elegant apartments, Mallathahalli, Nagarbhavi, Bangalore-560072**, which has been more fully described under the schedule hereunder and hereafter referred to as schedule premises,

WHEREAS the Lessor, is intending to rent/lease the schedule premises.

AND WHEREAS the LESSEE has approached the Lessor to lease the Schedule premises for rent and whereas, the Lessor has agreed to lease the schedule premises on the monthly rent of **Rs 45000/- (Forty five thousand only) excluding water, electricity and including the applicable maintenance charges of the building.**

AND WHEREAS both the parties have thought it to fit to reduce the terms of the lease into writing, this Deed of lease is entered WITNESSETH as follows:

1. The rental shall be for a period of Eleven months only, commencing from 1st of April 2023. The agreement shall end on 31-Mar-2024. If the LESSOR is not desirous to continue the lease on the expiry of the lease period, the LESSEE should deliver the vacant possession of the scheduled premises. However, it can be extended by mutual consent only.
2. The monthly Rent payable by the LESSEE is **Rs 65,000/- (Sixty five thousand only) including maintenance charges of the building association.**
3. The LESSEE shall pay the monthly rent on or before 5th day of every month without any default.
4. The tenancy will be English Calendar month, commencing from 1st of every month and ending at the last date of every month. The rent amount, deposit, the yearly enhancement shall be done if the lease is extended further by mutual consent only.
5. The LESSEE has paid the security deposit of **Rs 1,00,000/- (One lakh Rs. only) on 30th March-22.** for the scheduled on returnable basis on completion of the terms & conditions of the rental agreement.
6. The LESSOR shall pay all taxes in respect of the schedule premises.
7. The LESSEE shall pay electricity, water & other maintenance charges in respect of the scheduled premises.
8. The schedule premises is provided with electricity through **electrical meter board RR No 8MSEH72756** and the LESSEE shall pay the electricity charges every month promptly without any default.
9. The LESSEE **shall not:**
 - Cause nuisance or inconvenience to the neighbors.
 - Do anything, which shall cause damage to the building of the schedule premises, and to the electricity, sanitary and wooden fixtures and fittings.
 - Store any explosive or inflammable articles in the schedule premises.
 - Put up any structure on the schedule premises, without the prior permission and consent of the LESSOR.
10. The LESSEE has undertaken not to sublet or mortgage or assigned his interest in any manner with respect to schedule premise without the written consent of the LESSOR.

11. If the LESSEE desires to vacate the leased premises during the period of tenancy, the LESSEE shall give two months notice in writing of his intention to vacate the leased premises and within the said period or immediately on expiry of the said period, the security deposit of Rs 1,00,000/- (Rupees one lakh only) shall be returned.
12. The LESSEE agrees to maintain the scheduled premises neat, clean and in a presentable condition, during and while vacating the scheduled premises.
13. The LESSOR covenants that the LESSEE can quietly and peacefully enjoy the schedule premises.
14. The LESSOR has the right to inspect the schedule Premises whenever desires.
15. The LESSEE is not entitled to make any repairs or make any permanent or temporary alterations to the structure whatsoever without the written consent of the Lessor.
16. If any of the terms of this Lease Deed is violated, the LESSOR shall be entitled to terminate the agreement even though the period has not expired and enter upon the schedule premises, no notice is necessary.
17. The LESSEE shall pay and discharge all dues in respect of his business, promptly and punctually and keep the LESSOR indemnify against the same.
18. It is specifically agreed that whatever the stamp duty payable to this lease deed, shall be borne by the LESSEE.
19. On due termination of the lease the LESSEE shall deliver back the possession of the schedule premises in good usable condition.
20. The LESSEE & the LESSOR having agreed to give two months prior notice before vacating the scheduled premises.
21. On vacating the premises, lesse shall pay either one month rent towards painting & cleaning charges of the premises or shall carry out the same and hand over in acceptable condition.

SCHEDULE

All the piece and parcel of the apartment “**Flat No. 309** in the **Third Floor** of “**VIJAYA SPRINGWOODS**” apartment constructed on Schedule ‘A’ Property consisting of 02 rooms, hall, kitchen, toilets, measuring **1060 Sq. Ft.** super built area with vitrified tiles flooring, water and electricity connections with a privilege to use common facilities like, staircase, open space, and share the common use of water and electricity and other establishments along with **one covered car parking** space at parking lot in the Basement Floor of the building, and bounded on the:

EAST BY	:	Flat No. 308
WEST BY	:	Flat No. 310
NORTH BY	:	Common Passage
SOUTH BY	:	Private Property

Comprising of One hall, one kitchen, two bedrooms- one with attached bathroom, one dining hall, one balcony, water and electrical facilities. The scheduled premises have electricity and sanitary connections.

IN WITNESS whereof both the parties have signed this agreement of lease in the presence of the following witnesses on the date mentioned above:

WITNESS:

1. **Pranesh G**
2. **Aishwarya G S**

LESSOR
LESSEE