

RESIDENTIAL RENTAL AGREEMENT

This Agreement is made and entered into on this **23rd day of August, 2025**, between:

LANDLORD: Mr. Ramesh Kumar Address: 123, ABC Colony, North Dumdum, Kolkata, West Bengal, 700074

AND

TENANT: Ms. Priya Sharma Address: 456, XYZ Street, Salt Lake, Kolkata, West Bengal, 700091

1. PROPERTY

The Landlord agrees to rent to the Tenant the property located at: **Flat 5B, Green View Apartments, North Dumdum, Kolkata, West Bengal, 700074** (hereinafter referred to as the "Property").

2. TERM

The term of this lease is for **11 months**, commencing on September 1, 2025, and ending on July 31, 2026.

3. RENT

The monthly rent for the Property is **₹15,000 (Fifteen Thousand Indian Rupees)**, payable in advance on or before the 5th day of each calendar month.

4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of **₹30,000 (Thirty Thousand Indian Rupees)** to the Landlord upon signing this agreement. This deposit will be refunded to the Tenant within 30 days after the termination of the lease, after deducting any costs for damages to the Property beyond normal wear and tear.

5. LATE PAYMENT

In the event that the rent is not paid by the 5th day of the month, a late fee of **₹200 per day** shall be applied until the full rent is paid.

6. LOCK-IN PERIOD

This agreement has a **lock-in period of 6 months**. If the Tenant vacates the Property before the completion of the lock-in period, the entire security deposit of ₹30,000 shall be forfeited by the Landlord.

7. LANDLORD'S ACCESS

The Landlord or their representatives shall have the right to enter the Property at any time to inspect the premises, provided a reasonable notice of 4 hours is given to the Tenant. This clause also permits entry without notice in case of emergencies.

8. MAINTENANCE

The Tenant shall be responsible for minor day-to-day repairs. Major structural repairs will be the responsibility of the Landlord.

9. TERMINATION

After the lock-in period, either party may terminate this agreement by providing a written notice of **one month** to the other party.

10. GOVERNING LAW

This agreement shall be governed by the laws of India. Any disputes shall be subject to the exclusive jurisdiction of the courts in Kolkata.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first above written.

Mr. Ramesh Kumar (Landlord)

Ms. Priya Sharma (Tenant)