

SAMPLE

RENTAL AGREEMENT

This indenture of rental agreement is made and executed on this **03rd day of January 2025** at Bangalore, by and between:

Represented by its Proprietor

(aged 43 yrs)

Aadhaar No:

Hereinafter referred to as the LESSOR of the One Part which expression shall mean and include his successors, legal representatives, administrators and assigns;

Represented by its Authorized Signatory

Aged about 35 years,

Hereinafter referred to as the LESSEE of the Other Part, which expression shall mean and include his successors, legal representative, administrators and assigns and witness as follows:

WHEREAS, the LESSOR is authorized to sublet his premises

which is more fully described in the schedule here under and hereinafter referred to as the "Schedule Property". The Lessor desires to lease the above office space, consisting of common conference rooms (subject to reservations), pantry area and toilets (open to all tenants of Kokarya). The Lessee also can display the company Name board on the fourth floor (Board size as per specifications by LESSOR).

Whereas, the LESSEE approached the LESSOR to take up the schedule premises on a annual rental basis for a period of 11 months and the LESSOR has agreed to let out the same to the LESSEE under the following terms and conditions:

- 1. RENT:** Whereas the LESSOR agrees to rent out the scheduled premises (**DESK No: 02**) for 01 person at **(Rupees Fourteen Thousand Only) excl GST** will be paid as rent to the scheduled premises. The rental for eleven months has been paid with the Transaction reference ID: dated **03/01/2025**. At the end of eleven months, LESSEE must renew the rental by paying for next tenure.
- 2. SECURITY DEPOSIT:** Whereas, the LESSEE has not paid any security deposit and LESSOR will not be liable for any amount refund during the exit of the LESSEE from the premises.
- 3. FACILITIES:** A primary line of internet and a backup internet line (in case of emergency) will be provided. Office security will be provided by Kokarya management and 24x7 access to office premises will also be provided. The power backup of around 8 hours will be provided for only usage of laptops/PC systems. The conference room or seat can be booked in advance and its usage will be charged at charges applicable. Any mail posts or couriers will be received by the Kokarya staff on behalf of the LESSEE Company.
- 4. MAINTENANCE / LIABILITY FOR DAMAGES:** The LESSEE shall keep the schedule premises in clean and tenantable condition and shall not cause damage either structurally and/or fixtures and fittings therein. If any damages caused by LESSEE, the cost of repair shall be borne by LESSEE. The maintenance cost of premises, housekeeping and electricity and water bill cost will be borne by LESSOR.

5. **NATURE OF USE:** The Lessee shall use the schedule premises for office and business purpose only and not for unlawful activity. The LESSOR shall bear no responsibility on their part for any acts / deeds / arrangements done by the LESSEE with any other party whatsoever. Any defaults towards all statutory and /or other compliances under Indian law and/or the local regulations are the sole responsibility of the LESSEE.

6. **ADDITIONS AND ALTERATION:** Under any circumstances without the written permission from the LESSOR, the Lessee shall not make any additions, alterations, to the schedule premises.

7. **INSPECTION:** The Lessee shall allow the LESSOR or her legal representative in the schedule premises under the lease for inspection of the scheduled premises at all reasonable times with prior notice.

8. **TERMINATION OF LEASE:** If any party of this agreement either the LESSOR or the LESSEE would like to terminate the lease agreement before the expiry of the agreement period, one-month notice should be given to the other party before the renewal for next months.

9. This rental agreement will be valid from **03rd January 2025 till 02nd December 2025** and will be deemed terminated if the rent is not renewed before **02nd December 2025**.

10. **DISPUTE HANDLING:** Any dispute between the LESSOR and the LESSEE shall be resolved as per provision of arbitration and conciliation Act at Bangalore.

SCHEDULE

The Scheduled premise bearing

In witness whereof,

both parties, the lessor and lessee have signed this Rental Agreement on the day, month and year first mentioned above in the presence of the following witness.

WITNESSES:

1

OWNER / LESSOR

2

TENANT / LESSEE