

## RENTAL AGREEMENT

This RENTAL AGREEMENT is executed at Mumbai on this 1st day of September, 2025 by and between:

Mr. Rajesh Kumar, S/o Mr. Mahesh Kumar, 123, Green Avenue, Mumbai, Maharashtra, India (hereinafter jointly and severally called the "OWNER", which expression shall include their heirs, legal representatives, successors and assigns) of the ONE PART:

AND, in favour of:

Ms. Ananya Sharma, D/o Mr. Ramesh Sharma, Working at ABC Pvt. Ltd., Mumbai, Maharashtra, India, having a permanent address at 45, Sunset Boulevard, Pune, Maharashtra, India (hereinafter called the "TENANT", which expression shall include its legal representatives, successors and assigns) of the OTHER PART.

WHEREAS the Owner is the absolute owner of the property situated at 12B, Ocean View Apartments, Marine Drive, Mumbai, Maharashtra, India as detailed in Annexure-I, hereinafter referred to as "Demised Premises".

WHEREAS the Tenant has requested the Owner to grant Rent with respect to the Schedule Premises and the Owner has agreed to rent out to the Tenant the Property with two-wheeler and four-wheeler parking space in the ground floor for residential purposes only, on the following terms and conditions:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The rent in respect of the "Demised Premises" shall commence from 1st September 2025 and shall be valid till 31st August 2026. Thereafter, the same may be extended further on mutual consent of both the parties.
2. The Tenant shall pay to the Owner a monthly rent of Rs. 35,000, excluding electricity and water bills. The rent shall be paid on or before 7th day of each month without fail.
3. The Tenant shall pay to the Owner a monthly maintenance charge of Rs. 5,000 towards the maintenance of Generator & Elevator, Salaries towards guards, Charges for Electricity Maintenance for Common Areas, Charges towards cleaning of Common Areas and towards maintaining the lawn.
4. The Tenant shall pay for the running cost of elevator and generator separately to the Owner.
5. During the Rent period, in addition to the rental amount payable to the Owner, the Tenant shall pay for the use of electricity and water as per bills received from the authorities concerned directly.
6. The Tenant will pay to the Owner an interest-free refundable security deposit of Rs. 70,000 vide cheque no 123456 dated 31st August 2025 at the time of signing the Rent Agreement. The said amount of the Security deposit shall be refunded by the Owner to the Tenant at the time of handing over possession of the demised premises.
7. All the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Owner to the Tenant in good working condition.
8. The Tenant shall not sublet, assign or part with the demised premises in whole or part thereof.
9. Day-to-day minor repairs will be the responsibility of the Tenant. Structural or major repairs shall be carried out by the Owner.
10. No structural additions or alterations shall be made by the Tenant without prior written consent of the Owner.

11. The Owner shall hold the right to visit the demised premises for inspection or repairs.
12. The Tenant shall comply with all the rules and regulations of the local authority.
13. The Owner shall pay for all taxes/cesses levied on the premises by local or government authorities.
14. The Owner will keep the Tenant free and harmless from any claims, proceedings, demands, or actions by others with respect to quiet possession of the premises.
15. This Rent Agreement can be terminated before the expiry of this tenancy period by serving One month prior notice in writing by either party.
16. The Tenant shall maintain the Demised Premises in good and tenable condition and hand over vacant possession on expiry or early termination.
17. In case the Premises are not vacated by the Tenant at the termination of the Rent period, the Tenant will pay damages calculated at two times the rent for any period of occupation commencing from the expiry of the Rent period.
18. Both parties shall observe and adhere to the terms and conditions contained hereinabove.
19. The Tenant and Owner represent that they are fully empowered and competent to make this Rent Agreement.
20. In case of any dispute, the same will be settled in the jurisdiction of the Mumbai civil courts.
21. The Rent Agreement will be registered in front of the Registrar and the charges towards stamp duty, court fee & lawyer/coordinator will be equally borne by the Owner and Tenant.

ANNEXURE-I The property at 12B, Ocean View Apartments, Marine Drive, Mumbai, Maharashtra, India, consisting of 2 bedrooms, living room, family lounge, kitchen, servant room and inbuilt fittings & fixtures and inventory of 3 Fans, 5 CFL Lights, 1 Geyser, 2 Mirrors.

IN WITNESS WHEREOF BOTH PARTIES AGREE AND SIGN THIS AGREEMENT ON THIS DAY AND YEAR.

WITNESSES: 1. Mr. Suresh Joshi  
(Signature)  
Address: 22, Hill Road, Mumbai

1. Ms. Priya Desai  
(Signature)  
Address: 18, Lakeview Street, Mumbai

(Signature of the Owner) (Signature of the Tenant) Mr. Rajesh Kumar Ms. Ananya Sharma OWNER TENANT