

Application for Visitor Visa

June 1, 2023.

Yash Bhatia

895 Huntington Ave, Apartment 6
Boston, MA, 02115
USA

Subject: Canadian Visitor Visa Application

Dear Sir/Madam,

I am writing to submit my application for a visitor visa to Canada with the primary purpose of meeting a dear friend residing in the country. I am excited about the opportunity to visit Canada and spend quality time with my friend, whom I have known since childhood and have maintained a strong bond with.

The purpose of my visit is purely social, as I intend to immerse myself in the Canadian culture, experience the local way of life, and create unforgettable memories together with my friend. Our reunion will provide an invaluable opportunity to reconnect, strengthen our friendship, and share cherished moments that cannot be replicated through other means of communication.

I am currently residing at 895 Huntington Ave, Apartment-6, Boston, Massachusetts, 02115, USA on an F1 Visa as a student at Northeastern University. Pursuing a Master's degree in Information Systems, I am dedicated to expanding my knowledge and skills in this field. To support my educational journey, I have secured an education loan, ensuring financial stability throughout my studies.

My Travel History

I have not visited Canada, and this is my first time planning a trip to Canada.

My Savings/ Funding

I have secured an education loan of 53 Lacs INR. Additionally, I have diligently saved from my daily expenses, allowing me to self-fund the trip I am planning to Canada. I believe that this opportunity to visit Canada will not only provide a much-needed summer break from my academic endeavors but also broaden my horizons and enrich my cultural experiences.

You can review my savings in the bank statement attached to my visitor visa application.

I intend to bring approximately CAD \$2689 with me for my visit to Canada and will pay for my full expenses during my stay.

Travel Details

I will be residing at my friend's residence at 543 Beverly Street, P7B5S8, Thunder Bay, Ontario, Canada, once I arrive on July 20, 2023. I will stay at his residence for the duration of my visit. My friend's contact number is +1 (807)-358-1651.

During my stay, my friend will act as my local guide, showcasing the various attractions, landmarks, and hidden gems that make Canada such a captivating destination. Through this visit, I aim to expand my understanding of Canadian customs, traditions, and way of life, fostering a deeper appreciation for the country and its people.

I intend to visit different attractions with my friend such as Kakabeka Falls, Mount McKay, and the Marina Park in the Thunder Bay Area during my stay. I have no intention of venturing outside this region.

Health and Vaccination Details

I am also in good health and have remained free from major health issues in my life. I have received two COVID-19 vaccinations to date. These are:

- COVAXIN Vaccine (First Shot): Received on August 25th, 2021.
- COVAXIN Vaccine (Second Shot): Received on September 26th, 2021.

I have attached my vaccination certificate with my visa application.

Intention to Return to USA

I intend to leave Canada by July 31st, 2023, via Thunder Bay International Airport to continue with my Master's degree for upcoming semester. I have also informed my professors that I will be returning to university by August 1st, 2023.

I assure you that I have made thorough preparations for my trip, including organizing my travel itinerary, securing appropriate accommodation arrangements, and considering the financial aspects required for the duration of my stay. Furthermore, I am fully committed to complying with all immigration regulations and adhering to the terms and conditions of the visitor visa.

I have attached all the necessary supporting documents, including my valid passport, proof of accommodation, financial statements, and an invitation letter from my friend confirming their willingness to accommodate me during my visit.

I kindly request your favorable consideration of my application for a visitor visa to Canada. I am confident that my visit will be a memorable and enriching experience, and I assure you that I will depart from Canada upon the expiration of my authorized stay.

Thank you for your time and attention to my application. Should you require any further information or documentation, please do not hesitate to contact me.

Yours Sincerely,

Yash Bhatia

Phone: +1(857)-313-4049

Email: ybhatia500@gmail.com

Expense/Funds Summary

- Total Bank Balance in my account: USD \$3155.57 or CAD \$4238
- Funds I am bringing to Canada: USD \$2000 or CAD \$2689

Note: The documents and other items I have enclosed along with my application are summarized below:

- Passport
- Letter of Invitation from My Friend, Deepak Kulkarni
- Proof of funds (My bank statement from the past four months)
- Proof of Education loan
- Completed and Signed the Application form
- Proof of valid status in USA (I-20)
- Proof of my residence
- Proof of accommodation (friend's residence) attached with invitation letter
- Recent photo

SEVIS ID: N0032986737

SURNAME/PRIMARY NAME Bhatia	GIVEN NAME Yash	Class of Admission F-1 ACADEMIC AND LANGUAGE
PREFERRED NAME Yash Bhatia	PASSPORT NAME	
COUNTRY OF BIRTH INDIA	COUNTRY OF CITIZENSHIP INDIA	
CITY OF BIRTH Ulhasnagar	DATE OF BIRTH 28 SEPTEMBER 1998	
FORM ISSUE REASON CONTINUED ATTENDANCE - TRAVEL	ADMISSION NUMBER	

SCHOOL INFORMATION

SCHOOL NAME Northeastern University Northeastern University	SCHOOL ADDRESS 360 HUNTINGTON AVE, C/O Office of Global Services, BOSTON, MA 02115
SCHOOL OFFICIAL TO CONTACT UPON ARRIVAL Eun Ah Bang International Student and Scholar Advisor	SCHOOL CODE AND APPROVAL DATE BOS214F00257000 22 JANUARY 2003

PROGRAM OF STUDY

EDUCATION LEVEL MASTER'S	MAJOR 1 Computer Software Engineering 14.0903	MAJOR 2 None 00.0000
PROGRAM ENGLISH PROFICIENCY Required	ENGLISH PROFICIENCY NOTES Student is proficient	EARLIEST ADMISSION DATE 08 AUGUST 2022
START OF CLASSES 07 SEPTEMBER 2022	PROGRAM START/END DATE 07 SEPTEMBER 2022 - 31 MAY 2024	

FINANCIALS

ESTIMATED AVERAGE COSTS FOR: 8 MONTHS		STUDENT'S FUNDING FOR: 8 MONTHS	
Tuition and Fees	\$ 28,709	Personal Funds	\$ 0
Living Expenses	\$ 23,445	Funds From This School	\$
Expenses of Dependents (0)	\$ 0	Educational loan	\$ 52,154
Other	\$	On-Campus Employment	\$
TOTAL	\$ 52,154	TOTAL	\$ 52,154

REMARKS

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SCHOOL ATTESTATION

I certify under penalty of perjury that all information provided above was entered before I signed this form and is true and correct. I executed this form in the United States after review and evaluation in the United States by me or other officials of the school of the student's application, transcripts, or other records of courses taken and proof of financial responsibility, which were received at the school prior to the execution of this form. The school has determined that the above named student's qualifications meet all standards for admission to the school and the student will be required to pursue a full program of study as defined by 8 CFR 214.2(f)(6). I am a designated school official of the above named school and am authorized to issue this form.

X	DATE ISSUED	PLACE ISSUED
SIGNATURE OF: Eun Ah Bang, International Student and Scholar Advisor	15 November 2022	BOSTON, MA

STUDENT ATTESTATION

I have read and agreed to comply with the terms and conditions of my admission and those of any extension of stay. I certify that all information provided on this form refers specifically to me and is true and correct to the best of my knowledge. I certify that I seek to enter or remain in the United States temporarily, and solely for the purpose of pursuing a full program of study at the school named above. I also authorize the named school to release any information from my records needed by DHS pursuant to 8 CFR 214.3(g) to determine my nonimmigrant status. **Parent or guardian, and student, must sign if student is under 18.**

X		
SIGNATURE OF: Yash Bhatia	DATE	
	X	
NAME OF PARENT OR GUARDIAN	SIGNATURE	ADDRESS (city/state or province/country)
		DATE

SEVIS ID: N0032986737 (F-1)

NAME: Yash Bhatia

EMPLOYMENT AUTHORIZATIONS

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CHANGE OF STATUS/CAP-GAP EXTENSION

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AUTHORIZED REDUCED COURSE LOAD


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CURRENT SESSION DATES

CURRENT SESSION START DATE	CURRENT SESSION END DATE
07 SEPTEMBER 2022	17 DECEMBER 2022

TRAVEL ENDORSEMENT

This page, when properly endorsed, may be used for re-entry of the student to attend the same school after a temporary absence from the United States. Each endorsement is valid for one year.

Designated School Official	TITLE	SIGNATURE	DATE ISSUED	PLACE ISSUED
Eunah Bang, International	Student & Scholar Advisor		11/15/2022	Boston, MA
		X		
		X		
		X		

INSTRUCTIONS TO STUDENTS

STUDENT ATTESTATION. You should read everything on this page carefully. Be sure that you understand the terms and conditions concerning your admission and stay in the United States as a nonimmigrant student before signing the student attestation on page 1 of the Form I-20 A-B. The law provides severe penalties for knowingly and willfully falsifying or concealing a material fact, or using any false document in the submission of this form.

FORM I-20. The Form I-20 (this form) is the primary document to show that you have been admitted to school in the United States and that you are authorized to apply for admission to the United States in F-1 class of admission. You must have your Form I-20 with you at all times. If you lose your Form I-20, you must request a new one from your designated school official (DSO) at the school named on your Form I-20.

VISA APPLICATION. You must give this Form I-20 to the U.S. consular officer at the time you apply for a visa (unless you are exempt from visa requirements). If you have a Form I-20 from more than one school, be sure to present the Form I-20 for the school you plan to attend. Your visa will include the name of that school, and you must attend that school upon entering the United States. You must also provide evidence of support for tuition and fees and living expenses while you are in the United States.

ADMISSION. When you enter the United States, you must present the following documents to the officer at the port of entry: 1) a Form I-20; 2) a valid F-1 visa (unless you are exempt from visa requirements); 3) a valid passport; and 4) evidence of support for tuition and fees and living expenses while you are in the United States. The agent should return all documents to you before you leave the inspection area.

REPORT TO SCHOOL NAMED ON YOUR FORM I-20 AND VISA. Upon your first entry to the United States, you must report to the DSO at the school named on your Form I-20 and your F-1 visa (unless you are exempt from visa requirements). If you decide to attend another school before you enter the United States, you must present a Form I-20 from the new school to a U.S. consular officer for a new F-1 visa that names the new school. Failure to enroll in the school, by the program start date on your Form I-20 may result in the loss of your student status and subject you to deportation.

EMPLOYMENT. Unlawful employment in the United States is a reason for terminating your F-1 status and deporting you from the United States. You may be employed on campus at your school. You may be employed off-campus in curricular practical training (CPT) if you have written permission from your DSO. You may apply to U.S. Citizenship and Immigration Services (USCIS) for off-campus employment authorization in three circumstances: 1) employment with an international organization; 2) severe and unexpected economic hardship; and 3) optional practical training (OPT) related to your degree. You must have written authorization from USCIS before you begin work. Contact your DSO for details. Your spouse or child (F-2 classification) may not work in the United States.

PERIOD OF STAY. You may remain in the United States while taking a full course of study or during authorized employment after your program. F-1 status ends and you are required to leave the United States on the earliest of the following dates: 1) the program end date on your Form I-20 plus 60 days; 2) the end date of your OPT plus 60 days; or 3) the termination of your program for any other reason. Contact your DSO for details.

EXTENSION OF PROGRAM. If you cannot complete the education program by the program end date on page 1 of your Form I-20, you should contact your DSO at least 15 days before the program end date to request an extension.

SCHOOL TRANSFER. To transfer schools, first notify the DSO at the school you are attending of your plan to transfer, then obtain a Form I-20 from the DSO at the school you plan to attend. Return the Form I-20 for the new school to the DSO at that school within 15 days after beginning attendance at the new school. The DSO will then report the transfer to the Department of Homeland Security (DHS). You must enroll in the new school at the next session start date. The DSO at the new school must update your registration in SEVIS.

NOTICE OF ADDRESS. When you arrive in the United States, you must report your U.S. address to your DSO. If you move, you must notify your DSO of your new address within 10 days of the change of address. The DSO will update SEVIS with your new address.

REENTRY. F-1 students may leave the United States and return within a period of five months. To return, you must have: 1) a valid passport; 2) a valid F-1 student visa (unless you are exempt from visa requirements); and 3) your Form I-20, page 2, properly endorsed for reentry by your DSO. If you have been out of the United States for more than five months, contact your DSO.

AUTHORIZATION TO RELEASE INFORMATION BY SCHOOL. DHS requires your school to provide DHS with your name, country of birth, current address, immigration status, and certain other information on a regular basis or upon request. Your signature on the Form I-20 authorizes the named school to release such information from your records.

PENALTY. To maintain your nonimmigrant student status, you must: 1) remain a full-time student at your authorized school; 2) engage only in authorized employment; and 3) keep your passport valid. Failure to comply with these regulations will result in the loss of your student status and subject you to deportation.

INSTRUCTIONS TO SCHOOLS

Failure to comply with 8 CFR 214.3(k) and 8 CFR 214.4 when issuing Forms I-20 will subject you and your school to criminal prosecution. If you issue this form improperly, provide false information, or fail to submit required reports, DHS may withdraw its certification of your school for attendance by nonimmigrant students.

ISSUANCE OF FORM I-20. DSOs may issue a Form I-20 for any nonimmigrant your school has accepted for a full course of study if that person: 1) plans to apply to enter the United States in F-1 status; 2) is in the United States as an F-1 nonimmigrant and plans to transfer to your school; or 3) is in the United States and will apply to change nonimmigrant status to F-1. DSOs may also issue the Form I-20 to the spouse or child (under the age of 21) of an F-1 student to use to enter or remain in the United States as an F-2 dependent. DSOs must sign where indicated at the bottom of page 1 of the Form I-20 to attest that the form is completed and issued in accordance with regulations.

ENDORSEMENT OF PAGE 2 FOR REENTRY. If there have been no substantive changes in information, DSOs may endorse page 2 of the Form I-20 for the student and/or the F-2 dependents to reenter the United States. If there have been substantive changes, the DSO should issue and sign a new Form I-20 that includes those changes.

RECORDKEEPING. DHS may request information concerning the student's immigration status for various reasons. DSOs should retain all evidence of academic ability and financial resources on which admission was based, until SEVIS shows the student's record completed or terminated.

AUTHORITY FOR COLLECTING INFORMATION. Authority for collecting the information on this and related student forms is contained in 8 U.S.C. 1101 and 1184. The Department of State and DHS use this information to determine eligibility for the benefits requested. The law provides severe penalties for knowingly and willfully falsifying or concealing a material fact, or using any false document in the submission of this form.

REPORTING BURDEN. U.S. Immigration and Customs Enforcement collects this information as part of its agency mission under the Department of Homeland Security. The estimated average time to review the instructions, search existing data sources, gather and maintain the needed data, and complete and review the collection of information is 30 minutes (.50 hours) per response. An agency may not conduct or sponsor, and a person is not required to respond to an information collection unless a form displays a currently valid OMB Control number. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to: Office of the Chief Information Officer/Forms Management Branch, U.S. Immigration and Customs Enforcement, 801 I Street NW Stop 5800, Washington, DC 20536-5800. Do not send the form to this address.

GREATER BOSTON REAL ESTATE BOARD

STANDARD FORM APARTMENT LEASE (FIXED TERM)

Date: **May 22, 2022**

Name: **Star Realty Group**

Address: **33 Pond Avenue, Suite 101B**

City/State/Zip: **Brookline, MA 02445**

Phone Number: **(617)731-0955**

Lessor, hereby leases to (Name) **Akash Murli Chhabria, Yash Bhatia, Keshni Kamlesh Mulrajani, Jointly & Severally**

(Address/City/State/Zip) **G-2 Milan Niwas Opp BK no 895 section-20, MUMBAI, RASHT 421003**

(Phone Number) **(857)800-5320**

Lessee, who hereby hires the following premises, viz (Apartment/Suite) **6** at (Street or Address) **895 Huntington Ave**
Boston, MA (Zip) **02115-2327** (consisting of)
895 Huntington Ave #6, Boston, MA 02115

for the term of **12 Months**, beginning **September 1, 2022**

and terminating on **August 31, 2023**. The rent to be paid by the Lessee for the leased premises shall be as follows:

RENT:

TENANT:

This section governs rent payments. In some cases, rent payments may increase during the lease term. Please be sure that you carefully read and understand this section. Please initial here when you are certain that you understand and agree with this section.

Lessee's initials:



A: The term rent shall be **\$35,940.00**, payable, except as herein otherwise provided, in installments of **\$2,995.00**, on the **1st** day of every month, in advance, so long as this lease is in force and effect;

B: However, if in any tax year commencing with the fiscal year **N/A** the real estate taxes on the land and buildings, of which the leased premises are a part, are in excess of the amount of the real estate taxes thereon for the fiscal year **N/A**, (herein called the "Base Year", and being the most recent year in which the Lessor has actually received a real estate tax bill for the leased premises) Lessee will pay to Lessor as additional rent hereunder, when and as designated by notice in writing by Lessor, _____ percent of such excess that may occur in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year. The Lessor represents to the Lessee that the term rent set forth in the immediately preceding paragraph (A) does not reflect any real estate tax increase subsequent to the said Base Year. Notwithstanding anything contained herein to the contrary, the Lessee shall be obligated to pay only that proportion of such increased tax as the unit leased him bears to the whole of the real estate so taxed, and if the Lessor obtains an abatement of the real estate tax levied on the whole of the real estate of which the unit leased by Lessee is a part, a proportionate share of such abatement, less reasonable attorney's fees, if any, shall be refunded to said Lessee.

LESSOR AND LESSEE FURTHER COVENANT AND AGREE:

1) **MAINTENANCE-** For maintenance, if other than lessor, contact:

Name: **Star Realty Group**

Phone Number: **(617)731-0955**

Address: **33 Pond Avenue, Suite 101B,**

City/State/Zip: **BROOKLINE, MA 02445**

2) **ADDITIONAL PROVISIONS -**



3. Heat and Other Utilities

TENANT:

This section governs utility payments. Be sure to discuss with the Lessor those payments which will be required of you for this apartment.

4. Attached Forms

5. Care Of Premises

6. Cleanliness

7. Definitions

8. Delivery Of Premises

9. Eminent Domain

10. Fire, Other Casualty

11. Disturbance, Illegal Use

12. Governmental Regulations

The Lessee shall pay, as they become due, all bills for electricity and other utilities, whether they are used for furnishing heat or other purposes, that are furnished to the leased premises and presently separately metered, as well as for fuel oil kept in a separate tank which serves only the leased premises. The Lessor agrees to furnish reasonably hot and cold water and reasonable heat during the regular heating season (except to the extent supplied through utilities metered to the leased premises or fuel oil kept in a separate tank as stated above), but the failure of the Lessor to provide any of the foregoing items to any specific degree, quantity, quality, or character due to any causes beyond the reasonable control of the Lessor, such as accident, restriction by City, State or Federal regulations, or during necessary repairs to the apparatus shall not (subject to applicable law) form a basis of any claim for damages against the Lessor. If legally permitted, utility meters may consist of submeters installed to allocate charges incurred by the Lessor. **Payment by the Lessee for water and sewer service is subject to the provisions of the attached Water and Sewer Submetering Addendum.**

The forms, if any, attached hereto are incorporated herein by reference.

The Lessee shall not paint, decorate or otherwise embellish and/or change and shall not make nor suffer any additions or alterations to be made in or to the leased premises without the prior written consent of the Lessor, nor make nor suffer any strip or waste, nor suffer the heat or water to be wasted, and at the termination of this lease shall deliver up the leased premises and all property belonging to the Lessor in good, clean and tenantable order and condition, reasonable wear and tear excepted. No washing machine, air-conditioning unit, space heater, clothes dryer, television or other aerials, or other like equipment shall be installed without the prior written consent of the Lessor. No waterbeds shall be permitted in the leased premises.

The Lessee shall maintain the leased premises in a clean condition. He shall not sweep, throw, or dispose of, nor permit to be swept, thrown or disposed of, from said premises nor from any doors, windows, balconies, porches or other parts of said building, any dirt, waste, rubbish or other substance or article into any other parts of said building or the land adjacent thereon, except in proper receptacles and except in accordance with the rules of the Lessor.

The words "Lessor" and "Lessee" as used herein shall include their respective heirs, executors, administrators, successors, representatives and assigns, agents and servants; and the words "he", "his" and "him" where applicable shall apply to the Lessor or Lessee regardless of sex, number, corporate entity, trust or other body. If more than one party signs as Lessee hereunder, the covenants, conditions and agreements herein of the Lessee shall be the joint and several obligations of each such party.

In the event the Lessor is not able through no fault of his own to deliver the leased premises to the Lessee at the time called for herein, the rent shall be abated on a pro rata basis until such time as occupancy can be obtained, which abatement shall constitute full settlement of all damages caused by such delay, or the Lessor, at his election, shall be allowed reasonable time to deliver possession of the leased premises, and if he cannot deliver such possession within 30 days from the beginning of said term, either the Lessor or Lessee may then terminate this lease by giving written notice to the other and any payment made under this lease shall be forthwith refunded. Lessee hereby authorizes and empowers Lessor to institute proceedings to recover possession of the premises on behalf of and in the name of Lessee.

If the lease premises, or any part thereof, or the whole or any part of the building of which they are a part, shall be taken for any purpose by exercise of the power of eminent domain or condemnation, or by action of the city or other authorities or shall receive any direct or consequential damage for which the Lessor or Lessee shall be entitled to compensation by reason of anything lawfully done in pursuance of any public authority after the execution hereof and during said term, or any extension or renewal thereof, then at the option of either the Lessor or the Lessee, this lease and said term shall terminate and such option may be exercised in the case of any such taking, notwithstanding the entire interest of the Lessor and the Lessee may have been divested by such taking. Said option to terminate shall be exercised by either the Lessor or the Lessee, by giving a written notice of exercise of such option to terminate in the manner described in Section 17 of this lease. Said option to terminate shall not be exercised by either party (a) earlier than the effective date of taking, nor (b) later than thirty (30) days after the effective date of taking. The mailing of the notice of exercise as set forth hereinabove shall be deemed to be the exercise of said option; and upon the giving of such notice, this lease shall be terminated as of the date of the taking. If this lease and said term are not so terminated, then in case of any such taking or destruction of or damage to the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the damage to the leased premises, shall be suspended or abated until, in the case of such taking, what may remain of the leased premises, shall have been put in proper condition for use and occupation. The Lessee hereby assigns to the Lessor any and all claims and demands for damages on account of any such taking or for compensation for anything lawfully done in pursuance of any public authority, and covenants with the Lessor that the Lessee will from time to time execute and deliver to the Lessor such further instruments of assignment of any such claims and demands as the Lessor shall request, provided however that the Lessee does not assign to the Lessor any claims based upon Lessee's personal property or other improvements installed by Lessee with Lessor's written permission.

If the leased premises, or any part thereof, or the whole or a substantial part of the building of which they are a part, shall be destroyed or damaged by fire or other casualty after the execution hereof and during said term, or any extension or renewal thereof, then this lease and said term shall terminate at the option of the Lessor by notice to the Lessee. If this lease and said term are not so terminated, then in case of any such destruction of or damage to the leased premises, or to the common areas of the building customarily used by the Lessee for access to and egress from the leased premises, rendering the same or any part thereof unfit for use and occupation, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the damage to the leased premises, shall be suspended or abated until the leased premises shall have been put in proper condition for use and occupation. If the leased premises or such common areas have not been restored by the Lessor to substantially their former condition for use and occupancy within thirty days after the damage occurred, the Lessee may terminate this lease by giving notice to the Lessor within thirty days following the termination of the thirty day period within which the Lessor failed to restore. If either party gives notice of intention to terminate under this section, this lease shall terminate on the last day of the then-current monthly rental period.

Neither the Lessee nor his family, friends, relatives, invitees, visitors, agents or servants shall make or suffer any unlawful, noisy or otherwise offensive use of the leased premises, nor commit or permit any nuisance to exist thereon, nor cause damage to the leased premises, nor create any substantial interference with the rights, comfort, safety or enjoyment of the Lessor or other occupants of the same or any other apartment, nor make any use whatsoever thereof than as and for a private residence. No signs or other articles shall be hung or shaken from or affixed to the windows, doors, porches, balconies, or exterior walls or placed upon the exterior windowsills without the Lessor's prior written consent in each instance.

The Lessor shall be obligated to fulfill all of the Lessor's obligations hereunder to the best of the Lessor's ability but the Lessee's obligations, covenants and agreements hereunder shall not (subject to applicable law) be affected, impaired or excused because the Lessor is unable to supply or is delayed in supplying any service or is unable to make or is delayed in making any repairs, additions, alterations or decorations, or is unable to supply or is delayed in supplying any equipment or fixtures, if Lessor is prevented or delayed from doing so because of any law or governmental action or any order, rule or regulation of any governmental agency, which is beyond the Lessor's reasonable control.



- 13. Common Areas** No receptacles, vehicles, baby carriages or other articles or obstructions shall be placed in the halls or other common areas or passageways.
- 14. Insurance** Lessee understands and agrees that it shall be Lessee's own obligation to insure his personal property.
- 15. Keys & Locks** Upon expiration or termination of the lease, the Lessee shall deliver the keys of the premises to the landlord. Delivery of keys by the Lessee to the Lessor, or to anyone on his behalf, shall not constitute a surrender or acceptance of surrender of the leased premises unless so stipulated in writing by the Lessor. In the event that the exterior door lock or locks in the leased premises are not in normal working order at any time during the term thereof, and if the Lessee reports such condition to the Lessor, then and in that event the Lessor shall, within a reasonable period of time following receipt of notice from the Lessee of such condition, repair or replace such lock or locks. Locks shall not be changed, altered, or replaced nor shall new locks be added by the Lessee without the written permission of the Lessor. Any locks so permitted to be installed shall become the property of the Lessor and shall not be removed by the Lessee. The Lessee shall promptly give a duplicated key to any such changed, altered, replaced or new lock to the Lessor.
- 16. Loss or Damage** The Lessee agrees to indemnify and save the Lessor harmless from all liability, loss or damage arising from any nuisance made or suffered on the leased premises by the Lessee, his family, friends, relatives, invitees, visitors, agents, or servants or from any carelessness, neglect or improper conduct of any such persons. All personal property in any part of the building within the control of the Lessee shall be at the sole risk of the Lessee. Subject to provisions or applicable law the Lessor shall not be liable for damage to or loss of property of any kind which may be lost or stolen, damaged or destroyed by fire, water, steam, defective refrigeration, elevators, or otherwise, while on the leased premises or in any storage space in the building or for any personal injury unless caused by the negligence of the Lessor.
- 17. Notices** Written notice from the Lessor to the Lessee shall be deemed to have been properly given if mailed by registered or certified mail postage prepaid, return receipt requested to the Lessee at the address of the leased premises, or if delivered or left in or on any part thereof, provided that if so mailed, the receipt has been signed, or if so delivered or left, that such notice has been delivered to or left with, the Lessee or anyone expressly or impliedly authorized to receive messages for the Lessee, or by any adult who resides with the Lessee in the leased premises. Written notice from the Lessee to the Lessor shall be deemed to have been properly given if mailed by registered or certified mail, postage prepaid, return receipt requested to the Lessor at his address set forth in the first paragraph of this lease, unless the Lessor shall have notified the Lessee of a change of the Lessor's address, in which case such notice shall be so sent to such changed address of the Lessor, provided that the receipt has been signed by the Lessor or anyone expressly or impliedly authorized to receive messages for the Lessor. *Notwithstanding the foregoing, notice by either party to the other shall be deemed adequate if given in any other manner authorized by law.*
- 18. Other Regulations** The Lessee agrees to conform to such lawful rules and regulations which are reasonably related to the purpose and provisions of this lease, as shall from time to time be established by the Lessor in the future for the safety, care, cleanliness, or orderly conduct of the leased premises and the building of which they are a part, and of the benefit, safety, comfort and convenience of all the occupants of said building.
- 19. Parking** Parking on the premises of the Lessor is prohibited unless written consent is given by the Lessor.
- 20. Pets** No dogs or other animals, birds or pets shall be kept in or upon the leased premises without the Lessor's written consent, and consent so given may be revoked at any time.
- 21. Plumbing** The water closets, disposals, and waste pipes shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags, or any other improper articles be thrown into same, and any damage to the building caused by the misuse of such equipment shall be borne by the Lessee by whom or upon whose premises shall have been caused unless caused by the negligence of the Lessor, or by the negligence of an independent contractor employed by the Lessor.
- 22. Repairs** The Lessee agrees with the Lessor that, during this lease and for such further time as the Lessee shall hold the leased premises or any part thereof, the Lessee will at all times keep and maintain the leased premises and all equipment and fixtures therein or used therewith repaired, whole and of the same kind, quality and description and in such good repair, order and condition as the same are at the beginning of, or may be put in during the term or any extension or renewal thereof, reasonable wear and tear and damage by unavoidable casualty only excepted. The Lessor and the Lessee agree to comply with any responsibility which either may have under applicable law to perform repairs upon the leased premises. If Lessee fails within a reasonable time, or improperly makes such repairs, then and in any such event or events, the Lessor may (but shall not be obligated to) make such repairs and the Lessee shall reimburse the Lessor for the reasonable cost of such repairs in full, upon demand.
- 23. Right Of Entry** The Lessor may enter upon the leased premises to make repairs thereto, to inspect the premises, or to show the premises to prospective tenants, purchasers, or mortgagees. The Lessor may also enter upon the said premises if same appear to have been abandoned by the Lessee or as otherwise permitted by law.
- 24. Non-Performance Or Breach By Lessee** If the Lessee shall fail to comply with any lawful term, condition, covenant, obligation, or agreement expressed herein or implied hereunder, or if the Lessee shall be declared bankrupt, or insolvent according to law or if any assignment of the Lessee's property shall be made for the benefit of creditors, or if the premises appear to be abandoned then, and in any of the said cases and notwithstanding any license or waiver of any prior breach of any of the said terms, conditions, covenants, obligations, or agreements the Lessor, without necessity or requirement of making any entry may (subject to the Lessee's rights under applicable law) terminate this lease by:
1. a seven (7) day written notice to the Lessee to vacate said leased premises in case of any breach except only for nonpayment of rent, or
 2. a fourteen (14) day written notice to the Lessee to vacate said leased premises upon the neglect or refusal of the Lessee to pay the rent as herein provided.
- Any termination under this section shall be without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of any of the said terms, conditions, covenants, obligations or agreements.
- 25. Lessee's Covenants In Event Of Termination** The Lessee covenants that in case of any termination of this lease, by reason of the default of the Lessee, then at the option of Lessor:
- (A) the Lessee will forthwith pay to the Lessor as damages hereunder a sum equal to the amount by which the rent and other payments called for hereunder for the remainder of the term, including any extension or renewal thereof, exceed the fair rental value of said premises for the remainder of the term, including any extension or renewal thereof; and
 - (B) the Lessee covenants that he will furthermore indemnify the Lessor from and against any loss and damage sustained from time to time by reason of any termination caused by the default of, or the breach by, the Lessee. Lessor's damages hereunder shall include, but shall not be limited to any loss of rents; reasonable broker's commissions for the re-letting of the leased premises; advertising costs; the reasonable cost incurred in cleaning and repainting the premises in order to relet the same; and moving and storage charges incurred by Lessor in moving Lessee's belongings pursuant to eviction proceedings.

(C) At the option of the Lessor, however, Lessor's cause of action under this article shall accrue when a new tenancy or lease term first commences subsequent to a termination under this lease, in which event Lessor's damages shall be limited to any and all damages sustained by him prior to said new tenancy or lease date. Lessor shall also be entitled to any and all other remedies provided by law. All rights and remedies are to be cumulative and not exclusive.

26. Removal Of Goods

Lessee further covenants and agrees that if Lessor shall remove Lessee's goods or effects, pursuant to the terms hereof or of any Court order, Lessor shall not be liable or responsible for any loss of or damage to Lessee's goods or effects and the Lessor's act of so removing such goods or effects shall be deemed to be the act of and for the account of Lessee, provided, however, that if the Lessor removes the Lessee's goods or effects, he shall comply with all applicable laws, and shall exercise due care in the handling of such goods to the fullest practical extent under the circumstances.

27. Non-Surrender

Neither the vacating of the premises by the Lessee, nor the delivery of keys to the Lessor shall be deemed a surrender or an acceptance of surrender of the leased premises, unless so stipulated in writing by Lessor.

28. Subletting, Number Of Occupants

The Lessee shall not assign nor underlet any part of the whole of the leased premises, nor shall permit the leased premises to be occupied for a period longer than a temporary visit by anyone *except the individuals specifically named in the first paragraph of this lease*, their spouses, and any children born to them during the term of this lease or any extension or renewal thereof without first obtaining on each occasion the assent in writing of the Lessor. Under no circumstances may any portion of the leased premises be used by a boarder, lodger, or roommate without the prior written consent of the Lessor.

29. Liability

In the event that the Lessor is not a natural person, no individual trustee, beneficiary, partner, manager, member, officer, director, shareholder or other principal of the Lessor shall be personally liable to anyone under any term, condition, covenant, obligation, or agreement expressed herein or implied hereunder or for any claim of damage or cause at law or in equity arising out of the occupancy of said leased premises, the use or the maintenance of said building or its approaches or equipment.

30. Waiver

The waiver of one breach of any term, condition, covenant, obligation, or agreement of this lease shall not be considered to be a waiver of that or any other term, condition, covenant, obligation, or agreement or of any subsequent breach thereof.

31. Separability Clause

If any provision of this lease or portion of such provision or the application thereof to any person or circumstance is held invalid, the remainder of the lease (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be effected thereby.

32. Copy Of Lease

The Lessor shall deliver a copy of this lease, duly executed by Lessor or his authorized agent, to the Lessee within thirty (30) days after a copy hereof, duly executed by the Lessee, has been delivered to the Lessor.

33. Reprisals Prohibited

The Lessor acknowledges that provisions of applicable law forbid a landlord from threatening to take or taking reprisals against any tenant for seeking to assert his legal rights.

34. Other Provisions

IN WITNESS WHEREOF, the said parties hereunto and to another instrument of like tenor, have set their hands and seals on the day and year first above written; and Lessee as an individual states under the pains and penalties of perjury that said Lessee is over the age of 18 years.

Akash Chhabria Notary Public for the State of Illinois

Lessee

Akash Murli Chhabria

[Signature] **8/15/22**

Lessor

Star Realty Group

Yash Bhatia Notary Public for the State of Illinois

Yash Bhatia

Keshni Kamlesh Mulrajani Notary Public for the State of Illinois

Keshni Kamlesh Mulrajani

Trustee or Agent

TENANT: SUBJECT TO APPLICABLE LAW, THE LANDLORD WILL PROVIDE INSURANCE FOR UP TO \$750 IN BENEFITS TO COVER THE ACTUAL COSTS OF RELOCATION OF THE TENANT IF DISPLACED BY FIRE OR DAMAGE RESULTING FROM FIRE.

TENANT: MAKE SURE TO RECEIVE A SIGNED COPY OF THIS LEASE.

GUARANTY

In consideration of the execution of the within lease by the Lessor at the request of the undersigned, the undersigned hereby, jointly and severally, guarantee the Lessor, and the heirs, successors, and assigns of the Lessor, the punctual performance by the Lessee and the legal representatives, successors and assigns of the Lessee of all the terms, conditions, covenants, obligations, and agreements in said lease on the Lessee's or their part to be performed or observed, demand and notice of default being hereby waived. The undersigned waive all suretyship defenses and defenses in the nature thereof and assent to any and all extensions and postponements of the time of payment and all other indulgences and forbearances which may be granted from time to time to the Lessee.

WITNESS the execution hereof under seal by the undersigned the day and year first written in said lease.

ADDENDUM TO LEASE AGREEMENT

1. On or before 11:59 p.m. of the date of the expiration of the Lease or any extension thereof, Tenant(s) shall vacate(s) the premises, including removal of all Tenant'(s) property, and turn in all keys and any other property owned by Landlord, leaving the premises in good, clean condition, ordinary wear and tear expected. All keys and other property shall be returned to Star Realty Group, Inc. at the following address: 33 Pond Avenue, Suite 101B, Brookline, MA 02445.

2. Rent shall be payable on the first (1st) day of each month, and be made to Star Realty Group, Inc. at the following address: 33 Pond Avenue, Suite 101B, Brookline, MA 02445. All payments shall clearly identify the Tenant(s) and the premises.

3. Tenant(s) shall be responsible for the following charges:

- a. Returned Check: \$25.00 per check;
- b. Lockout Fee: \$25.00;
- c. Late Rent Fee: \$100.00 (if rent is more than thirty (30) days past due).

4. If Tenant(s) default(s) in the performance of any covenant on Tenant'(s) part to be performed by virtue of any provision, agreement or covenant in the lease, Landlord may immediately, or at any time thereafter, without notice perform the same for the account of Tenant(s). If Landlord at any time spends money or elects to pay any sum of money, or does any act which will require the payment of any sum of money, by reason of the failure of Tenant(s) to comply with any provision of this lease, or, if Landlord is compelled to incur any expense, including a reasonable attorneys' fees in instituting, prosecuting, and/or defending any action or proceeding instituted by reason of any default of Tenant(s) under the lease, the sums so paid by Landlord with interest, costs, and damages, shall be construed to be additional rent under the lease



and shall be due from Tenant(s) on the first day of the month following the incurring of such expenses.

5. Tenant(s) acknowledges that Tenant(s) shall be responsible for all utilities and/or services, other than hot water.

6. No smoking of any kind or of any substance shall be permitted inside, or within twenty-five (25) feet of, the premises. Tenant(s) shall be responsible for any damages caused by smoking in the premises, including, but not limited to, deodorizing, repairing or replacing carpet, wax removal, additional paint preparation, replacing of drapes or blinds, countertops or any other surface damaged due to burn marks, and smoke damage.

7. Tenant(s) may sublease the premises only upon express written consent of Landlord.

8. Tenant(s) shall not keep any dogs in or about the premises without the express written consent of Landlord. If Tenant(s) violate(s) this provision, Tenant(s) shall be in breach of the Lease. Tenant(s) shall be responsible for any damages, and agree(s) to indemnify Landlord for any harm, caused by any dogs kept in or about the premises.

9. Tenant(s) shall maintain the premises heat on or above 60 degrees Fahrenheit during the period from December to March. Tenant(s) shall be responsible for any damages at the premises caused by Tenant'(s) violation of this provision.

10. Tenant(s) shall keep and store its trash and garbage within the premise. Tenant(s) shall dispose of his or her trash and garbage in the dumpster to be provided by Landlord or on the street (at the appropriate time) if street pickup is available at the premises. Tenant(s) shall not permit or cause any trash or garbage to be kept or stored in any other part of the building, including, but not limited to, any hallways.

11. Tenant(s) shall maintain a renter's insurance policy in the amount of at least \$30,000.00 in personal property coverage during the term of the Lease or any extension thereof.

12. Upon twenty-four (24) hour notice to Tenant(s), Landlord may make entry into the premises in order to inspect such premises and to make repairs thereto, as necessary. Any entry to inspect or repair the premises shall be made from 9:00 a.m. to 5:00 p.m. from Monday to Friday and during weekends and nights as mutually agreed to by Tenant and Landlord.

13. Within seven (7) months of the expiration of the Lease or any extension thereof, Tenant(s) hereby agree(s) to cooperate with Landlord in showing the apartment to prospective tenant(s), including allowing Landlord and/or its agents access to the premises from 9:00 a.m. to 5:00 p.m. from Monday to Friday and during weekends and nights as mutually agreed to by Tenant and Landlord. Landlord hereby agrees to provide Tenant(s) with at least twenty-four (24) hour notice prior to accessing the premises.

14. The following individual(s) shall be entitled to occupy the Premises:

a. Akash Chhabria

b. Yash Bhatia

c. Keshni Kamlesh Mulrajani

d.

e.

Occupancy of the premises by any person other than the foregoing individual(s) for more than seven (7) consecutive nights or more than fourteen (14) total nights in any thirty (30) day period shall be prohibited unless Tenant(s) obtain(s) written permission from Landlord.



15. Tenant(s) hereby agree(s) to maintain the premises in a clean and habitable condition. Tenant(s) shall be responsible for any expenses incurred by Landlord to remedy any violation(s) of this provision.

16. Tenant(s) acknowledge(s) that the first and last month deposits shall be nonrefundable upon the execution of the Lease and this Addendum.

[SIGNATURE PAGE TO FOLLOW]



TENANT,

Akash Murlu Chhabria

dotloop verified
07/28/22 5:23 PM IST
KQNM-AYSR-BTQT-1WPR

By: Akash Chhabria

LANDLORD,



By: Norasneha 8/15/22
Its: Authorized Agent

TENANT,

Yash Bhatia

dotloop verified
05/31/22 12:21 AM IST
DNPF-KZEM-NHLL-OTUB

By: Yash Bhatia

TENANT,

Keshni Kamlesh Mulrajani

dotloop verified
07/28/22 6:32 PM IST
BD7F-KZ3N-BQLS-TLML

By: Keshni Kamlesh Mulrajani

TENANT,

By: _____

GREATER BOSTON REAL ESTATE BOARD

Tenant Lead Law Notification

What lead paint forms must owners of rental homes give to new tenants?

Before renting a home built before 1978, the property owner and the new tenant must sign two copies of this tenant **Lead Law Notification** and **Tenant Certification Form**, and the property owner must give the tenant one of the signed copies to keep. If any of the following forms exist for the unit, tenants must also be given a copy of them: lead inspection or risk assessment report, Letter of Compliance, or Letter of Interim Control. **This form is for compliance with both Massachusetts and federal lead notification requirements.**

What is lead poisoning and who is at risk of becoming lead poisoned?

Lead poisoning is a disease. It is most dangerous for children under six years old. It can cause permanent harm to young children's brain, kidneys, nervous system and red blood cells. Even at low levels, lead in children's bodies can slow growth and cause learning and behavior problems. Young children are more easily and more seriously poisoned than others, but older children and adults can become lead poisoned too. Lead in the body of a pregnant woman can hurt her baby before birth and cause problems with the pregnancy. Adults who become lead poisoned can have problems having children, and can have high blood pressure, stomach problems, nerve problems, memory problems and muscle and joint pain.

How do children and adults become lead poisoned?

Lead is often found in paint on the inside and outside of homes built before 1978. The lead paint in these homes causes almost all lead poisoning in young children. The main way children get lead poisoning is from swallowing lead paint dust and chips. Lead is so harmful that even a small amount can poison a child. Lead paint under layers of nonleaded paint can still poison children, especially when it is disturbed, such as through normal wear and tear and home repair work.

Lead paint dust and chips in the home most often come from peeling or chipping lead painted surfaces; lead paint on moving parts of windows or on window parts that are rubbed by moving parts; lead paint on surfaces that get bumped or walked on, such as floors, porches, stairs, and woodwork; and lead paint on surfaces that stick out which a child may be able to mouth such as window sills.

Most lead poisoning is caused by children's normal behavior of putting their hands or other things in their mouths. If their hands or these objects have touched lead dust, this may add lead to their bodies. A child can also get lead from other sources, such as soil and water, but these rarely cause lead poisoning by themselves. Lead can be found in soil near old, lead-painted homes. If children play in bare, leaded soil, or eat vegetables or fruits grown in such soil, or if leaded soil is tracked into the home from outside and gets on children's hands or toys, lead may enter their bodies. Most adult lead poisoning is caused by adults breathing in or swallowing lead dust at work, or, if they live in older homes with lead paint, through home repairs.

How can you find out if someone is lead poisoned?

Most people who are lead poisoned do not have any special symptoms. The only way to find out if a child or adult is lead poisoned is to have his or her blood tested. Children in Massachusetts must be tested at least once a year from the time they are between nine months and one year old until they are four years old. Your doctor, other health care provider or Board of Health can do this. A lead poisoned child will need medical care. A home with lead paint must be deleaded for a lead poisoned child to get well.

What kind of homes are more likely to have lead paint?

In 1978, the United States government banned lead from house paint. Lead paint can be found in all types of homes built before 1978: single-family and multi-family; homes in cities, suburbs or the countryside; private housing or state or federal public housing. The older the home, the more likely it is to have lead paint. The older the paint, the higher its lead content is likely to be.

Can regular home repairs cause lead poisoning?

There is a danger of lead poisoning any time painted surfaces inside or outside the home are scraped for repainting, or woodwork is stripped or removed, or windows or walls are removed. This is because lead paint is found in almost all Massachusetts homes built before 1978, and so many of Massachusetts' homes are old. Special care must be taken whenever home repair work is done. No one should use power sanders, open flame torches, or heat guns to remove lead paint, since these methods create a lot of lead dust and fumes. Ask the owner of your home if a lead inspection has been done. The inspection report will tell you which surfaces have lead paint and need extra care in setting up for repair work, doing the repairs, and cleaning up afterwards. Temporarily move your family (especially children and pregnant women) out of the home while home repair work is being done and cleaned up. If this is not possible, tape up plastic sheets to completely seal off the area where the work is going on. No one should do repair work in older homes without learning about safe ways to do the work to reduce the danger of lead dust. Hundreds of cases of childhood and adult lead poisoning happen each year from home repair work.

What can you do to prevent lead poisoning?

- # Talk to your child's doctor about lead.
- # Have your child tested for lead at least once a year until he/she is four years old.
- # Ask the owner if your home has been deleaded or call the state Childhood Lead Poisoning Prevention Program (CLPPP) at 1-800-532-9571, or your local Board of Health.
- # Tell the owner if you have a new baby, or if a new child under six years old lives with you.
- # If your home was deleaded, but has peeling paint, tell and write the owner. If he/she does not respond, call CLPPP or your local Board of Health.
- # Make sure only safe methods are used to paint or make repairs to your home, and to clean up afterwards.
- # If your home has not been deleaded, you can do some things to temporarily reduce the chances of your child becoming lead poisoned. You can clean your home regularly with paper towels and any household detergent and warm water to wipe up dust and loose paint chips. Rub hard to get rid of more lead. When you are done, put the dirty paper towels in a plastic bag and throw them out. The areas to clean most often are window wells, sills, and floors. Wash your child's hands often (especially before eating or sleeping) and wash your child's toys, bottles and pacifiers often. Make sure your child eats foods with lots of calcium and iron, and avoid foods and snacks that are high in fat. If you think your soil may have lead in it, have it tested. Use a door mat to help prevent dirt from getting into your home. Cover bare leaded dirt by planting grass or bushes, and use mats, bark mulch or other ground covers under swings and slides. Plant gardens away from old homes, or in pots using new soil. Remember the only way to permanently lower the risk of your child getting lead poisoned is to have your home deleaded if it contains lead paint.

How do you find out where lead paint hazards may be in a home?

The only way to know for sure is to have a lead inspection or risk assessment done. The lead inspector will test the surfaces of your home and give the landlord and you a written report that tells you where there is lead in amounts that are a hazard by state law. For interim control, a temporary way to have your home made safe from lead hazards, a risk assessor does a lead inspection plus a risk assessment. During a risk

assessment, the home is checked for the most serious lead hazards, which must be fixed right away. The risk assessor would give the landlord and you a written report of the areas with too much lead and the serious lead hazards. Lead inspectors and risk assessors have been trained, licensed by the Department of Public Health, and have experience using the state- approved methods for testing for lead paint. These methods are use of a sodium sulfide solution, a portable x-ray fluorescence machine or lab tests of paint samples. You can get a list of licensed lead inspectors and risk assessors from CLPPP.

In Massachusetts, what must the owner of a home built before 1978 do if a child under six years old lives there?

An owner of a home in Massachusetts built before 1978 must have the home inspected for lead if a child under six years old lives there. If lead hazards are found, the home must be delead or brought under interim control. Only a licensed deleader may do high-risk deleading work, such as removing lead paint or repairing chipping and peeling lead paint. You can get a list of licensed deleaders from the state Department of Labor and Workforce Development. Deleaders are trained to use safe methods to prepare to work, do the deleading, and clean up. Either a deleader, the owner or someone who works for the owner who is not a licensed deleader can do certain other deleading and interim control work. Owners and workers must have special training to perform the deleading tasks they may do. After the work is done, the lead inspector or risk assessor checks the home. He or she may take dust samples to test for lead, to make sure the home has been properly cleaned up. If everything is fine, he or she gives the owner a Letter of Compliance or Letter of Interim Control. After getting one of these letters, the owner must take care of the home and make sure there is no peeling paint.

What is a Letter of Compliance?

It is a legal letter under state law that says either that there are no lead paint hazards or that the home has been delead. The letter is signed and dated by a licensed lead inspector.

What is a Letter of Interim Control?

It is a legal letter under state law that says work necessary to make the home temporarily safe from serious lead hazards has been done. The letter is signed and dated by a licensed risk assessor. It is good for one year, but can be renewed for another year. The owner must fully delead the home and get a Letter of Compliance before the end of the second year.

Where can I learn more about lead poisoning?

Massachusetts Department of Public Health Childhood Lead Poisoning Prevention Program (CLPPP) (For more copies of this form, as well as a full range of information on lead poisoning prevention, tenants' rights and responsibilities under the MA Lead Law, how to clean lead dust and chips, healthy foods to protect your children, financial help for owners, safe deleading and renovation work, and soil testing.) 1-800-532-9571 or 781-774-6611 www.mass.gov/dph/clppp

Massachusetts Department of Labor and Workforce Development (List of licensed deleaders) 617-626-6960

Your local lead poisoning prevention program or your local Board of Health www.mhoa.com/roster.htm

U.S. Consumer Product Safety Commission (Information about lead in consumer products) 1-800-638-2772 or www.cpsc.gov

U.S. Environmental Protection Agency, Region 1 (information about federal laws on lead) 617-918-1328 or www.epa.gov/lead/

National Lead Information Center (General lead poisoning information) 1-800-424-LEAD (or 5323)



Tenant Certification Form

Required Federal Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. The **Massachusetts Tenant Lead Law Notification and Certification Form** is for compliance with state and federal lead notification requirements.

Owner's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Owner/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the owner/lessor (Check (i) or (ii) below):

(i) ☐ Owner/ Lessor has provided the tenant with all available records and reports pertaining to lead -based paint and/or lead-based paint hazards in the housing (check documents below).

☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance

(ii) ☒ Owner/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (Initial)

(c) _____ Tenant has received copies of all documents circled above.

(d) _____ Tenant has received no documents listed above.

(e) ☒ ☐ ☐ Tenant has received the Massachusetts Tenant Lead Law Notification.

Agent's Acknowledgment (Initial)

(f) _____ Agent has informed the owner/lessor of the owner's/lessor's obligations under federal and state law for lead-based paint disclosure and notification and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Owner/Lessor _____ Date _____

Star Realty Group

Ashli Chhabria Signature verified
on 08/15/22 by dot
loop us API-DL-50IT-LPWV

Tenant _____ Date _____

Akash Murli Chhabria

Akash Murli Chhabria Signature verified
on 08/15/22 by dot
loop us API-DL-50IT-LPWV

Tennat _____ Date _____

Owner/Lessor _____ Date _____

Yash Bhatia

Tenant _____ Date _____

Yash Bhatia

Agent _____ Date _____

Owner/Managing Agent Information for Tenant (Please Print):

Name Street Apt.

City/Town Zip Telephone

☐ I (owner/managing agent) certify that I provided the Tenant Lead Law Notification/ Tenant Certification Form and any existing Lead Law documents to the tenant, but the tenant refused to sign this certification.

The tenant gave the following reason: _____

The Massachusetts Lead Law prohibits rental discrimination, including refusing to rent to families with children or evicting families with children because of lead paint.

Contact the Childhood Lead Poisoning Prevention Program for information on the availability of this form in other languages.

Tenant and owner must each keep a completed and signed copy of this form.

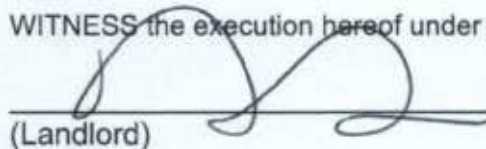
c:\wp50\lead1995\forms\clp95-17.wp Rev.5/98

NO-SMOKING ADDENDUM

The following addendum is made part of the lease or tenancy at will agreement between the undersigned parties with respect to Apartment⁶ _____ (the "Apartment") at 895 Huntington Ave _____ (the "The Building").

Tenant shall not smoke, and shall be responsible for preventing smoking by other occupants of the Apartment and by any guests or other persons allowed to visit or have access to the Apartment, anywhere in the Building or elsewhere on Landlord's property, including without limitation the Apartment and any patios, balconies, foyers, hallways, walkways, driveways, parking areas, fire escapes and rooftops. For purposes of this Addendum, the term "smoking" shall refer to the possession of any lighted cigarette, cigar, pipe or similarly-used article, whether or not containing tobacco. Landlord may, if Landlord so elects, designate areas outside the Building where smoking may be allowed subject to such restrictions as Landlord may prescribe. The smoking of marijuana anywhere on Landlord's property is expressly forbidden. Landlord makes no warranty, representation or other promise that no smoking will occur in the Building. In particular, persons who already reside in the Building may not necessarily be subject to the same restrictions set forth in this Addendum. Any violation by Tenant hereunder shall be deemed a failure to comply with the provisions of the attached lease or tenancy at will agreement, entitling Landlord to pursue all available remedies.

WITNESS the execution hereof under seal this _____ day of _____, 20____.

 8/15/22
(Landlord)

Akash Murli Chhabria
(Tenant)
datatool verified
07/28/22 5:23 PM IST
3JK1-2XGJ-8NE4-MHPC

(Landlord)

Yash Bhatia
(Tenant)
datatool verified
07/25/22 11:32 PM IST
SP6O-ZORD-4GO-USR5

Keshni Kamlesh Mulrajani
datatool verified
07/28/22 6:32 PM IST
KVIV-jHEP-AMN6-6TZN

Mold Addendum

Date: 07/05/2022

The following addendum is made part of the lease or tenancy at will agreement between the undersigned parties with respect to Apartment 6 (the "Premises") at 895 Huntington Ave.

Tenant acknowledges the possibility that mold may at some time be present in the Premises. Mold is a fungus commonly found in the environment. In some cases, for example to produce penicillin, mold can be very useful. On the other hand, some types of mold are toxic and can cause sickness. At the present time, neither government agencies nor the scientific community has reached a consensus as to when indoor mold becomes harmful. For this reason, it is important to make sure that mold is not allowed to accumulate. Mold typically originates in a damp environment. It can then spread through the air or be transported by contact with other surfaces (like the bottom of a shoe). Cleanliness is unquestionably the key component of any strategy to combat mold. Consistent with Massachusetts law, Tenant is responsible for maintaining the Premises in a clean and sanitary condition, free of filth or causes of sickness. In particular, Tenant must remove any visible accumulation of moisture, for example after showering. Wet clothing, carpeting, towels and other articles should be dried completely. If mold, normally recognized by its greenish black color, has formed, it may be necessary to apply a special commercial disinfectant (avoiding products which may cause discoloration), in which case any instructions on the product label should be carefully followed. Tenant must notify Landlord immediately upon discovering any water leakage from the roof, a pipe or any other building component normally maintained by Landlord. Because mold may be caused by elevated indoor humidity, Tenant must not block or otherwise interfere with the operation of any heating, ventilating or air conditioning equipment supplied by Landlord, notifying Landlord immediately if such equipment malfunctions or if any doors or windows cannot be opened or closed. Any violation by Tenant hereunder shall be deemed a failure to comply with the provisions of the attached lease or tenancy at will agreement, entitling Landlord to pursue all available remedies.

WITNESS the execution hereof under seal this ____ day of _____, 20__.



(Landlord) Star Realty Group, Inc.

8/15/22

Akash Murti Chhabria

dotloop verified
07/28/22 5:23 PM IST
TBT-EBQU-6JAL-VAAT

(Tenant)

Yash Bhatia

dotloop verified
07/25/22 11:32 PM IST
JLQV-HR30-4G6-W3PS

(Landlord)

(Tenant)

Keshni Kamlesh Mubrajani

dotloop verified
07/28/22 6:32 PM IST
HL2N-4H4M-AXZ-NHKO

Star Realty Group, Inc.
33 Pond Avenue
Suite 101B
Brookline, Ma 02445

Sight Unseen Agreement

It is hereby understood and agreed to that I have not viewed the apartment that I am renting prior to my occupancy. I am renting the apartment "sight unseen".

I understand that Star Realty Group is using their best efforts to provide me with satisfactory accommodations. I also agree not to hold Star Realty Group liable or pursue any legal actions with them if I am not satisfied with the accommodations. I am aware that I am entering into a lease agreement and my deposits and realty fee are not refundable.

Akash Chhabria

Print Name

Yash Bhatia

Print Name

Keshni Kamlesh Mulrajani

Print Name

Print Name

Akash Chhabria

dotloop verified
07/26/22 5:21 PM EDT
43B1-PPH3-MXZT-OCB

Signature Date

Yash Bhatia

dotloop verified
07/26/22 11:32 PM EDT
WCB-HJQJ-TVGS-MJHT

Signature Date

Keshni Kamlesh Mulrajani

dotloop verified
07/26/22 6:32 PM EDT
JVOB-6ZT7-BNPP-VCLB

Signature Date

Signature Date

GREATER BOSTON REAL ESTATE BOARD

RENT AND SECURITY DEPOSIT RECEIPT

TO: **Akash Murli Chhabria, Yash Bhatia**

Lessee **Keshni Kamlesh Mulrajani**

RE: **6**

Unit

G-2 Milan Niwas Opp BK no 895 section-20

Address

MUMBAI, RASHT 421003

City/State/Zip

895 Huntington Ave

Address

Boston, MA 02115-2327

City/State/Zip

We hereby acknowledge receipt of your check # _____ in the amount of \$ _____ to be applied as follows:

- | | | | | |
|-----------------------------------------------------|-------------------|---------|-------------------|--------------------|
| 1) First Month's Rent | 09/01/2022 | through | 09/30/2023 | \$ 2,995.00 |
| 2) Last Month's Rent | | | | \$ 2,995.00 |
| 3) Purchase or installation cost for a key and lock | | | | \$ _____ |
| 4) Security Deposit (see attached condition form) | | | | \$ 2,995.00 |

SECURITY DEPOSIT

A. The Lessor acknowledges receipt from the Lessee of **\$2,995.00** (an amount not to exceed one month's rent) to be held by the Lessor during the term hereof, or any extension or renewal, as a security deposit pursuant to the terms hereof; it being understood that THIS IS NOT TO BE CONSIDERED PREPAID RENT, nor shall damages be limited to the amount of the security deposit.

B. The Lessor acknowledges that, subject to damages prescribed by law, he shall, within thirty (30) days after the termination of this lease or upon the Lessee's vacating the premises completely together with all his goods and possessions, whichever shall last occur, return the security deposit or any balance thereof, and any interest thereon, if due, after deducting

(1) Any unpaid rent or water and sewer charges which have not been validly withheld or deducted pursuant to any general or special law.

(2) Any unpaid increase in real estate taxes which the Lessee is obligated to pay pursuant to a tax escalation clause which conforms to the requirements of Mass. General Laws, Chapter 186, Section 15C; and

(3) A reasonable amount necessary to repair any damage caused to the premises by the Lessee or any person under the Lessee's control or on the premises with the Lessee's consent, reasonable wear and tear excluded. In the case of such damage, the Lessor shall provide the Lessee within thirty (30) days with an itemized list of damages, sworn to by the Lessor or his agent under pains and penalties of perjury, itemizing in precise detail the nature of the damage and of the repairs necessary to correct it, and written evidence, such as estimates, bills, invoices or receipts, indicating the actual or estimated cost thereof.

C. The Lessor must submit to the Lessee a separate written statement of the present condition of the premises, as required by law. If the Lessee disagrees with the Lessor's statement of condition, the Lessee must attach a separate list of any damage existing in the premises and return the statement to the Lessor. No amount shall be deducted from the security deposit for any damage which was listed in the statement of condition or in any separate list submitted by the Lessee and approved by the Lessor or the Lessor's agent, unless the Lessor subsequently repaired or caused to be repaired said damage and can prove that the renewed damage was unrelated to the prior damage and was caused by the Lessee or by any person under the Lessee's control or on the premises with the Lessee's consent.

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Form ID: RHA 151

Boston Moves Real Estate, 475 Commonwealth Ave. #103 Boston MA 02215

Alexander Kamouzis

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (781)534-5374

Fax:

895 Huntington



D. If the Lessor transfers the premises, the Lessor must transfer the security deposit or any balance thereof, and any accrued interest, to the Lessor's successor in interest for the benefit of the Lessee.

As required by law, the security deposit is presently or will be held in a separate, interest-bearing account.

(number _____) at _____
Bank

Address _____ City _____ Zip _____

If the security deposit is held for one year or longer from the commencement of the tenancy, the Lessee shall be entitled to interest on the amount of the security deposit at the rate of five percent (5%) per year, or such lesser amount as may be received from the bank, payable at the end of each year of the tenancy.

LAST MONTH'S RENT

Pursuant to applicable law, the tenant is entitled to interest on last month's rent paid in advance from the date of tenancy, payable at the end of each year of tenancy and prorated upon termination. Interest shall not accrue for the last month for which rent was paid in advance. The rate of interest payable on last month's rent is five percent (5%), provided however that if the landlord elects to hold last month's rent in a bank account, interest will be limited to any lower rate actually paid by the bank. The tenant should provide the landlord with a forwarding address at the termination of the tenancy, indicating where such interest may be given or sent.

Date received 8/11/22

Authorized Signature: _____

Lessor/Agent

Lessor **Star Realty Group**

33 Pond Avenue, Suite 101B

Address

Brookline, MA 02445

City/State/Zip

(617)731-0955

Phone

Agent

Address

City/State/Zip

Phone





Ministry of Health & Family Welfare
Government of India

Certificate for COVID-19 Vaccination

Fully Vaccinated : 2nd Dose

Beneficiary Details

Beneficiary Name / लाभार्थीचे नाव

Yash Bharat Bhatia

Age / वय

23

Gender / लिंग

Male

ID Verified / ओळखपत्र

Aadhaar # XXXXXXXXX9673

Unique Health ID (UHID)

36-2281-4043-7646

Beneficiary Reference ID

72703670638300

Vaccination Details

Vaccine Name / लसीचे नाव

COVAXIN

Date of 1st Dose / पहिल्या डोसची तारीख

25 Aug 2021 (Batch no. 37F21077A)

Date of 2nd Dose / दुसऱ्या डोसची तारीख

26 Sep 2021 (Batch no. 37F21097A)

Vaccinated by / यांच्याद्वारे लसीकरण

SUZAN LOBO

Vaccination at / लसीकरणाचे स्थळ

KDMCP AM PM 24 Hrs Kalyan West, Thane,

Maharashtra



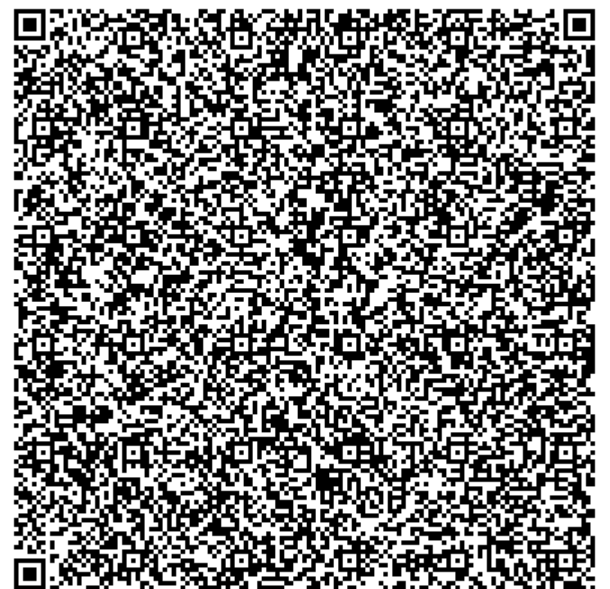
औषध सुद्धा आणि शिस्त सुद्धा
Together, India will defeat
COVID-19”

- पंतप्रधान श्री. नरेंद्र मोदी

In case of any adverse events, kindly contact the nearest Public Health Center/
Healthcare Worker/District Immunization Officer/State Helpline No. 1075

कोणतेही प्रतिकूल परिणाम आढळून आल्यास कृपया जवळचे सार्वजनिक आरोग्य केंद्र/ आरोग्यसेवा
कर्मचारी/ जिल्हा लसीकरण अधिकारी/ राज्य हेल्पलाइन क्रमांक १०७५ वर संपर्क साधा.

COWIN
Winning Over COVID



This certificate can be verified by scanning the QR code at
<http://verify.cowin.gov.in>