



TENANCY AGREEMENT

This Tenancy Agreement is made and executed at Bangalore on this 22.01.2013 by
MR .P .RAJA SEKHAR
AGED ABOUT 28 YRS
S/O.MR.KRISHNA PARAMATMA PENTAKOTA
R/at NESTER RAGA B-502,
OPP MORE MEGA
STORE BANGALORE-
560 048

Hereinafter called the 'OWNER' of the One Part. AND
MR.VENKATA BHYRAVA MURTHY MUTNURI & P/at NO.17-2-16, I/EERABHARAPURAM AGED
ABOUT 26 YRS
S/n.MR.RAGHAVENDRA RAO
W/at CODINZANT TECHNOLOGIES BVT.LTD
BANGALORE
RAOAHMUNDY ANDHRA PRADESH
533105

Hereinafter called the 'TENANT' of the Other Part.

The terms 'Owner' and 'Tenant*' shall mean and include their heirs# legal representatives# administrators# assigns of their respective parts as parties themselves wherever the context admits and includes the same.

Whereas the Owner is the sole and absolute owner of the Residential property which is morefully descrmed in the schedule hereunder and at the enjoyment of. the owner. Whereas the Tenant for want of Residential purpose approached the owner to let out the premises on monthly rental and the owner agreed for the same under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The tenancy shall commence from 11.04.2012 and initially valid for a period of eleven months and may be renewed with 5 % enhanced rent for further periods before the expiry of this agreement after mutual consent between the parties.
2. The tenant shall pay a monthly rent of Rs. 15,000/- (Rupees Fifteen thousand only) to the owner on or before 5th of every succeeding month as per the english calendar month.
3. The tenant has paid a total sum of Rs. 1,50,000/- (Rupees One Lakh fifty thousand only) to the owner towards advance/security deposit. This sum shall carry no interest but refundable to the tenant at the time of vacating the premises after deductions for damages and dues if any.
Re painting cost = One Month Rent
4. The tenant shall pay for the electricity charges separately and water charges separately
5. The Owner/Tenant shall give to the Tenant/Owner 1100 (2 month advance notice for vacating of the premises.
6. The Tenant shall allow inspection by the owner during all reasonable hours and the tenant shall not re-lease or alter the premises and shall while vacating the same shall hand over it to the owner only in the same condition in which it was occupied save normal wear and tear.
7. The tenant shall maintain the premises in good and tenantable condition during the tenancy period.
- * - * - n ^ as @ the tenant vacates even before the agreed period of eleven months then the owner shall deduct Rs. 15,000/- towards brokerage

SCHEDULE OF THE PREMISES

FLAT No * B503, NESTER RAGA APARTMENTS, MAHADEVAPURA,
OPPOSITE MORE MEGA STORE, BANGALORE-560 048

Consisting of 3BHK

Fitted with Fans- # Geyser-1 , Lights- , Fan

IN WITNESS WHEREOF + - v, ' and Tenant have signed this agreement
on the day month 1 J e * w and year first above mentioned.

WITNESSES?

OWNER

1. X r

2 Vi 'nf

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TENANT