



Government of Karnataka

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The terms **OWNER** and **TENANT** used herein shall mean and include their respective legal heirs, Legal representatives, successors, administrators, executors and other lawful assigns, etc.

Whereas the Lessor is the absolute owner of the **RESIDENTIAL** House Premises situated at House #20,4th Cross,Ramanjaneya Layout,opp Kalamandir, Marathahalli post,Bangalore-560037 Karnataka and the Owner is prepared to let out the below mentioned schedule premises (**2nd Floor**) to the above said Tenant on monthly rent, tenant is all so agreed, the following terms and conditions,

NOW THIS RENTAL AGREEMENT WITNESSE THIS AS FOLLOWS:

1. The rental period shall commence from **01-April-2019** and it is for a period of **11 (Eleven)** months. And in case tenant wishes to continue then the tenant shall pay **5%** Increase on the existing rent.
2. The **TENANT** has paid a sum of **Rs.80,000/- (Rupees Eighty Thousand only)** towards security deposit cum advance amount to the owner and the same is hereby acknowledged by the owner in presence of the following witnesses. 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 charges etc.
3. The Tenant has hereby agreed to pay a monthly rent of **Rs.16,000/- (Rupees Sixteen Thousand only)** onwards to the Owner on or before 5th of every calendar month.
4. The **TENANT** shall pay **Electricity** separately in respect of the schedule premises and preserve the connection intact.
5. The owner shall have the right to terminate the tenancy if the tenant fail to pay the rents regularly for a consecutive period of **One Month** or commits breach of any terms herein and take the possession of the premises.
6. It is hereby agreed that **One Month** Prior Notice on or either side is required for the termination of tenancy.
7. The **TENANT** shall keep the schedule premises in good and tenantable conditions. Any alteration has to be done with prior permission from the **OWNER** any minor repairs shall be done by the tenant at his own cost. The Tenant should not let-out or shares the house to anybody.

8. The **TENANT** shall not store any combusive substance or inflammable substances banned under law in the premises.
9. The Tenant shall Not Cause any Damage to the Fixed Fixtures on the Said Property any Damage Cause be repaired at the tenant. The tenant shall pay the painting charges(One Month Rent) at the time of vacating the Schedule Premises.

SCHEDULE

All that piece and parcel of the **#20,4th Cross, Ramanjaneya Layout,opp Kalamandir, Marathahalli post,Bangalore-560037**

Consisting of **1BHK**, Bath Room & toilet together with water & Electricity Facilities.

IN WITNESS WHERE OF 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.

OWNER:- Gopal.E

2.

TENANT:- 