**Tenancy Rules & Regulations**

**Applicable to tenants residing at #3/1 Coconut Garden, New Thippasandra, HAL 3rd 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.