



Here in after called the "OWNER/LESSOR" of the ONE PART; and

**Mr. AKHIL MUNIR KITTUR**

S/o. Munir Kittur,

Office Address:

Permanent Address:  
H.N. 4229, Chandu Street,  
Kaktives Road,  
Belgaum,  
Mob: 9886086176

Here in after called the TENANT/LESSEE of the OTHER PART:

**WITNESSES AS FOLLOWS:-**

WHEREAS the Owner/Lessor is the sole and absolute owner of the Schedule premises, whereas the Lessee has approached the Lessor to letout the schedule premises on rental basis, and the Lessor agrees to let out the same under the following terms and conditions:

- 1) Rent shall be payable by the Tenant for the said premises of **Rs.10,000/- (Rupees Ten Thousand Only)** per month. Rent payable within 5<sup>th</sup> day of every month without fail.
- 2) An advance amount of **Rs.40,000/- (Rupees Forty Thousand only)** by way of Cash, has been paid by the Tenant the owner on this day in the presence of the following witnesses and the owner has acknowledged the receipt of the same. This advance amount shall not carry any interest and the same will be repayable by the Owner to the Tenant while vacating the premises.
- 3) The Rental Agreement is for a period of **11 (Eleven) months**, renewal from **01/08/2019**, and is subject to renewal thereafter under mutually agreed terms and conditions with an enhancement of **5%** in the existing rent.
- 4) The Tenant should use the said premises for **Residential Purpose** and shall not use for any illegal purpose.
- 5) The Tenant shall pay the **Electricity Charges** separately to the concerned department regularly as per meter bills. Water charges will sharing by co-tenants.
- 6) In case Tenant wants to vacate or owner wants his schedule premises both the parties should inform each other by giving **1 (One) month** advance notice.
- 7) The Tenant shall not sublet or underlet the premises to any other person unless permitted by the Owner.

- 8) The Tenant shall keep the premises in good condition and shall not cause any damages to the premises. In case damages caused then the repair charges should be paid by the Tenant.
- 9) The Tenant shall pay agree **ONE MONTH RENT** towards repainting charges at the time of vacating the premises or same amount will be deducted from the security deposit.

**SCHEDULE PROPERTY**

The **Second Floor**, residential premises situated at # **No.26, 2<sup>nd</sup> Cross, 21<sup>st</sup> Main, Near Chavara Church, Ejipura, Bangalore-560047**. Consisting of: Two Bedrooms, One Hall, Kitchen, attached bathroom & toilet with electricity and water facilities.

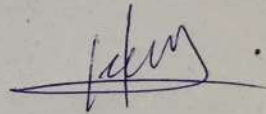
**Fittings & Fixtures**: Fans -3 Nos, Tube Lights -3 Nos, Geyser-1 No.  
Bulbs-5 Nos.

IN WITNESSES WHEREOF both the parties agrees and sign this agreement on this day.

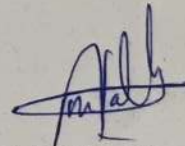
**WITNESSES:**

1. Atul  
Ajman Bedgaunkar

2. Rahul  
Palaksha



**OWNER/LESSOR**



**TENANT/LESSEE**