

RENTAL AGREEMENT

This Rental Agreement is made and executed on this **30** day of **11, 2025** at Hyderabad by and between:-

Ramesh Iyer, s/o Suresh aged about **50** years, Occupation: **Retired Government Officer, R/o. 14, Lakeview Apartments**

(Hereinafter called the **OWNER** which term shall mean and include all his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

Anuj Sharma H, s/o DEPENDANT aged about **30** years, Occupation: **Software Engineer, R/o. 14, Lakeview Apartments**

Hereinafter called the **TENANT** which term shall mean and include all his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

OWNER

TENANT

::2::

WHEREAS the OWNER is absolute Owner and peaceful possessor of the **14, Lakeview Apartments**

AND WHEREAS the TENANT had approached the OWNER and requested him to let out the aforesaid premises which are described in detail and the OWNER had agreed to do so on the terms and conditions are as follows.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. That the rent of the Schedule premises is **Rs. 15,000 per month** which shall be paid by the TENANT to the OWNER on or before the 5th day of every Calendar month.
2. That the TENANT had paid Advance of **Rs. 15,000 per month** to the OWNER which is refundable by the OWNER at the time of vacating the portion by TENANT.
3. That OWNER enhances the rent at **1,00,000** on the existing rent on every **TIME** to the TENANT.
4. That the RENTAL period is for **TIME** Rental agreement comes into force with effect from **01/04/2025-01/04/2026**. And the RENTAL period is further extendable with the mutual consent of OWNER and TENANT.
5. That the TENANT shall use the said Portion for **RESIDENTIAL** Purpose only and not **sublet** the premises to the third Party.
6. That the TENANT shall pay the Water charges and electricity charges in time and hand over the receipts to the OWNER. However the property tax shall be payable by the OWNER.
7. That the TENANT shall keep the premises in good habitable conditions and shall not damage or alter the construction and shall return the said premises in the same condition as they have taken the said premises on rent, if any damages caused by the TENANT as to be beared by him self.
8. That if either the parties intends to terminate the tenancy such party shall service a notice **2 months prior** in advance to the other party.
9. That the OWNER have the right to visit the said property at reasonable time with the permission of TENANT.
10. The rental agreement on its expiry can be renewed by mutual agreement by both the parties.

IN WITNESS WHEREOF these presents have been executed by the OWNER and the TENANT the day and the year first above written.

WITNESSES:-

1. 、

OWNER

2.

TENANT

SCHEDULE

Accommodation of fully furnished one hall, two bedrooms, kitchen, two bathrooms, electricity and water facility, R.C.C. Roofed building in first floor.

Fitting and Fixtures:-

1. Chandelier with all lights-1
2. Diwan cot with mattress-1
3. Armchairs-3
4. Teapoy-1
5. Ganesh lighting and mantra chanting photo frame-1
6. 3d photo frame-1
7. Landline phone-1
8. Ceiling fans-5
9. Tubelights-5
10. Led bulbs(syska)-5,
11. Philips CFL bulbs in bath room, wash area and at ectrance-4
12. 3*6 cots with mattresses-2
13. Computer table-1
14. Drums (stores water 100ltr and 60ltr)-2
15. Water cans-3

IN WITNESS WHEREOF these presents have been executed by the OWNER and the TENANT the day and the year first above written.

WITNESSES:-

3.

OWNER

4.

TENANT