



తెలంగాణ తెలంగాణ TELANGANA

BC 999269

Tran Id: 240504123252444707
Date: 04 MAY 2024, 12:34 PM
Purchased By:
HUMAIRA MAHMOOD BASAR
W/o MOHAMMED MUSHTAQ AHMED
R/o HYDERABAD
For Whom
MOHAMMED MUSHTAQ AHMED

CHOPPARA PRASANNA
KUMAR
LICENSED STAMP VENDOR
Lic. No. 15-27-011/2012
Ren.No. 15-07-043/2024
H.NO. 1-10-16, ROAD NO. 3B,
DWARAKAPURAM COLONY,
KOTHAPET, MEDCHAL
MALKAJGIRI DISTRICT
Ph 9000653331

RENTAL AGREEMENT

THIS AGREEMENT is made and executed at Hyderabad on 04th day of May, 2024 by and between

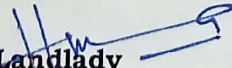
MOHAMMED MUSHTAQ AHMED, S/o Mohammed Liyaqath Hussain, Male, aged 52 years, presently residing at Riyadh, Represented by **HUMAIRA MAHMOOD BASAR**, W/o. Mohammed Mushtaq Ahmed, Female, aged 43 years, reside at H.No.16-2-146/A/1, Raghavendra Classic Homes, Judges Colony, Malakpet, Hyderabad, Telangana - 500036, India.

(hereinafter jointly and severally called the "**Landlady**" which expression shall include her heirs, legal representatives, successors and assigns).

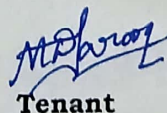
AND

MD. FAROOQ NAWAZ, Male, aged 33 years, S/o Md. Siddiq Ahmed, residing at H.No.16-10-27/94, 2nd Floor, Municipal Colony, Near Mahaboob Mansion, Malakpet, Hyderabad - 500036, Telangana, India. UIDAI No. 3495 8991 8594, Mobile No. 9533401015

(hereinafter called the "**Tenant**", which expression shall include his legal representatives, successors and assigns)


Landlady

Signature & LH Thumb Impression)


Tenant

(Signature & LH Thumb Impression)

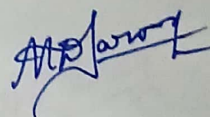


WHEREAS the Landlady is the absolute owner of the Apartment Flat No. 401, situated at Raghavendras Classic Homes, Fourth Floor, GHMC H.No.16-2-146/A/1/401, Judges Colony, Malakpet, Hyderabad, Telangana, 500036, India, hereinafter referred to as "Leased Premises".

WHEREAS the Tenant requested the Landlady to grant lease with respect to the above property and the Landlady has agreed to lease out to the Tenant the above property for residential purpose only, on the following terms and conditions:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. **Rent and Deposit**
 - a. The lease in respect of the "Leased Premises" already commenced from **01st May 2024** for a period of 11 months. Thereafter, the lease may be extended further on mutual consent of both the parties.
 - b. The Tenant shall pay the Landlady a monthly rent of **Rs.13,500/- (Rupees Thirteen Thousand Five Hundred only)**. The rent shall be paid on or before 10th day of each English Calendar Month.
 - c. The Tenant shall pay the Landlady an interest-free, refundable, security deposit of **Rs.27,000/- (Rupees Twenty Seven Thousand only)**.
2. **Building Maintenance and Electricity Charges**
 - a. The Tenant shall pay to the Landlady a monthly maintenance charge of **Rs.1,500/- (Rupees One Thousand Five Hundred only)** and if any increase charges in accordance with Building Association review towards Building Maintenance of the "Leased Premises".
 - b. During the lease period, in addition to the monthly rent payable to the land lady, the Tenant shall directly pay for the use of electricity as per bills received from the concerned authorities/department.
 - c. It is the responsibility of the Landlady to pay and clear all the dues of Building Maintenance & Electricity bills till the date the possession of the premises is handed over by the Landlady to the Tenant.



- d. And it is the responsibility of the Tenant to pay the same up to the date of vacating the property at the time of handing over possession of the premises back to the Landlady

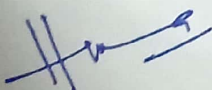
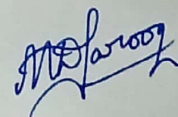
3. Damages, Repairs and Alterations

- a. All the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Landlady to the Tenant in good working condition. Upon returning the premises, all the sanitary, electrical and other fittings and fixtures shall be restored by the Tenant to a good condition as they are at present, subject to normal wear and tear or damage by acts of God.
- b. The day-to-day minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. will be the responsibility of the Tenant at his own expense. However, any structural or major repairs, if so required, shall be carried out by the Landlady.
- c. The Landlady shall hold the right to visit in person or authorized agents, servants, workmen etc., to enter the Leased Premises for inspection to carry out repairs/construction, as and when required, by giving a notice to the Tenant.
- d. No structural additions or alterations shall be made by the Tenant in the premises without the prior written consent from the Landlady. On termination of the tenancy or earlier, the Tenant shall restore the changes made, if any, to the original state.
- e. The Leased Premises is free from all construction defects such as leakage, cracks in house walls, breakage of floor tiles, etc.

4. Tenant's Responsibilities

The Tenant hereby assures to the covenants with the Landlady that:

- a. The Tenant shall not sublet, assign or part with the Leased Premises in whole or part thereof to any person under any circumstance whatsoever and the same shall be used for the residential purposes for him and his family.
- b. The Tenant will keep the Landlady free of harm and free from all losses, damage, liability or expense due to acts or neglects of the

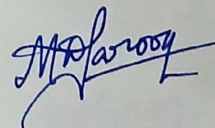
Tenant or his visitors whether in the leased premises or elsewhere in the building or its approaches.

- c. The Tenant shall maintain the Leased Premises in good and tenable condition. The Tenant shall hand over the vacant and peaceful possession of the Leased Premises on termination of the lease period, in the same condition subject to natural wear and tear.
- d. The Tenant shall not obstruct the entrance hall, entrances, doorways, passages, staircase or lifts or any of the common amenities and not do any immoral or illegal activities in the Apartment complex and also not cause nuisance to other residents by any activities.

5. Landlady's Responsibilities

The Landlady hereby assures to the covenants with the Tenant that:

- a. The Tenant, abiding by the terms of the lease, shall be entitled to peacefully and quietly hold and enjoy the Leased Premises during the period of this lease, free of any interference from the Landlady.
- b. The Landlady shall indemnify the Tenant against all damages, costs and expenses incurred by the Tenant as a result of any defect in the title of the Landlady which disturbs the possession and enjoyment of the Leased Premises by the Tenant under the covenants herein before contained.
- c. The Landlady shall acknowledge and give valid receipts for each and every payment made by the Tenant.
- d. The Landlady represents that she has complied with all the statutory payments of the property including that of taxes, penalties, electric charges, water charges etc if any. The Landlady also represents that there is no charge including mortgage due existing on the Leased Premises which would affect the peaceful possession by the Tenant of the Leased Premises.

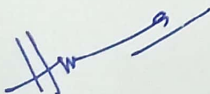
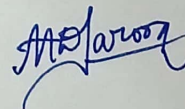


Lease Termination & Extension

6.
a. Notice Period - The lease shall terminate at the end of the lease period as referred above or by a prior notice of 2 months by either parties.
- b. Rent review - The lease may be extended further on termination by both parties on mutually agreed terms extension with 5% increase each year.
- c. Non-Payment of Rent - If the Tenant fails to pay the monthly rent for a continuous period of two months, or if the Tenant fails to abide by any of the covenants above, the Landlady may terminate the lease.
- d. If the Tenant cannot use the premises or any part thereof for residential purposes because of natural calamities or any commotions, or is acquired by any Government authority, the Tenant shall have the right to terminate the lease forth with and vacate the premises and the Landlady shall refund the deposits and advance payments to the Tenant.
- e. In the event the Landlady sells transfers or alienates the leased premises or any part thereof or it's right, title and interest, then the Landlady shall terminate the lease after giving two months notice to the Tenant.

The Security deposit shall be refunded by the Landlady to the Tenant at the time of handing over possession of the Leased Premises by the Tenant upon expiry or sooner termination of this lease after adjusting the dues (if any) or cost towards damages caused by the negligence of the Tenant or the person he is responsible for. This excludes normal wear & tear and damages due to act of god. No interest shall be paid on the deposit amount.

This agreement shall be executed in duplicate. The original shall be retained by the Landlady and the duplicate by the Tenant.

Annexure

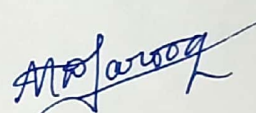
The list of fixtures, fittings and utilities that shall be provided along with the rental premise is given in the below.

Furniture	Fittings
1 Wardrobe in 2 Bedrooms and one hall with Locks & Keys	1. Bulbs - 4 2. Tube lights - 9 3. Exhaust Fans - 3 4. Geysers - 2 5. Fans - 5

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first hereinabove written.


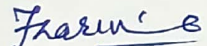

Landlady

Humaira Mahmood Basar
(Signature & L.H Thumb Impression)




Tenant

Md. Farooq Nawaz
(Signature & L.H Thumb Impression)

WITNESSES:

1. 
Fatima Zareena Chida
 6305202548

(Name, Signature & Mobile Number)

2. 
Ambareen Fatima Chida
 9704264605

(Name, Signature & Mobile Number)