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INSTRUMENT NOTARISED

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TENANCY AGREEMENT

This Agreement for tenancy of house is made on this 21<sup>st</sup> day of August 2023

**Rama Krushna Tripathy** aged about 63 years S/O Natabar Tripathy resident of Qr.No : B-180, Sector-06, Rourkela-02, PS:Sector-07 Dist: Sundargarh (Odisha), Aadhar card No: 5909 3938 8558. Mob: 8895503082 (hereinafter called the First Party/Owner) of the one part.

AND

**Rudramani Sahoo** aged about 41 years S/o.Purusottam Sahoo at present resident of AT/Po/PS: barkote, District: Debagarh (Odisha)-768110, Aadhar card No:5000 3627 4895, Mob-9437074175, by profession: SRUCE. (Hereinafter called the Second Party) of the other part

Whereas the 1<sup>st</sup> party is the owner of the residential three stored building situated over vide plot number No : 742/1585 Banposh, Pradhan palli, RTU No-01 PS: Chhend ,Dist : Sundargarh (Odisha)

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Tr. N. 23  
Rama Krushna Tripathy  
Rudramani Sahoo



And whereas the 2<sup>nd</sup> party was intending to take the First Floor (excluding garage) of the aforesaid house on monthly rental basis from the first party.

And WHEREAS they agreed upon the following terms and conditions

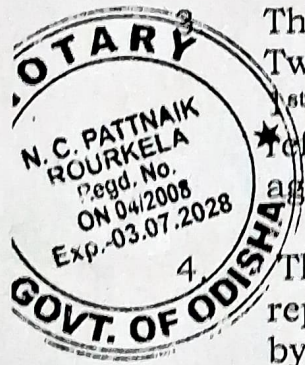
1. That this Tenancy agreement commenced from 2<sup>nd</sup> August 2023 for a period of 11 months only subject to renewal of further terms as decided between the parties.
2. That, this agreement shall be in force for 11 months only.

That, the 2<sup>nd</sup> party has paid Rs 24,000/- (Rupees Twenty Four Thousand) only as the advance rent to the 1<sup>st</sup> party in shape of security deposited. Which will be refunded by the 1<sup>st</sup> party on termination of the aforesaid agreement.

That, the rented premises shall be kept in good repairable conditions, and if any damages will be done by the 2<sup>nd</sup> party then the same may be repaired by the 2<sup>nd</sup> party on its own cost and peril. And if at all the same damage was not repaired by the 2<sup>nd</sup> party then the 1<sup>st</sup> party will repair the same and the amount will be deducted from the security amount of the 2<sup>nd</sup> party at the time of vacation of the tenant premises.

5. That, three months prior notice shall be sent by either of the parties to the other party in case of vacation of the said house or termination of tenancy.
6. That the 2<sup>nd</sup> party shall not change or alter or modification the existing condition of the said rented premises. And it is also agreed between the parties that the 1<sup>st</sup> party may inspect the rented premises at any time during the tenancy period.

7. That, it is also agreed between the parties that the 2<sup>nd</sup> party shall not use the premises for any unlawful activities (Like possession of offensive material, illegal activity) in any manner. And if the 1<sup>st</sup> party will noticed



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Tripathy  
Ramesh

Rudranani Sahoo



any unlawful activities in the tenant house then the 1<sup>st</sup> party have every rights to vacate the house and on this circumstances the security amount will be forfeited and the 2<sup>nd</sup> party will liable for punishment as per the law.

8. That, the 2<sup>nd</sup> party shall not sub-let the rented premises to any other person or party.

9. That, it is agreed between the parties that the 2<sup>nd</sup> party will not use the Ground floor and the Garage in any manner.

10. That, it is also agreed between the parties that the 1<sup>st</sup> floor will be used for residential purpose of the 2<sup>nd</sup> party till termination of the tenancy period.

11. That, the monthly rental is fixed as Rs 12,000/- (Rupees Twelve Thousand) per month by the first parties till the tenancy period. Which is to be renewed in every 11(Eleven) months if however the parties agree, then same be extended on the same with 10%(Particularly Rs. 1000/-only) hike rental amount for the period of another 11 months and the tenancy agreement will be executed by both the parties in fresh term and conditions as deems fit and proper.

12. That, the 2<sup>nd</sup> party do hereby agree to pay monthly rent of Rs 12,000/- (Rupees Twelve thousand) /- only for the 1<sup>st</sup> Floor in 10<sup>th</sup> of every succeeding month to the 1<sup>st</sup> party without fail.

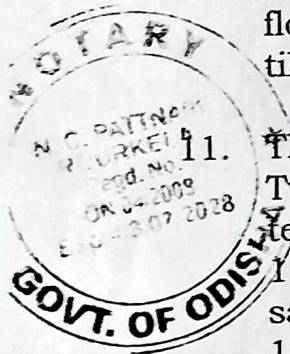
13. That, the second party also agree, the same tenancy agreement will be further extended for another one/two years with a condition that the rental of the said residential house will be increase as Rs.1000/-(rupees One thousand only since June 2024 onwards to further period of 11 months only ) per month as per the discussion of both the parties..

14. That the 2<sup>nd</sup> party pays the electric charges separately as per his consumption. And the 1<sup>st</sup> party has every right to inspect the said electricity consumption whenever he requires. And it is also agreed between the parties that

Ramesh Chandra Tripathy

Rudroni Sahoo

x



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