And

1. **Mr. Sagar Tavse, S/O Sanjay Tavse, No.2 Goyal Nagar, Indore, M.P. 452 018**
2. **Mr. Shubham Sharma, S/O Satish Sharma, 1-8 Nand Niketan Essar Township, Jamnagar, Gujarat 361 006**

Hereafter, called the **TENANT** of the OTHER PART.

Whereas the owner is the absolute owner of the Scheduled Premise situated at: **Flat No. 340, Mahaveer Dazzle Apartment, Hoodi Village, Bangalore- 560 048.** The tenant approached with the owner to let-out the said Premises on MONTHLY Rental basis, and the owner agrees to let out the same under the following terms and conditions: -

1. **DURATION**: The duration of the rental shall be for a period of 11 Months commencing from 01/02/2018 and is subject to renewal thereafter under agreed terms and conditions by the OWNER the every 11 Months of renewal and 5% rise of the agreement after mutual consent between the parties.
2. **RENT:** The monthly rent by the Tenant to the Owner for the Scheduled Property shall be **Rs.23000/- (Rupees Twenty-Three Thousand Only)** which include maintenance charges paid on or before 3rd day of every English Calendar Month.
3. **DEPOSIT:** The tenant has paid total amount of **Rs.1,00,000/-(Rupees one lakh only)** by way of cash as security deposit refundable to the tenant at the time of vacating the Scheduled premise.
4. **ELECTRICITY:** The tenant shall pay the electricity charges to the concerned authority.
5. **INTERNAL MAINTAINENCE:** The tenant shall maintain the Scheduled Property and all fixtures and fittings in a state of good order and condition and shall not cause any damages or disfigurement to the Scheduled property therein always expecting
6. **USE:** The Scheduled Property shall be used by the **TENANT** for the **residential purpose only.**
7. **LIABLE FOR DAMAGES:** It is agreed that any damages caused by the tenant in the scheduled property shall be made good by the tenant promptly or the same amount shall be deducted from the security deposit.
8. **ADDITIONS AND ALTERATIONS:** The tenants shall not made any additions or alterations without the written consent of the owner.
9. **SUB LETTING:** The Rental shall not assign, transfer, sublet or part with the possession of the Scheduled premise or any part thereof to anyone else without the prior written consent of the OWNER.
10. **INSPECTION:** The Lessor or his authorized agents on a prior notice shall be entitled to enter upon the Scheduled premise during reasonable hours and inspect the same to justify that the lesser premises is used in accordance with the terms of the lease.
11. **TAXES AND CESSES:** The lesser shall bear and pay all property taxes to the concerned authorities in regard to the Property as and when in falls due.
12. Whereas the termination of this agreement shall be on **Two (2) months** prior information by either side of both the parties.
13. At the time of vacating the House Tenant has to pay for the repaint charges Rs. 20,000/- the Scheduled Premises or it will be deducted from advance amount.

**SCHEDULED PROPERTY**

All the piece and parcel of the Premises situated at: **Flat No. 340, Mahaveer Dazzle Apartment, Hoodi Village, Bangalore- 560 048.**

Consisting of: One Hall, One Kitchen, Two Bedrooms, Two Bathrooms Cum Toilet provided with Water and Electricity facilities.

Fittings & Fixtures:

* Geyser: 1 No.
* Ceiling Fans: 4 Nos.
* Tube Lights: 4 Nos.
* CFL Lights: 4 Nos.
* Curtain rods with Brackets: 5 Sets.
* Wardrobes: 2 Bedroom.
* Mirror Cabinet: 1 No.
* T.V. Cabinet & Kitchen Cabinet: 1 No.
* Dining Table with 6 chairs.
* Double Bed.
* Modular kitchen set L shape with High Quality Hardware.

In witness whereof both the Owner and Tenant have signed this agreement in the presence of the following witness on the date, month and Year mentioned above.

**WITNESSES**

**1. OWNER**

**MR. B. VENKATAIAH**

**2. TENANTS**

**1. SAGAR TAVSE**

**2. SHUBHAM SHARMA**