

RENTAL AGREEMENT

This Rental Agreement is made and executed on this **18TH day of April 2023 (18.04.2023)** by and between:

MS. PARINITA BANERJEE, aged about 30 years, D/o **PRABIR BANERJEE**, Residing at, **No Brigade Bricklane South Gate Flat S0139 Kogilu Main Road, Jakkur , Bengaluru 560064**. hereinafter called as the **OWNER** of the One Part, and:

rudra shukla, aged about 30 years W/o **NISHI MOHAN DEVBARMAN**, Permanent/Previous, **lucknow pgi** Hereinafter called as the of the other part, witnesseth as follows:

WHEREAS the Owner is the absolute owner of the schedule premises and the Owner is willing to let out a portion on Rental Basis, and whereas the Tenant is willing to occupy the same on these conditions.

This Rental Agreement shall be commenced from **05-05-2023** for **11** months.

1. The Tenant has to pay monthly rent of **Rs. 30,000/- (Thirty Thousand Five Hundred Rupess only)** to the Owner on or before 5th of every succeeding month. The rent will be enhanced by 5% after a lapse of 11 months. **Rs: 2000** as maintenance need to pay for association ever month.
2. The Tenant has paid a sum of Advance of **Rs. 50,000/- (Fifty Thousand Rupees Only)** as follows: - by way of Net banking. The said advance amount of shall not carry any interest which shall be refundable by the Owners to the Tenant at the time of vacating the schedule premises, the arrears will be deducted from the advance amount, if any.
3. That the tenant shall not sub-let or under-let schedule premises to any other person. That the tenant shall use the schedule premises only for their residential purposes, but not to use for any other illegal purpose.
4. That the Tenant has agreed to pay the electricity & water charges to the concerned department every month separately.
5. While entering into the schedule premises, the owner has made the painting to the schedule premises therefore, while vacating the tenant has to give painting charges of one month rent to the owner or it will be deducted from his advance amount.
6. That the tenant at all times during the said tenure to keep the schedule premises / furniture in good and tenantable condition without causing any damage, if so, the tenant agree to repair such damages with own cost and risk.
7. In case of termination of tenancy, either party shall have 03 months' notice on either.
8. Society rules should stricken followed by the tenant

SCHEDULE

A portion in ground floor **Brigade Bricklane South Gate Flat S0139 Kogilu Main Road, Jakkur Bangalore-560064**, Consisting of One bed room, one bath rooms, one kitchen, one hall, with electricity and water facilities. With Fittings like, bedroom has 02 wardrobes, 01 double size bed with mattress, 04 wall shelf. kitchen full modular with chimney, cooktop, water purifier, washing machine , refrigerator, dinning table with 02 chairs.

living room includes tv unite, sofa cum bed with 02 mattress, center table, 4 wall shelf. bathroom with mirror and geysers. balcony with shoe rack and swing.

IN WITNESSES where of both the parties have put their signature to this agreement on the date, month and year first above written.

WITNESSES:

1.

OWNER

2.rudra shukla

TENANT