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## Bengaluru's ₹23 Lakh Security Deposit Raises Concerns Over Rental Practices

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A recent property listing in Bengaluru demanding a ₹23 lakh security deposit for a rental flat has reignited public debate on the city's high and often unregulated rental deposit system. The listing, for a fully furnished 4 BHK unit in Bennigana Halli, sparked widespread backlash after going viral online.

The property, listed with a monthly rent of ₹1.9 lakh, required a one-year deposit upfront, which is a common practice in Bengaluru, though widely criticized. Unlike many other Indian cities where deposits range between one to three months of rent, Bengaluru's landlords often demand six months to a full year's rent in advance.

The issue gained further traction when an international content creator based in India posted about the listing, calling Bengaluru landlords among the “greediest” in the world and drawing comparisons to cities like New York and Dubai, where tenant protections are typically stronger.

Social media users and tenants quickly echoed these sentiments. Some shared personal experiences of having large portions of their deposits withheld without clear justification. One tenant, an IIT graduate, claimed ₹82,000 was deducted from his ₹1.5 lakh deposit without evidence of damage. Another individual labeled the entire system as “the biggest scam in Bengaluru,” citing consistent and baseless deductions at the end of rental agreements.

The lack of a regulatory cap on deposit amounts continues to frustrate tenants. While the Model Tenancy Act of 2021 recommends limiting deposits to two months' rent, it has yet to be implemented in Karnataka. In the absence of clear guidelines, landlords retain wide discretion over deposit demands and deductions.

The growing concern has led to a rise in demand for alternative solutions such as zero-deposit rental models. These systems offer tenants the option of paying a nominal annual fee or premium, acting as insurance for landlords instead of locking in large sums of money for the duration of the lease.

As rental costs and tenant grievances rise in India's tech capital, calls for reform and better regulation of the rental housing market are growing louder. Industry experts believe state intervention and adoption of the Model Tenancy Act could restore balance and transparency between landlords and tenants.