

RESIDENTIAL RENTAL AGREEMENT

This agreement made at **Namburu, Andhra Pradesh** on this **08-07-2021** between **Kalyan Babu**, residing at **Bhadravathi Nagar, Mangalagiri, 522503** hereinafter referred to as the 'HOUSE OWNER' of the One Part AND **Akash Anil** residing at **Nirmala Devi, Dhirajganj Adityapur Industrial Area, Jamshedpur, Adityapur Industrial Area, Seraikela-Kharsawan, Jharkhand, 832109** hereinafter referred to as 'TENANT' the of the other Part;

WHEREAS the House Owner is the sole absolute owner of, **Pine 1005, Rain Tree Park Dwaraka Krishna, opposite Acharya Nagarjuna University, Namburu, Guntur, 522503** WHEREAS the tenant has applied to the Houseowner for grant of tenancy on to him of the Apartment situated at the above address for living accommodation.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the Tenancy shall be initially for the period of one year with effect from 06-07-2021 and may be renewed from time to time with mutual consent of both the House owner and the Tenant.
2. That the rent payable by the Tenant to the House owner or his Authorized person, in respect of the said premises, shall be Rs. 15,000/- (Fifteen Thousand Rupees only) per month which shall be payable on or before 10th of every succeeding month in addition to the above-mentioned immovable property maintenance charges payable to Association by the Tenant every month.
3. That the House Owner will have the option to terminate this lease by giving one-month notice to the Tenant.
4. That the Tenant shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said premises or any part thereof.
5. That the Tenant shall use the said premises only for residential purposes.
6. That the Tenant shall, before handing over the said premises, ensure the working of sanitary, electrical and water supply connections and other fittings pertaining to the said premises. It is agreed that it shall be the responsibility of the Tenant for their return in the working condition at the time of re-possession of the said premises (reasonable wear and tear and loss or damage by fire, flood, rains, accident, irresistible force or act of God excepted).
7. That the Tenant is not authorized to make any alteration in the construction of the said premises. The Tenant may however install and remove his own fittings and fixtures, provided this is done without causing any excessive damage or loss to the said premises.
8. That the day to day repair jobs such as fuse blow out, replacement of light bulbs/tubes, leakage of water taps, maintenance of the water pump and other minor repairs, etc., shall be effected by the Tenant at its own cost, and any major repairs, either structural or to the electrical or water connection, plumbing leaks, water seepage shall be attended to by the House Owner. In the event of the House Owner failing to carry out the repairs on receiving notice from the Tenant, the Tenant shall

undertake the necessary repairs and the House Owner will be liable to immediately reimburse costs incurred by the Tenant.

9. That the House owner or its duly authorized agent shall have the right to enter into or upon the said premises or any part thereof at a mutually arranged convenient time for the purpose of inspection.
10. That the Tenant shall use the said premises along with its fixtures and fitting in careful and responsible manner and shall handover the premises to the House Owner in working condition (reasonable wear and tear and loss or damage by fire, flood, rains, accidents, irresistible force or act of God excepted).
11. It is hereby agreed that if default is made by the Tenant in payment of the rent for a period of two months, or in observance and performance of any of the covenants and stipulations hereby contained and on the part to be observed and performed by the Tenant, then on such default, the House Owner shall be entitled in addition to or in the alternative to any other remedy that may be available to him at this discretion, to terminate the lease and eject the Tenant from the said premises; and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the House Owner to the Tenant of his intention to terminate the lease and to take possession of the said premises. If the arrears of rent are paid or the Tenant comply with or carry out the covenants and conditions or stipulations, within fifteen days from the service of such notice, then the House Owner shall not be entitled to take possession of the said premises.
12. That in addition to the compensation mentioned above, the Tenant shall pay the actual electricity, shared maintenance, water bills for the period of the agreement directly to the authorities concerned. The relevant `start date` meter readings are 06-07-2021.
13. That the Tenant has paid to the House Owner a sum of Rs. 30,000 (Thirty Thousand Rupees only) as deposit, free of interest, which the House Owner does accept and acknowledge. This deposit is for the due performance and observance of the terms and conditions of this Agreement. The deposit shall be returned to the Tenant simultaneously with the Tenant vacating the said premises. In the event of failure on the part of the House Owner to refund the said deposit amount to the Tenant as aforesaid, the Tenant shall be entitled to continue to use and occupy the said premises without payment of any rent until the House Owner refunds the said

amount (without prejudice to the Tenant's rights and remedies in law to recover the deposit).

14. That the House Owner shall be responsible for the payment of all taxes and levies pertaining to the said premises including but not limited to House Tax, Property Tax, other cesses, if any, and any other statutory taxes, levied by the Government or Governmental Departments. During the term of this Agreement, the House Owner shall comply with all rules, regulations and requirements of any statutory authority, local, state and central government and governmental departments in relation to the said premises.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first hereinabove mentioned.

Tenant,

House Owner,

[Name]

[Name]

[Address Line 1]

[Address Line 1]

[Address Line 2]

[Address Line 2]

[City, State, Pin Code]

[City, State, Pin Code]

WITNESS ONE

WITNESS TWO

[Name & Address]

[Name & Address]

ANNEXURE I

List of fixtures and fittings provided in Pine 1005, Rain Tree Park Dwaraka Krishna, opposite Acharya Nagarjuna University, Namburu, Guntur, 522503:

1. 2 Ac's
2. 2 plastic Chairs
3. Double cot bed and mattress
4. Single cot bed and mattress
5. Dining Table with 4 Chairs
6. Fridge
7. Stove
8. Teapoy
- 9.