



తెలంగాణ తెలంగాణా TELANGANA  
Sl. No. 687 Date 16/11/17  
Sold To: Poonam Malwal  
S/o, W/o, D/o Nitin Kumar Verma  
For Whom: Self

P. DASARATH P.D.  
LICENCED STAMP VENDOR  
LIC No: 15-21-015/2014  
Ren. No: 15-21-029/2017  
Flat No: 103, Plot No: 2-874,  
Ganesh Towers Bandary Layout, Nizampet (v),  
Medchal - Malkajgiri Dist. Cell: 8142442489  
D 667167

### RENTAL AGREEMENT

This Rental Agreement is made and executed on this 20<sup>TH</sup> day of October , 2017 between,

**Mrs. Bachuli Devi W/o Shyam Singh Malwal, J-406, Carton Creek, Khajaguda, Hyderabad, 500008**

(Hereinafter called as the **LANDLORD**, which expression shall mean and include all his legal heirs, legal representatives, administrators and assignees etc., of the "ONE PART")

**AND**

**Mr. Vishwashri Sairam (Aadhaar ID:858696486721), Fahmid Islam (PAN #AFOPI97600) and Suvam Mohanty (Aadhaar ID 645387054865).**

*Poonam Malwal*

*next  
Sairam  
Fahmid*

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(Hereinafter called the **TENANT**, which expression shall mean and include all his heirs, legal representatives, administrators and assignees etc., of the "OTHER PART")

**WITNESSES AS FOLLOWS:**

Whereas the LANDLORD is the absolute owner of premises **FLAT#401, Ramakrishna Sadan, 10-6&7, Manikonda 500089.**

II. Whereas the TENANT is desirous of taking on lease and the LANDLORD is desirous of letting the scheduled property on rent.

III. Accordingly this Agreement witness that the LANDLORD hereby agrees to let and the TENANT hereby agrees to take on rent the scheduled property for residential purposes only on the terms and conditions mentioned herein.

**1. DURATION:**

The duration of the lease shall be for 11 (Eleven) months commencing from 20<sup>TH</sup> **Day of OCTOBER 2017** and is subject to renewal on mutually agreed terms and conditions by LANDLORD and TENANT, before the completion of said 11 months.

**2. RENT:**

The Advance monthly rent payable by the TENANT to the LANDLORD for the scheduled property shall be **Rs./26800- (twenty six thousand eight hundred Ruppees ) in cash** excluding of maintenance subsequently monthly rent/shall be paid by cash/bank account transfer on or before the 5<sup>th</sup> day of every month.

Contd..3

*Poonam Malwal*

*REST*  
*Sunil*  
*(Pamid)*



**3. DEPOSIT:**

An interest free deposit of **Rs. 56000 /-** (**RUPEES FIFTY SIX THOUSAND ONLY**) shall be paid by the TENANT to the LANDLORD. The full deposit amount will be refunded by the LANDLORD to the TENANT at the time of vacating the scheduled property subject to fulfillment of NO-DUES, with respect to electricity, maintenance etc.

**4. ELECTRICITY CHARGES:**

The LANDLORD shall provide separate meter/s for electricity consumed by the TENANT and the charges shall be paid directly by the TENANT to the concerned authorities.

**5. MAINTENANCE CHARGES:**

The TENANT shall pay directly & regularly, the monthly maintenance charges to the society (of the scheduled property) at the beginning of the month and obtain receipt as per the rules laid down by the association from time to time.

Contd..4.

*Poonam Malhotra*

*ness*  
*Sunil*  
*Sahni*

**6. PROPERTY TAX**

The Property tax and all the other taxes, rates, cess and other outgoing payable hereinafter, in respect of the scheduled property, to the Municipal Corp., or any other authority or government shall be borne and paid by the LANDLORD.

**7. PROPERTY MAINTENANCE:**

The TENANT shall maintain the scheduled property and its service facilities in good condition and shall not cause any damage or disfigurement to the scheduled property or to any fittings, fixtures and furniture except for usual wear and tear therein. Any damage caused by the TENANT shall be recertified by the TENANT promptly or the TENANT will pay for the damages. The TENANT shall inform in advance to the LANDLORD any changes to be made to the scheduled property in writing and should obtain the LANDLORD consent in writing for acceptance to proceed with the proposed damages.

Property should be strictly maintained as in given conditions.  
Any deviation

**8. INSPECTIONS:**

The TENANT shall permit the LANDLORD or his partners, agents, servants during reasonable hours, in the day time and upon making prior appointment with the TENANT, to inspect

*Poonam Malwal*

*rest  
Sunder  
Rahmid*

Contd..5.

the scheduled property and will permit the LANDLORD to carry out such works, within the scheduled property, which are required for the general upkeep of the scheduled property.

**9. DELIVERY BACK POSSESSION:**

Agreement can be terminated by giving two months notice. On termination of the agreement either by efflux of time or otherwise, the TENANT shall deliver possession of the scheduled property (Flat as well as its belonging) to the LANDLORD, in the same condition in which it was let-out, except for the changes caused by natural wear and tear and irresistible forces.

In case tenants vacate this house before one year from month of occupying (Oct 2017), tenants will forego one-month advance as a penalty.

- 10.** The TENANT shall abide by all rules and regulations imposed by the Flat Owners Association from time to time.

Contd..6.

Roanah Malwal

rest  
Sushil  
Sahni



11. 10% Enhancement of Rent for every 11 months, on mutual understanding. 1 month of notice from either side to vacate the flat.
12. Tenants needs to maintain decorum of the society and apartment. No kind of nuisance will be tolerated by the apartment members.

### ANNEXURE

1. 6 Fans
2. 10 Tubelights and bulbs
3. 3 double beds with mattress
4. LCD TV LG 32 inch
5. 2 door refrigerator Samsung
6. Front door washing machine
7. Airtel DTH
8. ACT fibre set up box
9. 2 1.5 ton AC
10. Hop and chimney
11. Sofa (3+2+1+1) + tea table
12. Dining table 6 seater
13. 3 geysers
14. Inverter +Battery
15. Curtains on all doors and windows

Rooham Malwal

new  
Sukh-  
fahmid

16. Treadmill
17. TV table
18. Cubboards in all room
19. One steel Almirah
20. Freshly painted

IN WITNESS THEREOF, both the parties have executed this agreement in the presence of the witness attesting.

**WITNESS:**

1. Atay

Poonam Malwal  
**LANDLORD**

2.

**TENANTS**

rest  
Sunil  
Bhavid