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BEFORE THE NOTARY PUBLIC, BHUBANESWAR

Regd. No. 779172009  
Mob: 9861006174

52AA 792597

### RENTAL AGREEMENT

THIS RENTAL AGREEMENT IS MADE AND EXECUTED ON THIS 21<sup>st</sup> DAY OF DECEMBER 2021 w.e.f. 01.01.2022

### BETWEEN

Mr. TAPAN KUMAR BEHERA, R/o Flat No. 502, Pallas Krishnaveni Residency, Kondapur, Hyderabad-500084, Telangana. (Hereinafter called the "OWNER" which expression unless repugnant to the context shall mean and include their heirs, successors, administrators, assigns, executors, nominees of the **FIRST PARTY**)

### AND

Mr. ASHOK KUMAR PATRA S/o. KAILASH CHANDRA PATRA, aged about 30 years, Occupation: Pvt. Employee, Residing at Flat No. 502, Pallas Krishnaveni Residency, Kondapur, Hyderabad-500084, Telangana. (Hereinafter called 'the "TENANT" which expression unless repugnant to the context shall include their successors, administrators, assigns, executors, etc of the **SECOND PARTY**)

Whereas the First Party is the absolute owner and possessor of Flat No. 502, Pallas Krishnaveni Residency, Kondapur, Hyderabad-500084, Telangana, hereinafter referred to as the demised premises

And whereas the Tenant has approached the Owner to let out the demised premises and the Owner has agreed for the same on the terms and conditions hereinafter enumerated.

(Contd....2)





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NAME Ashou Patra  
PURCHASER K. C. PATRA  
(Sole Vendor)  
District Court, Bhubaneswar

DISTRICT TREASURY  
Bhubaneswar, BHUBANESWAR

19 DEC 2021

Ashou patra

Signature of the Purchaser

Dt : .....



**NOW THIS RENTAL AGREEMENT WITNESSETH AS UNDER :**

1. That the Tenant shall pay a monthly rent of Rs.33,000/- (Rupees Thirty Three Thousand Only) to the owner on or before end day of every English calendar month.
2. That the Tenancy period commence from 01<sup>st</sup> January 2022 and the period of tenancy shall be for Twelve (12) months by enhancing of 10% of every year rent at every renewal and shall be extended with the mutual consent of the parties subject to enhancement of rent by mutual consent.
3. That the Tenant has deposited a sum of Rs.66,000/- (Rupees Sixty Six Thousand Only) with the owner and the owner hereby admit and acknowledge the receipt of same by executing a separate receipt to this effect. That the said deposit amount is free of interest and is refundable to the Tenant at the time of vacating the demised premises subject to any arrears of rent, electricity bill, water bill etc.
4. That the Tenant shall pay the electricity, water & maintenance charges to the concerned department and shall hand over the original bills and receipts with the owner for record purpose.
5. That the Tenant shall not sub-let the said premises in portion thereof to any third party without the written permission of the owner.
6. That the Tenant has obtained the said premises for Residential purpose and shall not use the same for any other purpose.
7. That the Tenant shall not indulge in any illegal, prohibitory, or unlawful activities in the demised premises let out to him, otherwise, he may be liable and responsible for the cost and the consequence arising thereon.
8. That the Tenant shall not carry out any addition or alteration in the said portion without the permission of the owner.
9. That the first party of their authorized agent has right to inspect the said premises at all reasonable times.
10. That if either the parties intends to terminate the tenancy such party shall service a notice 2 month in advance to the other party.

IN WITNESSES WHEREOF both parties have put their respective signature with their free will and consent on the day, month and year first above mentioned at Bhubaneswar.

**WITNESSES:**

1. Niten Kotak

Tapan Kumar Behara  
OWNER

2. Bijaylaxmi Das

ASHOK PATRA  
TENANT

IDENTIFIED BY ME  
Adv-  
ADVOCATE, BBSR

Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist-Khorda  
Regd. No.-7791/2009  
Mob:- 9861006174