

**AGREEMENT TO LET OUT ON RENTAL BASIS**

This Agreement to let out on rental basis is made and executed at Bangalore; Karnataka on this day XXX and it is effective from XXX.

BETWEEN:

Dr. RAJKUMAR Rathinavelu and Mrs. VIJAYALAKSHMI Krishnaswamy  
S/o C. Rathinavelu having address at 6116 Prestige Royale Gardens, Doddabelapur Road, Yelahanka, Bangalore-560064. Email: XXX & XXX ; Mobile: XXX & XXX; PAN: XXX & XXX.

Hereinafter called the "THE LICENSOR"

AND

Mr. XXX

Permanent address at

XXX

Email: XXX Mobile: +91 XXX PAN: XXX

Hereinafter called the "TENANT"

WHEREAS the LICENSOR is the absolute owner of the property described as Flat No.10032 Tower 10, Third floor, measuring super built up area 1705 sq. feet containing three bed rooms, Hall, Kitchen, 3 bed rooms and 3 bath rooms together with one covered car parking space in Prestige Royale Gardens Apartment situated at Yelahanka, Bangalore, along with fittings and fixtures.

WHEREAS on the request of the tenant, the LICENSOR has agreed to let out on rental basis of the Said premises more fully described in the scheduled annexed hereto which shall be hereafter be referred as "SCHEDULE OF PREMISES" for an agreed period and on the terms and conditions hereinafter appearing:

NOW THEREFORE THIS AGREEMENT WITNESSED AS UNDER.

1. The parties hereby agreed and confirmed that the LICENSOR has agreed to give on rent the scheduled premises and the TENANT has agreed to take on rent the scheduled premises and amenities upon the following terms and conditions.

2. The DURATION: The period shall be 11 months commencing from **XXX**. The agreement can be renewed for another 11 months from the date of expiry of this agreement on mutual acceptance with fresh terms and conditions:
3. RENT AND DEPOSIT:
  - a) The TENANT shall pay a monthly rent of Rs. **XXX (XXX)** to the LICENSOR on or before 5<sup>th</sup> of every month.
  - b) On completion of 11 months the agreement shall be renewed with fresh terms and conditions and the rent shall be enhanced by 8% on the existing rent.
  - c) An interest free refundable deposit of Rs. **XXX (XXX)** is paid to the LICENSOR and the LICENSOR hereby acknowledges the receipt of money paid by email and the interest free refundable security deposit so received shall be returned to the tenant on expiry/termination of this rent and at the time of handing over the apartment keys by the TENANT, after deducting there from any dues, damages, or any other sum, which the TENANT is liable to pay under this Agreement to the LICENSOR.
  - d) The rent and deposit shall be deposited to the bank account of the LICENSOR, Account Name: Rajkumar Rathinavelu, Account number: **XXX**, IFSC: **XXX**.
4. ELECTRICITY/WATER CHARGES: The tenant shall bear and pay the actual electricity and water bills raised, including any raises that may be affected by the authorities for the flat No. 10032 Prestige Royale Gardens, Doddabelapur Road, Yelahanka, Bangalore-560064.
5. In the event of non-payment/deposit of rent as per this agreement in the stipulated date of each month, the Licensor has the right to terminate this agreement.
6. BAR ON ADDITIONS AND ALTERATIONS: The tenant is not permitted to make any temporary or permanent additions, alterations and/or structural modifications in the schedule premises. The lessee/tenant shall not alter the plan or elevation of the schedule premises.
7. USE OF THE PREMISES: The Licensor hereby grants the Tenant to use and occupy the Said Premises by them for their personal use, together with all amenities therein along with common amenities for the said period of eleven months commencing from **XXX** ending **XXX** during which the Tenant has been allowed to use and occupy the said premises. The tenant shall use premises for residential purpose only. The tenant shall not use the premises for any illegal, objectionable purpose.
8. THE SUB-LETTING/MAINTENANVE:
  - a) The tenant shall use the Said Premises as residence only and for no other purpose, whatsoever. The Licensee will not assign, transfer, sub-lease, sub-let or part with said Premises, partly or fully, in any manner whatsoever, at any time during the continuance of this agreement under any circumstances whatsoever. The tenant confirms to abide by the rules regulations and acts of the concerned society /authorities/building management.
  - b) The tenant shall keep the schedule premises in good condition and order during the period and shall not suffer or cause any damage thereto, if any damage takes place the tenant should repair the same at his own cost, the tenant shall attend to the routine maintenance of the schedule premises. The tenant shall hand over the premises with repaint and by replacing the damaged fittings.
9. INSPECTION OF PREMISES: The tenant shall permit the owner or his agents or representative at mutually convenient times during the period to enter upon the said premises for inspection of state and condition of the same after giving prior notice to the tenant.
10. DELIVERY BACK:

- a) Two months' notice in writing from either the Tenant or Licensor has to be given for termination of this Agreement. On such an event, the Tenant shall duly deliver back possession of the schedule property and amenities to the owner in the condition in which it is let out, to the Licensor or his representative without any excuses whatsoever and receive the balance amount of security deposit, permissible under this Agreement
  - b) If the tenant desires to vacate the flat on urgent basis he may do so by paying two months' rent. Further the tenant shall deliver back possession of schedule property and amenities to the owner in the condition in which it is let out to the licensor.
  - c) Additional amenities, furniture and fixtures as listed in Schedule B has been provided in the said premises and the Tenant agrees to, not to alter these fixtures in any manner whatsoever and return them back along with the said premises to the licensor at the end of the license period envisaged in this agreement.
  - d) It is agreed between both the parties that this agreement expires on **XXX** and the Tenant hereby agrees to give peaceful and vacant possession of the Said Premises on **XXX**.
11. The Tenant shall not store or keep in the Said premises articles or goods which may expose the Said Premises to undue deterioration or danger or fire of any article or goods of any objectionable or hazardous nature, of the storing of which is likely to result in fire and enhancement of the fire insurance premium in respect of the building.
  12. The Licensor shall be in a legal possession of the Said Premises at all times, hereinafter. The parties expressly declare hereto that this Agreement shall be mere license only and the Tenant does not represent anybody whatsoever otherwise.
  13. It is distinctly understood and agreed between the parties that no right to tenancy is conferred by this Agreement by the Licensor to the tenant and relationship of Owner and Tenant has not come into existence under the Agreement.

### SCHEDULE OF PREMISES

All that piece and parcel of one apartment unit, i.e., Flat No. Flat No.10032, situated at Tower 10, Third floor with fittings and fixtures of the multi-storied residential apartment building known as "Prestige Royale Gardens", measuring a super built-up area of 1705 square feet, with one Covered Car Parking space, situated at Yelahanka, Bangalore.

#### SCHEDULE –B (SCHEDULE OF FITTINGS AND FIXTURES/FURNITURES)

#	PARTICULARS	QUANTITY (NOS)	SPECIFICATIONS
1	Digital Door Lock	1	Model: Yale J20
2	Ceiling Fans with Regulators	5	Model: FHCENSTPWH56 Havells Enticer 1400mm Pearl White
3	Modular Kitchen	1 set	
4	Chimney with functional fixtures	1	Elica 60 cm 880 m3/hr Chimney (Strip BF 60 Nero, 2 Baffle Filters, Black)
5	Kitchen furnishings including shelves, Plate stands and racks, Wash basin; oil pull out; fire exhaust.	1 Set	-

6	Bath rooms fixtures	3 sets	Floating cupboards (3); SS304 towel hangers (3); PVC soap spacers (9)
7	Geyser/Geyser fittings	3	
8	Hall Fixtures	1 set	Wall-ceiling wooden fixtures; TV panel including the cup-boards; wall decors.
9	Tube lights and fittings	13	SYSKA 22 watts LED Batten
10	Wardrobes in the bed rooms	3 sets	
11	Curtain rods and fittings	4 sets	
12	Mirror	3+3	<ul style="list-style-type: none"> <li>• 3 Mirrors in bathrooms</li> <li>• 3 mirrors in Bed rooms</li> </ul>
13	All doors with Lock and Key including wardrobe keys	1 set	

IN WITNESS WHEREOF the parties herein set their respective hands and put their signatures hereof at Bangalore on the date and date mentioned herein above.

SIGNED SEALED AND DELIVERD BY

LICENSOR

TENANT

Witnesses:

1 (Signature name and address)

2 (Signature, name and address)