

RESIDENTIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on **25 December 2025** between:

LANDLORD: Ramesh Kumar Sharma

Address: Flat No. 302, Shanti Apartments, Andheri East, Mumbai – 400069

PAN: ABCPS1234Q

AND

TENANT: Pradeepkumar Prajapati

Address: Flat No. 302, Shanti Apartments, Andheri East, Mumbai – 400069

PAN: AAAAA9999A

Contact: +91 9004819557

PROPERTY DETAILS

The Landlord agrees to lease the following property to the Tenant:

Property Address: Flat No. 302, Shanti Apartments, Andheri East, Mumbai – 400069

Property Type: Residential Apartment (2 BHK)

Area: 750 sq.ft.

Furnishing: Semi-Furnished

TERMS AND CONDITIONS

1. Lease Period

Start Date: 1 January 2026

End Date: 31 December 2026

Duration: 12 months

2. Rent Details

Monthly Rent: Rs. 30,000

Security Deposit: Rs. 90,000

Maintenance Charges: Rs. 3,000 per month

Payment Due Date: 5th of each month

3. Payment Method

Account Name: Ramesh Kumar Sharma

Account Number: 123456789012

Bank Name: HDFC Bank

IFSC Code: HDFC0001234

4. Security Deposit

The Tenant shall pay a refundable security deposit of Rs. 90,000 at the time of signing this agreement.

5. Utilities

Electricity: Excluded (as per meter reading)

Water: Included

Gas: Excluded

Internet: Excluded

6. Maintenance

Landlord Responsibilities: Structural repairs and major plumbing issues

Tenant Responsibilities: Day-to-day maintenance and cleanliness

7. Termination

Notice Period: 30 days
Early Termination Penalty: Rs. 30,000

8. Restrictions

Pets Allowed: No
Subletting Allowed: No
Commercial Use: Not allowed

9. Additional Terms

The premises shall be used strictly for residential purposes only. Any damage beyond normal wear and tear shall be borne by the Tenant.

SIGNATURES

Landlord Signature: _____
Date: 25 December 2025

Tenant Signature: _____
Date: 25 December 2025

Witness 1: Amit Verma
Signature: _____

Witness 2: Sunita Sharma
Signature: _____

Document Reference: LEASE/2024/PRP-001
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