**RENTAL AGREEMENT**

THIS RENTAL AGREEMENT is made and Executed at Bangalore on this **7th** day of October **2024**. **(07.10.2024)** by and between:

**Mr. Sajesh Nambiar,Aged about 40 Years,**

**S/o. Janardhanan Nambiar,**

**F.No. 302 Sterling Domain,**

**Neeladiri Nagar 16th Cross, Electronics City,**

**Bangalore 560100.**

Hereinafter called as the **LESSOR** (which expression shall mean and include wherever the context so requires admits his heirs, executors, representatives and assignees) on the **ONE PART:**

**Mr. Madiri Purushotham**

**S/O Madiri Naaryana**

**0000, Pedraju Palli,**

**Miniki, Ramasamudram**

**Chittoor, Andhra Pradesh 517417**

**Aged about: 30 Years.**

**Aadhar No: 803847326023**

Hereinafter called as the **LESSEE** (Which expression shall mean and include wherever the context so requires, admits their executors, representatives and assignees) on the **OTHER PART**.

**WITNESSES AS FOLLOWS:**

Whereas the lessor is the absolute owner of the residential premises situated at **“No.302 Sterling Domain, 16th Cross, Neeladri Nagar, E City 1st Phase, Bangalore 560100.”** Which are more fully described in the Schedule written hereunder and hereinafter referred to as the **“SCHEDULE PROPERTY”** Whereas the Lessor has agreed to grant a lease out the schedule premises to the Lessee under the following terms and conditions:-

* **DURATION**: The duration of the Lease shall be paid for a period of **11 Months**, Commencing from **25.10.2024,** but it can be extended by mutual consent**.**
* **RENT**: The monthly rent payable by the Lessees to the Lessor for the Schedule Property shall be **Rs. 12,000/- (Rupees Twelve Thousand Only),** per month. This amount shall be paid every month on or before **5th** the day of subsequent month**.**
* **ELECTRICITY & WATER MAINTENANCE CHARGES**: The Lessees shall pay the Electricity charges separately to the concerned department regularly as per the bill every month regularly Water & Maintenance charges of **Rs 2000/-(Rupees Five Hundred Only)** shall be paid to Apartments society.
* **LIABLE FOR DAMAGES**: It is agreed that any damages caused by the lessees in the Schedule Property shall be made good by the Lessees promptly. The lessee shall not cause any damage to the schedule property & its fixtures and fittings during the subsistence of this lease period. In the event of any damage to the fixtures and fittings, the lessee shall make good the same to the lessor. The lessee shall attend to minor repairs at their cost and shall keep and maintain the schedule property in good and tenantable condition at all times**.**
* **USER:**The schedule property shall be used by the lesser only for his **Residential** purpose and shall not use for any unlawful or business or occupational purpose. The Lessee shall not sublet, underlet or part with possession of the schedule property to anybody, modify or alter the same without the consent of the lessor in writing**.**
* **SECURITY DEPOSIT:** The Lessees had paid sum of **Rs.60,000/- (Rupees Sixty Thousand Only),** by online transfer, as security deposit. The deposit amount shall be refundable by the lessor to the lessee without any interest at the time of vacating the schedule premises**.**
* **TERMINATION OF LEASE:**Lessor and lessee can terminate the lease during the operation by giving Two**(2)** month prior notice**.**
* **HANDLING OVER:**The Lessee on the expiry of the lessee period shall handover the vacant possession of the schedule property to the lessor alone and not to any person**.**
* **INSPECTION:** The Lessor or their respective shall inspect the schedule premises at all reasonable hours with prior intimation**.**
* **SUB LEASE:**The Lessee shall not be entitled or permitted to assign, underlet or sublet the schedule premises or any part thereof or part with possession of the demised property or any part thereof to anybody whatsoever.
* **PAINTING CHARGES:** The Lessee Liable to pay **Nil** at the time Vacating the Premises to the Lessor.

At the time of vacating the premises, if there are any arrears of rent, electricity or if any damage is caused by the tenants to the premises / fixtures, fittings, such damages shall be deducted by the owner from the security deposit

Notwithstanding what is stated above, the agreement shall be liable to be revoked by the Lessor, if the Lessee is in default in the payment of the rent and / or other charges for two months after the same have fallen due or if the Lessee/ Lessor commit breach of any terms and conditions of this agreement**.**

**SHEDULE PROPERTY**

All that piece and parcel in portion at **“No.302 Sterling Domain, 16th Cross, Neeladri Nagar, E City 1st Phase, Bangalore 560100”** Consisting of One Hall, One Bedroom, One Attached Bathroom, One Common Bathroom,Kitchen

Fixtures: Ceiling Fans – 2 Nos, Ceiling fan with light -- 1 Nos, Faber Kitchen chimney – 1 Nos, One Single Diwan (Sitting), King size bed – 1 Nos. (Brocken), Water geysers – 1 No, Water purifier(Aqua guard Not working) -- 1 No, wooden templestand – 1 No, Shoe rack – 1 No, Hanging decorative lights – 2 Nos, Curtains on all window – 3 Nos.

IN WITHNESS WHEREOF THE parties have executed this agreement in the presence of the following witnesses on the day, moth and year as first above mentioned.

**WITNESSES:**

1. **LESSOR / OWNER**

1. **TENANT / LESSEE**