

Rental Agreement

This Rental Agreement is made and executed on this the 8th day of June 2018, by and between =

Mrs . Rajeswari Sivasubramanian , (Aadhar Card No. 3272 0662 0883)

Aged about 60 years ,

w/o Mr K Siva Subramanian , Residing at # 823, 27th main, BTM 2nd stage , Bangalore 560076 .

Herein after called the "L E S S O R" of the one part , and

Mr . Shubhankar Jyotirmaya , (Aadhar Card No. 7678 6822 1652)

Aged about 34 years (DOB= 19/02/1984),

S/o Radhika Raman Prabhakar, Village – Niyamatpur, Top , Patna – 801304, Bihar.

(working in Infosys (Company ID = 609969) , Electronics city, Bangalore)

& Mrs Abhipriya Jyotirmaya , (Aadhar card No. 5088 1039 5467)

Aged about 26 years (DOB == 11/03/1992)

D/o, Himanshu Bhushan Singh , No.M64, Housing Board, Industrial estate, Bhagalpur, Bihar- 812003

Herein after called the " L E S S E E " of the other part .

Whereas the terms the lessor and lessee shall mean and include their respective heirs, legal representatives , administrators, executors, and assigns .

Whereas the lessor is the sole and absolute owner of the schedule property described hereunder and whereas the lessor is intend to let out the said house to the lessee on rental basis for a monthly rent of Rs 18000/= (rupees Eighteen thousand only) and whereas Lessee are willing to take the below house and agreeing to pay the rent to the lessor regularly .

This Lease executed for the period of 11 (Eleven) months from the date of 8th June 2018 , but it may be extended by mutual consent of the Lessor and Lessee . The rent will be increased by 5% once every 11 months on the existing month .

S. Rajeswari.

Whereas the Lessee has paid a sum of Rs 1,00,000/(rupees One lakh only) as an advance to the Lessor before the following witnesses and acknowledges the receipt of the same . This amount will be refundable to the Lessee by the Lessor at the time of vacating the house and this amount will not carry any interest .

Whereas the Lessee shall not sub let / under let the said house to any person without written permission from the Lessor . In case the lessees does not pay the said rent to the lessor continuously three months , the Lessor is at liberty to evict the lessee from the premises .

Whereas the Lessee hereby agrees to pay the water charges and electricity charges on actual , as per separate meter provided to the schedule premises to the concerned authority without arrears , if any arrears at the time of vacating the premises , the same will be deducted from the advance amount .

Whereas the Lessee hereby agreed to pay the said rent to the Lessor on or before 7th of every English calendar month .

Whereas either party should give 2 (Two) months prior notice for termination of this Lease.

Whereas the Lessee shall use the scheduled house for residential purpose only , not for any other purpose .

Whereas the Lessee hereby agreed to keep the premises in good and tenantable conditions without damages , and with regular maintenance of the premise , if any damages caused by the Lessee , the same will be replaced by the Lessee or the said amount will be deducted from the advance .

Whereas the Lessee shall not make any additional alterations to the schedule premises .

Whereas the Lessee shall allow the Lessor or his Legal representatives in the schedule premises under the Lease for Inspection of the schedule premises at all reasonable times .

Whereas the Lessee shall not store and keep any highly inflammable explosives material endangering Life and property in the schedule property and the neighborhood .

Whereas at the time of vacating the leased portion of the house the Lessee shall not ask or demand any compensation from the Lessor at any cost and shall hand over the vacant possession of the leased portion of the house to the Lessor only .

Whereas the Lessee hereby agreed to pay One month Rent towards painting charges to the Lessor at the time of vacating , if he fails to do the same , will be deducted from the advance amount by the Lessor .

x S. Rajeswari .

SCHEDULE

All the piece and parcel of the property bearing "First floor in the premises No. 823, 27th Main, BTM 2nd stage, Bangalore 560076".

Consisting of = One Hall, Two Bedrooms, One Kitchen, One utility, Two Bathrooms & Toilets, Two Front Balcony & One Rear Balcony with RCC roofing thereon.

Fittings = 3 Fans, 3 Tubelights, 2 Geysers, 14 Bulbs, 1 -Electric Chimney.

In witness whereof the above named parties Lessor and Lessee have affixed their signatures to this rental agreement made on the day, month and year first written at Bangalore.

S. Rajeswari.

Lessor

Shubhankar Jyotirmaya

(SHUBHANKAR JYOTIRMAYA)

Lessee

Arshipriya Jyotirmaya

(ARSHIPRIYA JYOTIRMAYA)

Witnesses with signature & address =

1. *K. Sivasubramanian*
(K. SIVASUBRAMANIAN)

2. *Karunesh Karunakar*
(KARUNESH KARUNAKAR)