
Hereinafter called as the 'OWNER' of the One part

1. Mr. SURAJ KANT AZAD, aged about 26 Years, S/o. Suresh Kumar Azad, Residing at North Mandiri, Bhapu Nagar, Patna, Bihar-800001. Mobile No:9343910077

2. Mr. PRASHANT KUMAR, S/o. Ashok Kumar, aged about 25 years, Residing at Daboi Kauan, Asmoli, SarnbhaL, Utter Pradesh-244304 Mobile No: 8147004741.

3. Mr. RAVI KUMAR SINGH, S/o Nagendra Singh, aged about 26 years, Residing at Rajwahi Colony Sareyan Ward No 1 Yadopur Road, Gopalganj, Bihar-841428. Mobile No: 9620924590

Hereinafter called as the 'TENANT' of the other part.

Whereas thç Tenant has requested the Owner to let out House premises bearing at **No 10, Floor, C2, Patel Lay out, SGR Dental College Road, Munekolalu, Marathahalli ,Bangalore- 560 037.** In consideration of the Rent hereinafter reserved and the conditions herein after stated.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1) The .Tenant shall pay a monthly rent of **Rs.12,500/- (Rupees Twelve Thousand Five Hundred only)** on or before 5th of every English calendar month. The rent enhancement shall be increased at **10%** in every 11 months once.
- 2) The Tenant has deposited with Owner of **Rs. 40,000/- (Rupees Fifty Thousand only)** By the way of Cash to the owner as advance and security sum the owner hereby acknowledges. The said sum shall carry no interest but refundable to the Tenant on the termination of the tenancy after deducting any dues in rent, electricity, damages, painting etc.
- 3) The Tenancy shall be in force for a period of Eleven months commencing from **1st April 2013** the month of tenancy being the English Calendar month.
- 4) The Owner shall have the right to terminate the tenancy, if the Tenant fails to pay the rent regularly for a consecutive period of two months or commits breach of any of the terms herein and take possession of the premises.
- 5) The Tenant shall use the premises only for **Residential** purpose and shall not use it for any offensive or objectionable purpose and shall not without the written consent of the owner sublet, under lease or part with the possession of the premises any whomsoever or make any alteration therein.
- 6) The Owner shall allow the Tenant peaceful possession and enjoyment of the premises during the continuance of the tenancy provided the tenant acts up to the terms of this agreement.
- 7) The tenancy may be renewed for further periods mutually agreed between the parties on the terms and conditions to be specified at that time.

