



RENTAL RENEWAL AGREEMENT

This indenture of **Rental Renewal Agreement** is made and executed on this the Eleventh day of April, Two Thousand Twenty One (11.04.2021) at Bangalore, by and between: DR. P. VENKATRATHNAM, No 1092, 23rd Ath Cross, 23rd Main, HSR LAYOUT SECTOR 2, Bangalore - 560102 hereinafter called **Owner** of the **ONE PART** and Mr. Santosh Yadav, San Rameshwar Yadav aged 33 years, working in Bangalore at Fidelity National Financial, Brigade Tech Gardens, Kundalahalli, Brookefields Green Avenue, Kundalahalli, ITPL Main Rd, Phase 2, Brookefield, Bengaluru, Kamataka 560037

Hereinafter called the **Tenant** of the **OTHER PART**;

Whereas the terms Lessor and Lessee shall mean and include the said owner, his/her heirs, legal representatives, administrators, executors, successors and assigns etc.

Whereas, the owner herein is lawfully seized and well possessed of residential house premises at , No 1092, 23rd Ath Cross, 23rd Main, HSR LAYOUT SECTOR 2, Bangalore - 560102 Which is more fully described in the schedule appearing hereinafter called the **SCHEDULE PREMISES** for the sake of brevity.

And whereas the owner has this day let-out the schedule premises to the Tenant on monthly rental basis under the following terms and conditions.

TERMS & CONDITIONS:

1. The owner has this day i.e. 11.04.2021 put the tenant in possession of the Schedule Premises for a period of Eleven Months. And after expiry of 11 months, it can be renewed with mutual consent of both the parties.
2. The Tenant shall pay a monthly rent of **Rs.16, 000/- (F Thousand Rupees Only)** to the owner on or before 5th of every English calendar month regularly, promptly and punctually. If the Tenant fails to pay the rent consecutively for two months or keeps the rent due for more than two months, then the owner is at liberty to evict the tenant from the Schedule Premises immediately and without reference to the tenancy period and without prejudice to his right to deduct such arrears of rent etc., out of the Advance amount.
3. The Tenant has this day paid a sum of **Rs.50,000/- (Rupees Thirty Five Thousand Only)** to the Owner by way of cash towards **ADVANCE /SECURITY DEPOSIT** before the under mentioned witnesses, which sum the Owner does hereby acknowledge and confirm. This advance amount shall not carry any interest, but refundable to the Tenant at the time of vacating the schedule premises, subject to deductions of arrears of rent, electricity and water charges, if any. There will be 10% increase in rent for every renewal.

4. The Tenant shall pay the electricity charges of the schedule house to the concerned department. The Tenant shall pay the water charges and maintenance charges separately to the owner every month.
5. The tenant shall use the schedule premises for residential purpose only and keep it in good order and tenantable condition and shall not make any alterations/ additions therein without prior consent from the owner.
6. The tenant shall not sub-let / under- let the schedule premises to any body under any circumstances.
7. The Tenant if causes any damage to the schedule premises, he shall restore/ repair the same at his own expenses, failing which the owner is at liberty to deduct such repair/ replacement cost in advance amount. As the owner has delivered possession of the house with new painting, the tenant shall get it re-paint the house with new painting, the tenant shall get it re-paint the house while vacating the schedule premises.
8. The tenancy can be terminated by either of the parties by giving to the other of them two (2) months prior notice.
9. The owner shall pay the property taxes of the schedule premises to the concerned revenue authorities whenever the same falls due.

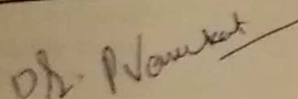
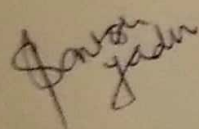
SCHEDULE

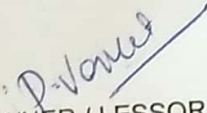
ALL THAT PIECE AND PARCEL OF THE HOUSE PREMISE BEARING at , No 1092, 23rd Ast Cross, 23rd Main, HSR LAYOUT SECTOR 2, Bangalore - 560102 consisting of One bedrooms, one Hall, One Kitchen, one Bath and Toilet together with AEH Electricity and Bore well water supply connections. The house is equipped with the following items of the owner, which are to be maintained and handed over intact at the time of vacating.

Ceiling Fans	Nos.2
Tube Light Sets	Nos.3
Bulb points	7 Nos. with bulbs
Geyser	15 Lts. Capacity -1 No. in bath room
Main Door Keys	two in original
Wardrobe	One wardrobe, Keys one set
Show case keys	one with keys
Wash basin in bath room	One no.
Bath Room fancy fittings	English commode, Good quality taps 2 nos.
	One shower.

IN WITNESS WHEREOF, both the parties hereto have affixed their signature to this Rental Agreement on the date aforesaid at Bangalore before the undermentioned witnesses:

WITNESSES

1. 
2. 


OWNER / LESSOR


TENANT / LESSEE