

The term OWNER and TENANT used herein shall mean and include their respective legal heirs, legal Representatives, administrative, successors, executors and other lawful assigns etc.

WHEREAS, the Tenant is in urgent need of the accommodation has come forward before the OWNER to let out residential premises and the OWNER has hereby agreed to let out the schedule premises to the TENANT herein under the following terms and conditions

TERMS AND CONDITIONS:

1. The first party is the absolute owner of the house, consisting of one Hall, 1 Kitchen, 2 Bedroom and 2Bathroom.
2. The Rental period shall commence from 1st April 2020 and it is for a period of 11 (Eleven Months) months.
3. The TENANT has paid on this day a sum of Rs. 1,00,000 (One Lakh only), towards security deposit cum advance amount trough to the owner and the same is hereby acknowledged by the owner in presence of the following witnesses. The deposit paid by cheque "483244". The security deposit shall not carry any interest and is refundable to the Tenant by the owner at the time of completion of the rental period after deducting any arrears in rent, electricity charges, damages, painting & cleaning charge etc.
4. The Tenant has hereby agreed to pay a rent of Rs 27,500 + Maintenance, to the Owner on or before 10th of every calendar month.
5. The Tenant shall pay the Electricity Charges separately to the concerned authorities and preserve the connection intact.
6. The owner shall have the right to terminate the tenancy if the tenant fails to pay the rents regularly for a consecutive period of One Months or commits breach of any terms herein and take the possession of the premises.
7. The tenant shall keep the schedule premises in good and tenable conditions. Any alteration has to be done with prior permission from the OWNER.
8. The tenant shall allow owner or his authorized person to inspect the schedule premises during any reasonable hours of day time.
9. Either of the parties shall give 01 month prior notice for vacating the schedule premises.
10. After the completion of 11 months the tenant shall pay an increase of 10% in the existing rent.
11. The Tenant shall pay Painting & cleaning Charges at the time of vacating the premises.

SCHEDULE OF PREMISES

All that piece and parcel of the residential premises

RAVICHANDRA R

#309 B Block, Vanshee Eldorado Apartments, Next to Innovative Multiplex Theatre,
Outer Ring Road, Marathahalli, Bangalore- 560037

Water Heaters - 2 (Electric and LPG), 4 Nos. Ceiling Fans, 5 Tube lights, 1 TV Stand

IN WITNESSES WHEREOF the OWNER and TENANT herein have set their respective signature to this
agreement of rent on the day, month and year first above mentioned.

WITNESSES

1. *Yousse Youda*

932 250

2. *Chandrasappa*

S. Banogar
OWNER Sangameshwari

TENANT Ravichandra R