**RENTAL AGREEMENT**

THIS AGREEMENT OF RENTAL is made and executed at Bangalore on this 1st day of August 2014, by and between.

**Mr. Owner name ,**

**Street Name,**

**Area Name,**

**City/town PIN code.**

Hereinafter called the “**LESSOR**” (which term unless opposed to the context shall mean and include their heir’s executors, administrators, legal representatives and assigns) of the One Part: AND

**Mr. tenant name ,**

**Street Name,**

**Area Name,**

**City/town PIN code.**

Hereinafter called **“LESSEES**” (which term unless opposed to the context shall mean and include her heir’s executor’s, administrators, legal representatives and assigns) of the other part.

**WHEREAS**, the LESSOR is the absolute Owner of the **“Residential Premises”** bearing (**Residential address where tenant will stay)** **House No. XX, Street name, Area name, town/city- PINCODE.** Morefully described in schedule hereunder and hereinafter referred to as the “**DEMISED PREMISES**” and whereas the Lessor has agreed to Rent and the Lessee has agreed to take on Rent the demised premises on the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. For a period of 11 months commencing from 1st day of July 2014
2. That the tenant shall pay a monthly rent of **Rs. 20,000/- (Rupees Twety Thousand only)** every month.
3. The Lessees has paid security deposit sum of **Rs.2,00,000/- (Rupees Two Lakh only)** by cash at the time of occupying the demised premises. The said deposit amount shall be refundable without interest at the time of vacation of the premises and on handing over the property described in the schedule hereunder in good condition provided the cost of damages if any will be deducted from the said deposit along with the electricity dues.
4. The Lessees during the term shall pay electricity charges as may be determined by the electricity board meter reading to BESCOM & Water charges will be every month and keep the connections intact.
5. The Lessees shall keep the premises in a clean.
6. The Lessees shall not sub-let the premises, or transfer or assign any of the rights conferred, by this term to any other persons.
7. The Lessees shall not make any structural alterations to the demised premises without written permission of the Lessor.
8. The Lessee shall pay towards painting cost of the demised premises at the time of vacating the house.

9. Notwithstanding anything contained herein, it is open to both parties to terminate the lease before the term, by giving to the other party One month notice in writing of their intention to do so.

**SCHEDULE**

All the piece and parcel of the Residential premises situated at (**Residential address where tenant will stay)** **House No. XX, Street name, Area name, town/city- PINCODE.** Consisting of (2-BHK) Hall, Kitchen with electricity & water facilities.

IN WITNESS WHEREOF, the parties have set their respective hands unto this agreement on the day, month and year first above written in the presence of the following witnesses.

**WITNESSES:**

1. **LESSOR**
2. **LESSEES**