**RENTAL AGREEMENT**

This **Rental agreement** is made and executed at Bangalore on this 10th of January Two Thousand Nineteen (10/01/2019)

**BY: RATNAPRABHA DINESH**

Aged about 45 years

Residing at : ‘ Sriram White House Apartment

Flat No : E-11-103, 15th Cross, R.T. Nagar,

**BANGALORE-560032**

Hereinafter called the “ OWNER” of the ONE PART, in favor of :

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**Mr. P. RAJENDRAN** (Aged about 33 years)

S/O V. Periyasamy

9/105, Veppanatham pudhur, Vasanthapuram (PO), Namakkal (TK)

**Tamilnadu-637002**

Hereinafter Called the **“TENANT”** of the OTHER PART

The term OWNER and TENANT shall mean and include there legal heirs representatives, administrators, successors and assigns) Witnesseth as follows.

Whereas Mr. DINESH RAMAPPA, is the absolute owner of the schedule premises at **No.16, 3rd Cross, Chowdaiah Block, R .T. Nagar Post, Bangalore-560032,** and the tenant approached to owner to let out schedule premises on rental basis, under the following terms and conditions.

**NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS:**

1. That the duration of this Rental agreement shall be fixed for a period of **ELEVEN (11) MONTHS** commencing from 10-12-2018.

2. That the TENANT agrees pay monthly rent of **RS.19500/- (Rupees Nineteen Thousand Five Hundred only)** to the owner, on or before 5th day of every English Calendar month without fail.

3. That the TENANT has paid a sum of **RS. 75,000/- (Rupees Seventy-Five Thousand Only)** by way of cash as to the owner towards security deposit. The said amount shall not bear any interest and the said amount will be refundable by the owner to the TENANT at the time of vacating and handing over the possession of the schedule premises.

4. The tenant shall pay electricity charges as per bill separately to the concern end department every month. And water charges shall be shared equally with other tenants every month.

5. The tenant during the period of tenancy shall not make any alternations, additions or damages, to the structure and in case damages occurred the same shall be repaired at his own cost and expenses and keep the premises in good condition.

6. The tenant agrees to use the schedule premises for Residential purpose only shall not for any illegal activities.

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7. Both the parties shall give (01) One month advance notice to each other for cancellation of this agreement of this agreement in writing.

8. After eleven (11) months the rent will increase by 5%.

9. The tenant shall paint the schedule premises at their own cost at the time of the advance amount.

**SCHEDULE**

All the piece and parcel of the schedule premises East portion situated at **No. 16, 2nd Floor, Back portion, 3rd Cross, Chowdaiah Block, R.T. Nagar Post,Bangalore-560032,** It consisting of One hall, One Bathroom, kitchen, common bathroom and toilet, Electricity and water facility, with RCC roofing provided with Fans 3Nos, Geyser-1No,Tube Light-4Nos.

In witness where of the OWNER and the TENANT have affixed their signatures to this agreement on the day, month and year above mentioned.

**WITNESSES**

**1)** **(RATNAPRABHA DINESH)**

**(OWNER)**

**2)**   **(P. RAJENDRAN)**

**(TENTANT)**