

- 7 Tenant shall not use the rented premises to carry out business in items like arm & ammunition, dangerous material, fire hazard-material, health-hazard material, material prohibited by Govt law etc.
- 8 Tenant shall not sub-let any portion of the rented premises to any one else. Tenant is also not permitted to part with any portion of the rented premises to any one else by way of partnership etc.
- 9 Tenant shall keep the rented premises in good sanitary condition and the same shall be used after keeping in view the prevailing Karnataka rent Act 1999. etc.
- 10 The Landlord at his own cost will carry out all major repairs to the rented portion. However, tenant at his own cost will be done all minor repairs.
- 11 No additions /alterations of any kind will be done in the rented portion by tenant without prior consent of landlord, in writing.
- 12 That the Second Party shall permit the First Party or his/her authorized representatives to enter upon the said premises as and when necessary with the prior intimation to the second party.
- 13 That the Second Party shall pay electricity and water charges as per meter reading to the concerned authorities. The above said rental excludes electricity charges.
- 14 The tenant has paid security amount of Rs = of (Rupees to the landlord which shall be refundable after expiry of the tenancy period without interest. Landlord and tenant in the presence Witnesses given below have signed this Agreement: -

WITNESSES: -

TENANT

1.

LANDLORD

2.

After: (Plain English)

Rent Agreement:

This agreement is entered in Bengaluru, on 01/12/2014 between us as given in column no.1 (parties)

1) **Parties: a) Landlord:** Mrs. _____ D/O Sri _____ and present resident of _____.

b) Tenant: Mr. _____ S/O. Sri. _____ and present resident of _____.

‘Both the parties’ means both Landlord and Tenant including their respective heirs, executor’s administrators, nominees and assigns.

Tenant agrees to rent from the landlord of the premises at the following location depending upon the terms and conditions of this agreement.

2) **Subject Property:** Flat/ Shop No:- _____, Bengaluru.

3) **Purpose:** The Property is for commercial/residential purpose. Landlord agrees to let out the property to tenant. Tenant agrees to rent the property for commercial/residential purpose.

4) **Starting / Ending dates of rent:** This agreement begins on _____ and ends on _____. (11 months only).

5) **Period of rent:** Period of rent will be from 1st day of a month in English calendar to the last day of the same month.

6) **Renewal:** Renewal of this agreement can be done with the consent of the Landlord and with fresh terms and conditions.

7) **Fixed rent:** The rent is fixed during the period of agreement and agreed between both the parties. The Tenant has no legal right to challenge it any court of law.

8) **Transfer of the property:** The property is non transferable to any other person.

9) **The rent:** The rent will be Rs 25000/- (Rupees Twenty Five thousands only) per month and it is to be paid in advance, on 1st day of every English calendar month.

10) Termination of the Agreement: This agreement can be terminated by the Tenant with one month notice. The Landlord also can terminate this agreement with one month notice.

11) Use of the Property:

- a) The Tenant must use this property only for commercial/residential purpose.
- b) Tenant should not use this property for business in items like arms & ammunition, dangerous material, fire hazard-material, health-hazard material, material prohibited by Govt law etc.
- c) The Tenant agrees to Karnataka rent Act 1999 (*Name of the State rent Act may be changed as per the location*) and other State laws.
- d) Tenant agrees to keep the rented property safe against Fire and Water. Tenant agrees to remove trash and garbage in a safe manner and also in good sanitary condition.

12) Sub letting: Tenant will not sublet this property or part of this property to anybody. Including for the purpose of partnership.

13) Repairs to the rented property: The Land lord agrees to take up all major repairs to the rented property. The Tenant agrees to take up all minor repairs to the rented property.

Major repairs:

A. Structural repairs to be got done by the landlord.

- 1. Structural repairs, except those necessitated by damage caused by the tenant.
- 2. Whitewashing of walls and painting of doors and windows once in three years.
- 3. Changing and plumbing pipes when necessary.
- 4. Internal and external wiring and related maintenance.

Minor repairs:

B. Day to day repairs to be got done by the tenant.

- 1. Changing of tap washers and taps.
- 2. Drain cleaning.
- 3. Water closet repairs.
- 4. Wash closet repairs.
- 5. Bath tub repairs.
- 6. Geysers repairs
- 7. Circuit breakers repairs.
- 8. Switches and sockets repairs.
- 9. Repairs and replacement of electrical equipment, except major internal and external wiring changes.

10. Kitchen fixtures repairs.
11. Replacement of knobs and locks of doors, cup-boards, windows, etc.
12. Replacement of fly nets.
13. Replacement of glass panels of windows, doors, etc.
14. Maintenance of gardens and open spaces let-out to the tenant.

a) **Period for Major repairs:** The land lord agrees to make arrangements for the major repairs reported by the Tenant within three months.

b) **Negligence by Tenant:** Landlord is not responsible for any damage caused by Tenant negligence or intentional act.

c) **Alterations:** Alterations/additions should not be done by Tenant in the rented property without prior written permission by the Landlord.

14) The Landlord or an authorized representative of the Land lord can enter the rented property with the permission of the Tenant for inspection or repairs.

15) Tenant will pay electricity and water charges as per meter reading to the concerned authorities. The rent as in clause- 9, exclude electricity and water charges.

16) Security deposit: Tenant has paid Rs 25000/- (Rupees Twenty five thousands only) as security deposit to the Land lord. This security deposit is refundable after expiry of the tenancy period without interest.

Landlord and Tenant have signed this agreement in the presence of the witnesses given below.

WITNESSES: -

TENANT

1.

LANDLORD

2.

