



## RESIDENTIAL RENTAL AGREEMENT

**THIS LEASE** (the "Lease") dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN:

**Aniket**

(the "Landlord")

- AND -

**Prajwal**

(the "Tenant")

(individually the "Party" and collectively the "Parties")

**IN CONSIDERATION OF** the Landlord leasing certain premises to the Tenant and other value receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as

### **Leased Property.**

1. The Landlord agrees to rent to the Tenant the apartment, municipally described as Mun as residential premises only.
2. Subject to the provisions of this Lease, apart from the Tenant and the Tenant's immediate persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the the Landlord.
4. A reasonable number of pets or animals are allowed to be kept in or about the Property. the Landlord, this privilege is abused, or if the pets damage the Property, or if the pets ca with the use and enjoyment of the Property for the other tenants, the Landlord may rev (30) days' notice.
5. Smoking is permitted on the Property. The Tenant will be responsible for all damage cau but not limited to, stains, burns, odors and removal of debris.

6. The Landlord has supplied and the Tenant agrees to use and maintain in reasonable condition excepted, the furnishings provided with the Property by the Landlord.

### **Term**

7. The term of the Lease commences at 12:00 noon on 28 March 2024 and ends at 12:00 noon on 28 March 2025.
8. Upon any notice required under the Act, or no notice where there is no Act or the Act does not apply, the Landlord may terminate this tenancy where the Tenant has breached any provision of this rental, the Rent for at least one month.

### **Rent**

9. Subject to the provisions of this Lease, the rent for the Property is ₹1,50,000.00 per month.
10. The Tenant will pay the Rent on or before the First of each and every month of the term at \_\_\_\_\_ or at such other place as the Landlord may later designate by cash to the Landlord's bank account or mobile payment using a mobile money transfer service.

### **Quiet Enjoyment**

11. The Landlord covenants that on paying the Rent and performing the covenants contained herein, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

### **Tenant Improvements**

12. The Tenant will obtain written permission from the Landlord before doing any of the following:
- a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than as permitted in writing per wall;
  - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
  - c. removing or adding walls, or performing any structural alterations;
  - d. changing the amount of heat or power normally used on the Property as well as installing new electrical wiring or heating units;
  - e. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any sign or notice for advertising or any other purpose; or
  - f. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

### **Attorney Fees**

13. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the successful Party, in addition to all the sums that either Party may be called on to pay, a successful Party's attorney fees.

#### **Governing Law**

14. This Lease will be construed in accordance with, and exclusively governed by, the laws of

#### **Severability**

15. If there is a conflict between any provision of this Lease and the applicable legislation of the Act will prevail and such provisions of the Lease will be amended or deleted as necessary. Further, any provisions that are required by the Act are incorporated into this Lease.
16. The invalidity or unenforceability of any provisions of this Lease will not affect the validity of any other provision of this Lease. Such other provisions remain in full force and effect.

#### **Amendment of Lease**

17. This Lease may only be amended or modified by a written document executed by the Parties.

#### **Assignment and Subletting**

18. Without the prior, express, and written consent of the Landlord, the Tenant will not assign or grant any concession or licence to use the Property or any part of the Property. A consent to an assignment, subletting, concession, or licence will not be deemed to be a consent to any subletting, concession, or licence. Any assignment, subletting, concession, or licence without the consent of the Landlord, or an assignment or subletting by operation of law, will be void and will terminate this Lease.

#### **Maintenance**

19. The Tenant will, at its sole expense, keep and maintain the Property and appurtenances in good condition and repair during the term of this Lease and any renewal of this Lease.
20. Major maintenance and repair of the Property not due to the Tenant's misuse, waste, or negligence, or employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's agent.

#### **Care and Use of Property**

21. The Tenant will promptly notify the Landlord of any damage, or of any situation that may interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
22. The Tenant will not engage in any illegal trade or activity on or about the Property.

23. The Parties will comply with standards of health, sanitation, fire, housing and safety as 1
24. If the Tenant is absent from the Property and the Property is unoccupied for a period of the Tenant will arrange for regular inspection by a competent person. The Landlord will the name, address and phone number of the person doing the inspections.
25. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property condition as they were at the commencement of this Lease, reasonable use and wear and
26. During the term of this Lease or after its termination, the Landlord may charge the Tenant and/or lost keys to the Property, and any administrative fees associated with the replacement of the keys.

### **Rules and Regulations**

27. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

### **Address for Notice**

28. For any matter relating to this tenancy, the Tenant may be contacted at the Property or the address below. After this tenancy has been terminated, the contact information of the Tenant is:

a. Name: Prajwal.

b. Phone: 8877665544.

c. Post termination notice address: \_\_\_\_\_

29. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the address for notice is:

a. Name: Aniket.

b. Address: \_\_\_\_\_

The contact information for the Landlord is:

c. Phone: 9988776655.

### **General Provisions**

30. All monetary amounts stated or referred to in this Lease are based in the Indian rupee.
31. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease shall operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent

performance and will not defeat or affect in any way the Landlord's rights in respect of breach.

32. This Lease will extend to and be binding upon and inure to the benefit of the respective administrators, successors and assigns, as the case may be, of each Party. All covenants and conditions of this Lease.
33. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease, including additional rent and will be recovered by the Landlord as rental arrears.
34. Locks may not be added or changed without the prior written agreement of both Parties.
35. Headings are inserted for the convenience of the Parties only and are not to be considered part of this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
36. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered the same as original signatures.
37. This Lease constitutes the entire agreement between the Parties. Any prior understanding or agreement of any kind preceding the date of this Lease will not be binding on either Party except to the extent specifically provided in this Lease.
38. The Tenant will indemnify and save the Landlord, and the owner of the Property harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature, whether or not the Tenant will or may become liable or suffer by reason of any breach, violation or non-performance of any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof resulting from the neglect or default on the part of the Tenant or other person for whom the Tenant is responsible in respect of any such breach, violation or non-performance, damage to property, injury to person or property. The term of the Lease will survive the termination of the Lease, notwithstanding anything to the contrary.
39. The Tenant agrees that the Landlord will not be liable or responsible in any way for any loss or damage that may be suffered or sustained by the Tenant or by any person for whom the Tenant is responsible, whether on the Property of the Landlord or for any loss of or damage or injury to any property, including but not limited to property belonging to the Tenant or to any other person for whom the Tenant is responsible.
40. The Tenant is responsible for any person or persons who are upon or occupying the Property of the Landlord's premises at the request of the Tenant, either express or implied, whether for the Tenant, making deliveries, repairs or attending upon the Property for any other reason. Without loss of generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, independent contractors, tradesmen, repairmen, employees, agents, invitees or other similar persons.
41. Time is of the essence in this Lease.

**IN WITNESS WHEREOF** Prajwal and Aniket have duly affixed their signatures on this \_\_\_\_\_

\_\_\_\_\_  
Aniket

\_\_\_\_\_  
Prajwal