

Sri. G E HONAPPA, residing address at: # House No.91, Ground Floor, Vinayaka Layout, Kempapura, Hebbal, Bangalore:560 024, Karnataka, Hereinafter called the **"OWNER"** of the One Part.

AND

Sri. PRINCE PRIYADARSHI, aged about 31 years, S/o S N SINGH residing address at: # House No.91, Ground Floor, Vinayaka Layout, Kempapura, Hebbal, Bangalore:560 024, Karnataka, Hereinafter called the **TENANT** of the OTHER PART.

The term Owner and Tenant shall mean and include their respective legal heirs, representatives and successors and assigns witnesseth as follows:

Whereas **G E HONAPPA**, is the absolute owner of premises situated at: # **House No.91, Ground Floor, Vinayaka Layout, Kempapura, Hebbal, Bangalore:560 024, Karnataka**, herein referred to as "Schedule Premises". The tenant approached the owner to extend the duration of the rent for further period to the said premises on rental basis under following terms and conditions:

IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. That the duration of this Rental agreement shall be for **Eleven (11)** months commencing from **01-11-2016** and upon mutual understanding it can be extended by increasing 5% for every Eleven months.
2. The tenant agrees to pay monthly rent **Rs. 8,300/- (Rupees Eight Thousand Three Hundred Only)** to the owner on or before 10th day of English Calendar month.
3. The Tenant has paid a sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** by way of Cash to the owner towards the security deposit. The said amount shall not bear any interest and the same will be refunded at the time of vacating the position of the schedule premises.
4. The Tenant shall not sub-let or re-let the schedule premises to anybody without the written consent of the owner.
5. The Tenant shall pay the electricity, water charges and maintenance charges as per the bill to the concerned department on or before the due date.
6. The Owner shall pay property tax and other charges or cesses payable to the local authority in respect of the Schedule Property.
7. The Tenant shall not make any damages, alterations or additions to the schedule premises without written consent of the owner. In case any damage the same shall be deducted from advance amount.
8. The Tenant agrees to use the schedule premises for Residential purpose only.
9. Both the parties shall give three (3) months advance notice to each other for cancellation of this agreement.
10. The Tenant shall pay painting cleaning charges will be deducted from Security Deposit at the time of vacating the premises.