

RENTAL AGREEMENT

This Rental Agreement is made on this 15th day of January, 2025

BETWEEN

Mr. Amit Sharma, son of Mr. Vijay Sharma, aged 45 years, residing at 789 Palm Grove, Bandra West, Mumbai - 400050 (hereinafter referred to as the "LANDLORD" which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the ONE PART

AND

Ms. Priya Desai, daughter of Mr. Kiran Desai, aged 32 years, residing at 321 Lake View Apartments, Powai, Mumbai - 400076 (hereinafter referred to as the "TENANT" which expression shall unless repugnant to the context or meaning thereof include her heirs, executors, administrators and assigns) of the OTHER PART

WHEREAS the Landlord is the absolute owner of the residential premises bearing Flat No. 502, Building A, Sunrise Residency, Andheri East, Mumbai - 400069 (hereinafter referred to as the "PREMISES")

AND WHEREAS the Tenant has approached the Landlord for taking the said Premises on rent and the Landlord has agreed to let out the same on the terms and conditions hereinafter mentioned.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. TERM OF TENANCY

The tenancy shall commence from February 1, 2025 and shall continue for a period of 11 months ending on December 31, 2025.

2. RENT

The monthly rent for the Premises shall be Rs. 35,000 (Rupees Thirty-Five Thousand Only) payable on or before the 5th day of each month.

3. SECURITY DEPOSIT

The Tenant has paid a refundable security deposit of Rs. 105,000 (Rupees One Lakh Five Thousand Only) being three months' rent, which shall be refunded at the time of vacating the Premises after deducting any dues.

4. MAINTENANCE CHARGES

The Tenant shall pay monthly maintenance charges of Rs. 3,500 (Rupees Three Thousand Five Hundred Only) directly to the society.

5. UTILITIES

All utility charges including electricity, water, gas, and internet shall be borne by the Tenant.

6. USE OF PREMISES

The Premises shall be used only for residential purposes and not for any commercial or illegal activities.

7. MAINTENANCE AND REPAIRS

The Tenant shall maintain the Premises in good condition and shall be responsible for minor repairs. Major structural repairs shall be the responsibility of the Landlord.

8. TERMINATION

Either party may terminate this agreement by giving 2 months' prior written notice to the other party.

9. LOCK-IN PERIOD

There shall be a lock-in period of 6 months from the commencement date during which neither party can terminate the agreement.

IN WITNESS WHEREOF the parties have set their hands on the day, month and year first above written.

LANDLORD
(Amit Sharma)

TENANT
(Priya Desai)

WITNESSES:

1. Name: _____
Address: _____
Signature: _____

2. Name: _____
Address: _____
Signature: _____

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