



### **RENT AGREEMENT**

THIS AGREEMENT regarding rent is made on 1st day of August, Two thousand Twenty (01-08-2020) by and between:

Mrs.SUMIYA BEGUM,  
No.680, 4<sup>th</sup> CROSS, Munivenkatappa Layout,  
Nagawara, A.C. Post, Bangalore-560045,  
hereinafter called the OWNER of One Part:  
AND  
RAGHUL MUTHU AC  
2/149 Vallal pandi thurai street,V.O.C Nagar,  
Madurai - 625020

the terms OWNER & TENANT shall unless repugnant to, shall wherever the context so requires or admits mean and include their respective legal heirs, executors, administrators & representatives WITNESSETH AS FOLLOWS:

Whereas the Owner is the lawful and absolute owner of the schedule premises in third floor at premises No.680, 4<sup>th</sup> CROSS, Munivenkatappa Layout, Nagawara, A.C. Post, Bangalore-560045 whereas the tenant who is in need of a house has approached and requested the owner to let-out the portion in said premises on a monthly rental basis and the owner hereby agrees to do so under the following terms and conditions:

#### **NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

The tenant has agreed and given a sum of Rs.60,000/-(Rupees Sixty Thousand only)as security deposit to the owner and the owner hereby agreed to refund the said sum free from interest at the time of the tenant vacating & Delivering the said premises in the same condition in which it was

....2

let out or a termination of this Agreement and after deducting the dues payable if any by the Tenant to the Owner.

The Tenant has agreed to give a monthly rent of Rs.8300/- (Rupees Eight Thousand Three Hundred only) excluding Electricity and Water charges.

The tenancy month shall be the English calendar month and the rent of each month shall be paid on or before 5th of every succeeding month without fail.

THIS AGREEMENT SHALL BE IN FORCE FOR A PERIOD OF 11(ELEVEN) months w.e.f. 1.08.2020. However, the same could be renewed for a further period by mutual consent under fresh terms and conditions with 10% increment in rent.

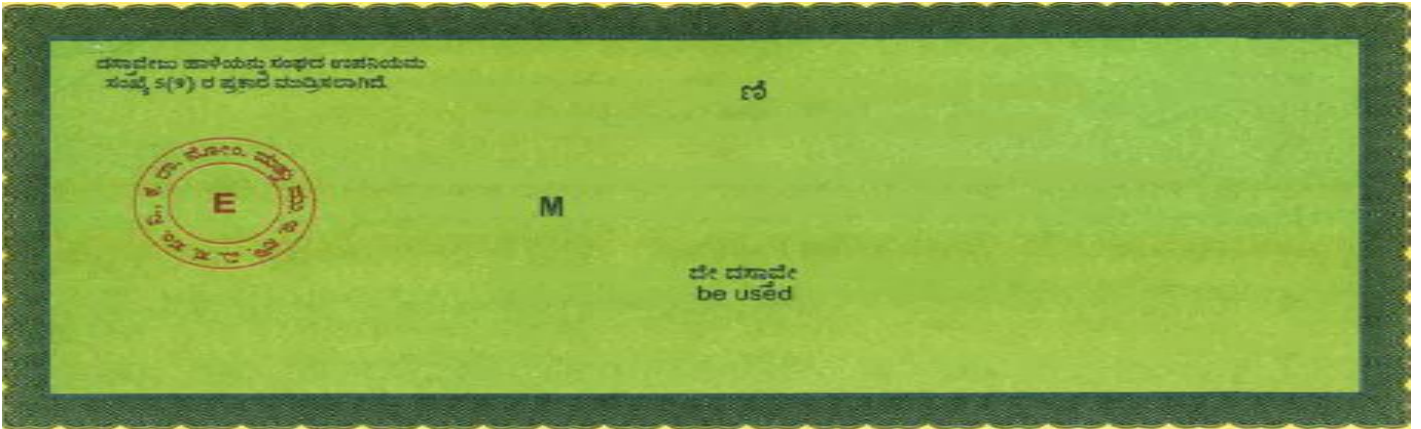
IN CONSIDERATION OF the Security deposit given and the rents reserved the Tenant is put into peaceful possession and occupation of the Scheduled premises and the tenant is hereby entitled to use the said premises for the residential purpose for which it has been mutually agreed upon by & between the parties hereto and shall not use the same for any offensive or Illegal trade/business/activities etc., punishable under law. And also Shall not stock any inflammable/Explosive/Harmful material in the said premises.

THE TENANT HEREBY AGREES WITH THE OWNER TO:

- a) Pay Electricity charge and water charge as and when they fall due without allowing any arrears. And the monthly maintenance charge to be shared.
- b) Keep and maintain the said premises clean and in good tenantable condition without causing any damages in whatsoever manner nor shall make any structural additions or alterations to the said premises.
- c) Use the said premises without causing any nuisance to others and other users of the said premises.
- d) Not to sub-let or re-let or under-let or in any way with the possession or sell the tenancy to any third party/person in whatsoever manner
- e) If the tenant commits any default to pay the rent regularly on due dates or commit any default to observe or perform any of the terms hereto agreed, then the Owner hereby reserves the right to terminate the tenancy hereto granted and take over possession of the said premises.
- f) Shall pay painting charges for premises of occupation while vacating the same.
- g) Shall pay for damages caused if any to premises or fittings provided thereon or the cost for same shall be deducted from advance.

The owner shall be entitled to inspect the premises at reasonable hours with prior intimation.

EITHER PARTY SHALL GIVE TWO MONTH'S NOTICE IN ADVANCE FOR TERMINATION OF THIS AGREEMENT.




-3-

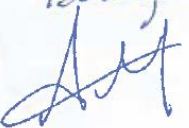
### SCHEDULE

House in Third floor at premises No.680, 4<sup>th</sup> CROSS, Munivenkatappa Layout, Nagawara, A.C. Post, Bangalore-560045 consisting of: One Hall, One Bedroom, One Kitchen, Bath and Toilet - provided with all amenities. And fitted with all electrical & Plumbing fittings with Geyser.

IN WITNESS WHEREOF the parties to this agreement have set their hands on the day, month and year first above mentioned at Bangalore.

#### WITNESSES:

1)   
Viray Kudkarni  
Bangalore

2) 

  
OWNER

  
TENANT