

AND IN FAVOUR OF

Mr. PABITRA MOHAN PRADHAN

Mrs. SUBHASHMITA JENA

Address at:- Flat/ House No#2G9, Isha Misty Green Apartment, Adjacent to Water Tank, Inner Circle Road, Channasandra, Kadugodi Post, Bangalore-560067.

Hereinafter called as the "**TENANT**" of the Other part :(which Expression Shall Mean and include his heirs, administrators, executors, successors, L.R.'s and assignees etc.,) of the **ONE PART**

WITNESSETH AS FOLLOWS:

Where as the tenant has requested the owner to let out the premises bearing at **Flat-#2G9, Sy No-109,110, Isha Misty Green Apartments Inner Circle Road, Near water Tank, Channasandra, Kadugodi (Post) Bangalore -560067**. In consideration of rent hereinafter reserved and the conditions Herein after stated.

WHEREAS The Tenant have approached the owner to let out the RCC Roofed Residential premises consisting of **One Hall, Two Bed Rooms, One Kitchen, One Dining Room, one living Room, Two Bath Rooms, Utility Room & Toilets, Two Balcony**. The Tenant and owner have agreed for the same and now entering into this Rental Agreement for a Period of Eleven Months.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The TENANT shall pay a monthly rent of **Rs.18,500/- (Rupees Eighteen Thousand five hundred Only)** Excluding of maintenance on or before **5th** day of succeeding Current month of English calendar **The tenant should adhere to the terms and condition of the society.**
2. The TENANT has paid total sum of **Rs.50,000/- (Rupees Fifty Thousand only)** **Cash/Online Transfer** as advance and security deposit which the owner here by acknowledges the said sum shall carry no interest ,but refundable to the tenant on the termination of the tenancy.
3. The tenancy shall be in force for period of **11 (Eleven)** months commencing From **20-01-2024 to 20-12-2024** the month of tenancy being the English calendar month.
4. The owner shall have the right to terminate the tenancy if the tenant fails to pay the rents regularly for a consecutive period of two months or commit breach of any of the terms here in mentioned and take possession of the premises.
5. The Tenant shall use the premises for **Residential Purpose** and shall not use it for any offensive or objectionable purposes and shall not sublet without the written consent of the owner under lease or part with the possession to whom so ever or make any alteration without written consent of owner .
6. The owner shall allow the tenant peaceful possession and enjoyment of the premises during the continuance of the tenancy provided the tenant acts up to the terms of the agreement.

7. The tenancy shall be renewed for further period according to mutually agreed between the parties on the terms and conditions to be specified at that time.

8. It is hereby agreed that **Two months** prior notice on either side is required for the termination of the tenancy.

9. The tenant shall pay electricity charges as per bill to the concerned authorities.

10. The tenant shall not cause any damages to the fixed fixtures on the above said premises. The tenant should deliver back the premises in good conditions as it is let out, any damaged caused shall be repaired at the cost of the tenant.

11. At the time of vacating the **TENANTS** Schedule Premises **ONE MONTH RENT** shall bear the cost of **painting charges** Shall be deducted towards painting & Cleaning charges from the advance amount.

12. After the expiry of **11 (Eleven) months** the tenant shall pay an increase of **5%** on the existing rent.

SCHEDULE

All the part and parcel of the residential House premises situated bearing **Flat-#2G9, Sy No-109,110, Isha Misty Green Apartments Inner Circle Road, Near water Tank, Channasandra, Kadugodi (Post) Bangalore -560067.** Consisting of **One Hall, Two Bed Rooms, One Kitchen, One Dining Room, one living Room, Two Bath Rooms, Utility Room & Toilets, Two Balcony.** Along with parking.

Fittings: Fan -04nos, LED Tube lights-03nos, Gysers -02nos, Semi furnished Flat.
with necessary electrical water supply connections etc.

IN WITNESS WHEREOF the Owner and Tenant Year have signed this tenancy agreement set their respective hands on this agreement on the day, month and year first above mentioned.

WITNESSES :

1) Rashmita Pradhan

Rashmita Pradhan

OWNER

2) Subhasmita Jena

Pabitra Mohan Pradhan
25/01/21

TENANT/S