



తెలంగాణ తెలంగాణ TELANGANA

SL.NO. 2232 Date 19/02/15
SOLD TO P. Dasarath
W/O, S/O, F/O, and D/O Vineet Verma
FOR WHOM Mrs. Pranathi Tulasi

RENTAL AGREEMENT

This Rental Agreement is made and executed on this 19th day of February 2015 at Hyderabad, Andhra Pradesh by and

BETWEEN

Mrs. Pranathi Tulasi d/o Late B. Madan Mohan, Resident of House no 1-1-752/2/C, street no 2, Gandhinagar, Hyderabad, 500080 (herein after referred to as the 'OWNER' which term shall unless repugnant to the context or meaning thereof mean and include its successors and assigns) of the ONE PART:

AND

Mrs. Isha Verma w/o Vineet Verma, resident of GF-3, Siddhivinayak Apartments, Abhay Khand 3, Indirapuram, GZB, UP-201010 (referred to as the "TENANT" which term shall unless repugnant to the context or meaning thereof, mean and include successor or successors for the time being) of the OTHER PART.

A. WHEREAS the OWNER has acquired the right of ownership of the residential apartment "FLAT NO.3E (THIRD FLOOR), Jain Silpa Cyber View, Plot No 13 & 14, Sy. No. 44, Gachibowli, Seri Lingampally, Ranga Reddy district, Hyderabad" comprising of 3(Three) bedrooms, 2(Two) bathrooms/toilets, Drawing-Cum Dining and 1 (one) kitchen.

B. WHEREAS the TENANT is in need of accommodation for him (and his family members) and has approached the OWNER with a request to grant him permission to



P. DASARATH

LICENSED STAMP VENDOR,

LIC No: 15-21-015/2014,

Flat No: 103, Plot No: 2-874,

Ganesh Towers, Nizampet (VG),

Quthbullapur Mdl, R.R Dist.

Phone No: 812442489

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use and occupy the said Premise for the period and upon the terms and conditions hereinafter mentioned.

C. AND WHEREAS the said parties mutually agree on the terms and conditions of this agreement hereinafter.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The OWNER agrees to grant and the TENANT agrees to take under monthly rent the said Premises together with fixtures and fittings for a period commencing from 1 day of January of 2015 and ending on 30 day of November of 2015 (both days inclusive) as per terms and conditions hereinafter contained for a period of 11 months.
2. That the monthly rental of the above said premises has been fixed/settled at Rs. 18,000/- (Eighteen Thousand Only) plus maintenance charges as applicable (Monthly basis) of the society.
3. That the monthly rentals will be paid in advance by the tenant on or before the 5th day of each English calendar month, if the rent is delayed then the said tenant will be liable to pay such rental money along with interest @ 24% P.A. for the delayed period.
4. That the electricity consumption charges shall be paid by the tenant, besides the rental money herein above fixed directly to the department as per the bill and the receipt thereof shall be deposited by the tenant to the owner for his record.
5. That the tenant has paid an advance rental amount of Rs. 18,000/- (Eighteen Thousand only) one month running to the owner and also interest free security deposit of Rs. 36,000/- (Thirty Six Thousand only) which shall be returned by the owner simultaneously with the tenant handing over the vacant premises to the owner IN THE SAME CONDITION AS IT WAS GIVEN TO THE TENANT
6. That the said premises shall be used by the tenant for residential purpose only and shall not use for any other purpose, without written consent from the owner
7. That the tenant shall comply out routine maintenance and keep the premises neat and clean and shall not make any structural/additions alterations therein without the written consent of the owner.
8. The tenant shall be entitled to bring into the said Premises its furniture and articles and things necessary or required for such use of the tenant with liberty to remove the same on the expiry or before such expiry or termination of this Agreement or at any time the tenant may deem fit.
9. That the tenant shall not sublet underlet or part with the possession of the premises in whole or in part to any person(s) whomsoever.



10. That the tenant shall be liable to make good all the losses/damages caused to the premises or the fittings and suitable replacement or by making adequate compensation cash based on mutual satisfaction of the both parties. However the tenant shall not be responsible for the loss or damage caused to any of the forgoing due to any act of GOD or any act not caused by the negligence of the tenant.
11. That the tenant shall have the right to terminate this agreement at any time by serving two calendar month notice in advance to the owner or by paying/surrendering the two month rental money in lieu thereof.
12. That in the event of any dispute between the parties it will be subject to the jurisdiction of Hyderabad Courts only.
13. That in the event of the tenant failing to pay the monthly rental and the other charges of any month by the stipulated date or violation on the part of the tenant of any terms and conditions mentioned herein, the tenant then shall be liable to ejection forthwith without any legal notice.
14. That the owner or his representative shall have the right to enter in the said premises, at any reasonable time during the day to view the state of repairs in the premises and to assertion , whether the terms and conditions of this agreement are being fully observed/complied with the tenant.
15. That this Rental Agreement can further extended with the mutual consent of both the parties subject to the conditions and enhancement of rent to minimum 10% on every renewal of eleven (11) months.
16. That in case the rental agreement is not extended further and if the tenant continues to stay even after expiry of this agreement, then the monthly rent shall become 1.1 times of the last month's rent paid to the said owner.

IN WITNESS WHEREOF the TENANT & OWNER have signed this Rental Agreement with their own will on this day, month and year first mentioned above in the presence of the following witnesses

OWNER

TENANT

IN THE PRESENCE OF.....

Witness:

1 Sign:
Name:
Address:

Sign:
Name:
Address:



ATTESTED
KOVURI SREENIVASULU
ADVOCATE & NOTARY
H.No. 1-1/S, Old Hafeezpet, Miyapur,
R.R. Dist. Cell : 9951539468