

Sri. Ankush Goyal S/o. Tarsem Goyal, aged about 33 years, residing at 865 Shakti Nagar. Bathinda (Punjab)-151001. Adhar number 7635 7573 4070.

Hereinafter called the "**TENANT**" of the other part.

Whereas **the owner and tenant** which expression shall mean and include their respective legal heirs, executors, administrators, representatives, assigns, etc. witnesses as follows:

Whereas **Smt V Renuka** is the absolute owner in possession of the premises fully described herein below in the schedule let out the **Flat at SLV PR Paradise apartment, Flat#103, 1st Floor, 5th main, Vinayakanagar, Kattigenahalli, Bangalore- 560064.**

Whereas on the request of the tenants the owner has agreed to let out the premises for the rental basis. The owner has desirous to let out the above said premises to the Tenant under the following conditions.

1. The Owner shall rent the schedule premises with effect from date: 15/03/2024 for the period of **11 Months** from the date of this agreement and it can be renewed after expiry of the period as per the mutual consent of both the owner and tenant.
2. The Tenant has agreed and shall pay the monthly rent of **Rs.16,500/- (Rupees Sixteen thousand five hundred only)** on or before 5th every succeeding English calendar month without default.
- 3 The tenant has paid and advance of **Rs.80,000/- (Rupees Eighty thousand only)** by way of UPI online transaction no:40733 281 3595 Rs.15,000 on 13th Mar 2024 and another UPI transaction no: 40775 34 77 635 Rs.65,000 on 17th Mar 2024, to the Owner towards the Security Deposit and the said security Deposit will be refunded by the owner to the tenant at the time of vacating the said house and this security deposit will bear no interest.
4. The Tenant shall pay the Electricity charges (AS PER BESCO BILL) to the concerned departments before due date as per bills without fail.
5. The Tenant shall use the Premises for Residential purpose only, and Tenant shall not sub-let or assigned. The Tenant not carries on any offensive trade or Business in the premises.
6. The TENANT shall permit the OWNER or his agents and workmen to enter and inspect/examine the condition of the said rented portion at all reasonable times.
7. The tenant shall take every care for not to cause any damages to fixtures, fittings and structure of the premises. In case of any damages, painting the same shall be repaired/replaced at the cost of tenant or the charges will be deducted out of the security Deposit while refunding the same.
8. The Tenant covenanting to the terms and conditions, the owner does hereby permit the Tenant to have and hold the said house portion unto his best use quietly and peacefully.

9. At the time of vacating the tenant paint the schedule premises or same will be deducted from the advance amount.

10. In the event of Tenant/Owner wanting the Scheduled Premises to be vacated, they shall give a notice of 2 (Two) months in advance.

11. In case tenant fails to pay the stipulated rent continuously for more than two months and/or commits breach of any of the terms the owner hereby reserves the right to terminate the agreement and shall have every right to ever tenant and take possession of the said rented premises without notice.

12. The Tenant Shall pay the Maintenance charges monthly payable to Apartment Association.

SCHEDULE

All the piece and parcel of premises at Flat at SLV PR Paradise apartment, Flat#103, 1st Floor, 5th main, Vinayakanagar, Kattigenahalli, Bangalore- 560064.. With R.C.C.Roofing apartment is consisting of One Hall, One Kitchen, Two Bedrooms, and Two Bathrooms with toilets, One car parking, Electricity and water facility provided.

Common facilities are Security, Lift and Genset.

Fittings: - Fully furnished kitchen with wall unit/ cabinet, TV wall panel, Wooden wardrobes wall unit in bed rooms made by plywood, 3 fans, 4 tube lights, 1no AO smith Geyser (25 liters), 1 Jaguar Geyser (10 Ltrs), 2 Exhaust fans, Curtain rods for windows and Bed room doors, 4 lane Cloth dryer dropdown fixture and one Elica Chimney.

IN WITNESS WHEREOF both parties have set their hands and signed to this Rental Agreement on the date mentioned above in of the under signed

presence

WITNESS

1 V. Renuka
(V. RAMA RAO)
#9, 5th cross,
Basavaneswara Mitta Ho,
Vidyaranyapura, BLR-97.

OWNER

(V. RENUKA)

2 D. N. Venkatesh Kumar
D. N. Venkatesh Kumar
Kattigenahalli,
Bangalore,
KA - 560064.

TENANT

D. N. Venkatesh Kumar