

# Tenancy Rules & Regulations

Applicable to tenants residing at #3/1 Coconut Garden, New Thippasandra, HAL 3<sup>rd</sup> Stage, Bengaluru 560075, Karnataka, India

## 1. General Conduct

- The tenant must maintain peaceful enjoyment of the premises.
- Activities that cause public nuisance, disturbance to neighbours, or violate local laws are strictly prohibited.
- Quiet hours are expected between **10:00 PM and 6:00 AM**.

## 2. Occupancy & Use

- The premises shall be used for **residential purposes only**.
- Only those named in the rental agreement may reside in the apartment.
- **Subletting, paying guest accommodation, or commercial use** is strictly **prohibited** unless specifically permitted in writing by the landlord.
- Guests staying longer than **3 consecutive days** must be disclosed to the landlord.

## 3. Maintenance Responsibilities

- The **tenant is responsible for routine maintenance** (cleaning, pest control, light fixtures, etc.).
- Any **damage caused by negligence or misuse** must be repaired by the tenant at their own cost.
- **Structural repairs or major repairs** must be reported to the landlord immediately.

## 4. Utilities

- The tenant shall pay directly for all utility services, including:
  - **Electricity** (BESCOM)
  - **Water supply** (BWSSB)
  - **Internet, gas, and other subscriptions**
- All bills must be paid **before the due date**, and the landlord may request proof of payment at any time.
- Any arrears or disconnection charges arising from non-payment will be the tenant's responsibility.

## 5. Alterations & Modifications

- No structural changes, drilling, or alterations (including painting, installation of AC units, TV etc.) can be made **without prior written approval** from the landlord.

- The apartment must be restored to its original condition before vacating.

## 6. Smoking Policy

- **Smoking is strictly prohibited** inside the apartment and on shared/common areas (stairs, corridors, rooftop, etc.).

## 7. Entry & Access

- The landlord or their authorized representative may **inspect the premises** with prior notice, except in case of emergency.
- The tenant shall not duplicate or share house keys with third parties without the landlord's permission.

## 8. Termination & Vacating

- The premises must be handed over in clean and usable condition.
- The tenant must serve a **written 2-month notice** before vacating the premises.
- If the tenant vacates without proper notice, the **security deposit may be adjusted accordingly**.
- The landlord shall also provide **2 months' notice** for termination of tenancy unless grounds for eviction apply.

## 9. Security Deposit

- A **security deposit** (not exceeding **10 months' rent**) is collected and is **refundable** after adjusting for damages (if any), unpaid bills, and/or cleaning charges.
- Deposit must be returned within a **reasonable time (typically 30 days)** after the tenant vacates.

## 10. Prohibited Activities

- No illegal activities, including storage or use of banned substances or firearms.
- No storage of inflammable, hazardous, or dangerous goods.
- No short-term rentals (e.g., AirBnB) or any activity that may violate municipal or housing laws.