**RENTAL AGREEMENT Brigade Altamont B 517 - Bengaluru**

**THIS AGREEMENT** is made on this 25th day of June 2025 at Bangalore, Karnataka, BETWEEN:

**Sheetal Kevyn Bunyan**, PAN AFYPM7740L, Age: About 50 Years, Male, Occupation: Service, an adult, Indian inhabitant residing at Indian inhabitant residing at B-104, Marigold Building, Gundecha's Valley of flowers, Thakur Village, Kandivli (E) 400101, having contact number 00971508453474, hereinafter referred to as **"THE LANDLORD"** (which expression unless contrary or repugnant to the context or meaning thereof shall mean and includes his legal heirs, executors, administrators, and assigns) of the **ONE PART**;

**AND**

**Vinothkumar Karthikeyan**, UID 3658 1786 9875, PAN AKRPK9168N, Age: About 42 Years, Male, Occupation: TARGET, C2 Manyata Embassy Business Park, Nagawara, Bengaluru 560045, an adult, Indian inhabitant residing at 112/2 Kamarajar Road, Railway Station North, Sivakasi-626123, having contact number +919888494434, and **Vasantha Priya Mohan**, UID 7112 1511 6189, PAN APWVB6833, Age: About 38 Years, Female, an adult, Indian inhabitant residing at 5/944 MGR Street, Anbu Nagar, Yagappan Nagar, Vandiyur, Madurai-625020, having contact number +91 9798761524, hereinafter referred to as **"THE TENANT"** (which expression unless contrary or repugnant to the context or meaning thereof shall mean and includes their legal heirs, executors, administrators, and assigns) of the **OTHER PART**.

**WHEREAS** the Landlord is the lawful and legal owner and is fully seized and possessed of a residential Apartment admeasuring 1,270 sq. ft. (built up approximately) comprising of 2 bedrooms and 2 bathrooms with the flat number 1-517 on the 5th floor of the building known as **Brigade Altamont** situated at Brigade Altamont, Off Hennur Road, Horamavu Agara Road, Narayanapura, Near Krishna Jayanti College, Bangalore, Karnataka, 560077, hereinafter for the sake of brevity referred to as **"Rented Premises"**.

**AND WHEREAS** the Tenant has approached the Landlord with a request to allow the Tenant to temporarily occupy and use the Rented Premises for residential purposes on a leave and license basis for a period of 11 months commencing from **25/06/2025 to 24/05/2026**.

**AND WHEREAS** the Landlord has agreed to allow the Rental Agreement to the Tenant to occupy and use the Rented Premises for a period of 11 months only on the following terms and conditions agreed to between the parties hereto:

**NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO**

1. That the Landlord hereby grants permission to the Tenant to occupy and use the Rented Premises for residential purposes for a period of 11 months commencing with effect from **25/06/2025 to 24/05/2026**.
2. That the Tenant shall pay to the Landlord **Rs. 36,500** (monthly rentals of **Rs. 31,420** per month + **Rs. 5,080** (Rs. 4.00 x 1,270 sq.ft., on actuals)) towards the rent and **Rs. 112,000** interest-free refundable deposit, excluding all maintenance charges, for the use of the said Landlord premises. The amount of monthly rent shall be payable within the first 3 days of the concerned month of Lease and License.
3. That the Tenant has further agreed to pay the Electricity charges, Piped Gas charges, Water Charges, Periodic Maintenance of the Chimney/Hood, and other incidental charges due to appropriate authorities as per the bill amount regularly during the currency of this Agreement.
4. The existing and future rates, levies, charges, and fees, etc., in respect of the scheduled premises, including general tax, ground tax, municipal tax, etc., levied by any statutory authority in respect of the scheduled premises shall be paid by the Landlord.
5. That the Landlord’s said Flat shall be used only for residential purposes and not for any other purpose.
6. The Landlord’s said Flat is given to the Tenant on a personal basis, and the Tenant shall not be entitled to transfer the benefit of this agreement to anybody else or allow anybody to occupy the Residential Premises or any part thereof. Nothing in this agreement shall be deemed to grant a Lease, and the Tenant agrees and undertakes that no such contention shall be taken up by the Tenant at any time.
7. The Tenant shall not be deemed to be in the exclusive occupation of the Landlord’s said Flat, and the Landlord will have the right to enter upon the Rented Premises at any time during residential purpose hours to inspect the premises.
8. The Tenant shall maintain the Landlord’s said Flat in good condition and will not cause any damage thereof. If any damage is caused to the Rented Premises or any part thereof by the Tenant or his/her family members, the same will be made good by the Tenant at the cost of the Tenant, whether by rectifying the damage or by paying cash compensation as may be determined by the Landlord.
9. The Tenant shall not carry out any work of structural repair or additions or alterations to the Rented Premises. Only such alterations or additions that are not of a structural type or of a permanent nature may be allowed to be made by the Tenant inside the Rented Premises with the previous permission of the Landlord.
10. The Tenant shall not cause any nuisance or annoyance to the people in the neighborhood or store any hazardous goods on the premises of the Rented Premises.
11. The Tenant agrees to abide by all the rules and regulations of the Society and shall pay all move-in and move-out charges as well as any community services like halls used by the Tenant.
12. If the Tenant commits a breach of any terms of this agreement, then, notwithstanding anything herein contained, the Landlord will be entitled to terminate this agreement by 30 days’ prior notice to the Tenant.
13. That either party to this Agreement is at liberty to terminate this Agreement by giving prior notice in writing.
14. On the expiration of the said term or period of the License or earlier termination thereof, the Tenant shall hand over vacant and peaceful possession of the Landlord’s said Flat to the Landlord in the same condition in which the Rented Premises now exist, subject to normal wear and tear. The Tenant’s occupation of the Rented Premises after such termination will be deemed to be that of a trespasser.
15. **Inventory of Fittings and Appliances**: 5 Tube Lights, 5 LED Bulbs, 4 Ceiling Fans, 2 units x 25 Litres storage Water Geysers (AO Smith Brand), Digital Safe (Goodjet Brand x 1 unit in Master Bedroom), Kitchen x 1 unit, Custom-built full-fledged Water Resistant Ply-based Modular Kitchen with Hettich Fittings, Granite Top and Kitchen Window Serving Granite Top, Custom-Built Master Bedroom Water-Resistant Ply with Lock and Keys with Computer Table, Guest/Children’s Bedroom Custom-Built with Water-Resistant Ply with Lock and Keys, Full set of Keys to all the main and bedroom doors, Manuals to all appliances provided, Custom-built Water-Resistant Ply Bathroom Mirror fixed storage x 2 bathrooms, Kitchen Stainless Steel Sink and Jaguar Faucet x 1 unit, Exhaust Fans (Havells Brand x 2 units), Jaguar Faucets in Sinks and Showerheads in Bathroom x 2 units, 1 dedicated car park, Piped gas subscription to the Flat. All the above-mentioned fittings, interiors, and amenities are to be used with care and returned to the Landlord/First Party on completion/cancellation of the agreement in good condition with acceptable normal wear and tear.
16. The Tenant agrees to give back the flat after the agreed term to the Landlord after deep cleaning from a professional service provider and full painting from a professional service provider with all wall holes and fixtures fixed to the original state of the flat as provided at the time of the first agreement. Failing which, the amount for the same will be deducted from the deposit submitted to the Landlord after the notice period.

**Annexure 1** (Being the correct description of Furniture and Appliances in the premises):
5 Tube Lights, 5 LED Bulbs, 4 Ceiling Fans, 2 units x 25 Litres storage Water Geysers (AO Smith Brand), Digital Safe (Goodjet Brand x 1 unit in Master Bedroom), Kitchen x 1 unit, Custom-built full-fledged Water-Resistant Ply-based Modular Kitchen with Hettich Fittings (2025 sink area upgraded), Granite Top and Kitchen Window Serving Granite Top (2025), Custom-Built Master Bedroom Water-Resistant Ply with Lock and Keys with Computer Table, Guest/Children’s Bedroom Custom-Built with Water-Resistant Ply with Lock and Keys, Full set of Keys to all the main and bedroom doors, Manuals to all appliances provided, Custom-built Water-Resistant Ply Bathroom Mirror fixed storage and under sink storage upgraded (2025) x 2 bathrooms, Kitchen Stainless Steel Sink and Jaguar Faucet x 1 unit, Exhaust Fans (Havells Brand x 2 units), Jaguar Faucets in Sinks and Showerheads in Bathroom x 2 units, 1 dedicated car park, Piped gas subscription to the Flat. All the above-mentioned fittings, interiors, and amenities are to be used with care and returned to the Landlord/First Party on completion/cancellation of the agreement in good condition with acceptable normal wear and tear.

**Signed, Sealed, and Delivered by**
**Sheetal Kevyn Bunyan** (Landlord)  PAN AFYPM7740L

**Tenants**
**Vinothkumar Karthikeyan**, UID 3658 1796 9875, PAN AKRPK9168N
**Vasantha Priya Mohan**, UID 7112 1511 6189, PAN APWVB6833

**WITNESSETH WHEREOF** the parties hereto have hereinunto set and subscribed their respective hands on the day and year mentioned hereinabove, in the presence of: