

RENTAL AGREEMENT

This agreement of Rent is made and executed at Bangalore on this 15th day of Sept, 2017 (15-09-2017) by and between:-

Sri. Harish, aged about 45 years
House no.9, Ground floor, JC nagar, 6th cross, 8th Main
West of cord road, Mahalakshmipuram, Bangalore -86

Hereinafter called the **LESSOR/OWNER** of the one part;

And in favor of:-

Company“SRIVARSHITHA CONSTRUCTIONS PRIVATE LIMITED”

Representing by: **Mr. Thimmarayappa**
Designation: Director
304, 2nd Floor. 7th B Cross Jakkur Layout
Bengaluru North, Bangalore-560064

Hereinafter called the **LESSEE/TENANT** of the other part; witnesses as follows:-

WHEREAS the term lessor and lessee shall mean and include their respective heirs. legal representatives ,administrators ,and assigns ,etc.

And

WHEREAS the lessor is the sole and absolute owner of the premises situated at 304, 2nd Floor. 7th B Cross Jakkur Layout Bengaluru North, Bangalore-560064.

AND

WHEREAS the lessee has approached with the lessor to let-out the schedule premises on rental basis. And the lessor agrees to let-out the same under the following terms and conditions:-

1. whereas the lessor agrees to let-out the schedule premises for a monthly rent of 8000/- (Rupees Eight Thousand only) per month, and the lessee shall agrees to pay the same on every month
2. Whereas the lessee shall agrees to pay the monthly rent by on or before 5th of every English calendar month.
3. Whereas the lessee shall use the schedule premises for Business purpose and should not use for any illegal or immoral purposes.

4. The lease will be for period of 11 Months from the date of this agreement, but it can be extended by mutual consent. The rent shall be enhanced once in every 12 months @ 5% over the existing rent.
5. Whereas the lessee should not sub-let or underlet the schedule premises to any other persons without written consent from the lessor.
6. whereas the lessee has paid a sum of Rs.50,000/-(Rupees Fifty thousand Only) towards security deposit by Cheque.

Thus the lessor has received and acknowledges the receipt of the same. This amount shall not carry any interest and the same will be refundable to the lessee at the time of vacating the schedule premises.

7. And whereas the lessee here by agrees to pay the water and electricity charges to the concerned authorities without arrears during this tenancy period.
8. The lease shall vacate the premises on a one month notice from the lessor. Similarly the lessee can vacate the premises after giving one month notice to the lessor.
9. And whereas the lessor or his subordinates or agents is at full liberty to inspect the rented premises at any reasonable hours.
10. Whereas the lessee shall agree to pay one month rent towards painting charges at the time of vacating the schedule premises.

SCHEDULE

The office place consisting of:- one room with water and electricity connection with following fittings and fixtures :-

1. Fans - 1 Nos
2. Tubelights - 1 Nos

IN WITNESS WHEREOF the above named Lessor and Lessee has affixed their respective signatures to this agreement on the day month and year first above written.

Witnesses:

1.

OWNER

2.

TENANT

