

Hereinafter called THE TENANT of OTHER PART : AND THIS Expression shall mean and include their heirs, Executors, administrators, and Assignees etc., OF THE OTHER PART :

WHEREAS, that the above named Owner is the sole and absolute owner of the Schedule Premises bearing No.E-67, Corporation No.49, Nasyada Pillanna Lane, Cottonpet, Bangalore-560 053 Whereas that the Lessee/ Tenant being in need of a residential premises requested the Owner to let out First and ~~Ground~~ Floor premises which is morefully described in the schedule hereunder and wherein the Owner has agreed to Lease the same on the following terms and conditions:-

NOW THEREFORE THIS DEED OF RENTAL AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the Owner grants and tenant takes the schedule premises on rent which shall period of Eleven months W.e.f.05.07.2012.
2. That the Tenant has agreed to pay Rs.5,500/- (Rupees Five Thousand Five Hundred only) per month rent which is payable on or before 5th day of every succeeding month without any default.
3. That the Tenant has agreed to pay enhancement of rent at the rate of 10% (Ten Percent only) on existing rent after expiry of every two years from this day.
4. That the tenant shall use and maintain the leased premises as a prudent person without carrying any loss of damage to the same. In case of any damage, he has agreed to bear from his own expenses to repair the premises to make good condition.
5. The Tenant/Lessee shall not make any additions or alterations on the Schedule premises without the written permission of the Owner.
6. THE LESSER/TENANT shall pay Electricity separately apart from his monthly rent without any default and also he shall pay water charges of said Bill amount.
7. The rent given is personal and the Tenant shall not sublet, underlet, or part with the possession of the schedule premises with any other third parties and shall not use for any other purpose like business and it is only meant for residential purpose only.
8. In case Tenant does not pay the rent properly every month, the rental agreement could be cancelled by the Owner.
9. The Lessee should inform to the Owner before three months when he wants to vacate the premises.

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