

RESIDENTIAL RENTAL AGREEMENT

This agreement made at Patna,Bihar on this 09/03/2024 between Mr. Manish Kumar Sinha, residing at 236, Sidheswar Nagar, Mainpura,Patna-800 001. hereinafter referred to as the `LESSOR` of the One Part AND Mrs Sujata Roy **w/o** Mr Ajit Kumar Rai and Mr. Ajit Kumar Rai, **s/o** Shri Rampravesh Rai, and residing at DORAPUR, Donrapur. Gopalganj, Siswania, Bihar-841436, hereinafter referred to as the `LESSEE` of the other Part;

WHEREAS the Lessor is the lawful owner of, and otherwise well sufficiently entitled to 236, Sidheswar Nagar, Mainpura, Patna-800 001 falling in the category, Independent House and comprising of 2 Bedrooms, 1 latrine-Bathroom, and 1 kitchen with verandah with an extent of 600 sq ft hereinafter referred to as the `said premises`;

AND WHEREAS at the request of the Lessee, the Lessor has agreed to let the said premises to the tenant for a term of 11 months commencing from 21st February, 2024 in the manner hereinafter appearing.

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

1. That the Lessor hereby grant to the Lessee, the right to enter into and use and remain in the said premises along with the existing fixtures and fittings listed in Annexure 1 to this Agreement and that the Lessee shall be entitled to peacefully possess, and enjoy possession of the said premises, and the other rights herein.
2. That the lease hereby granted shall, unless cancelled earlier under any provision of this Agreement, remain in force for a period of 11 months.
3. That the Lessee will have the option to terminate this lease by giving one month notice in writing to the Lessor.
4. That the Lessee shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said premises or any part thereof.
5. That the Lessee shall use the said premises only for residential purposes.
6. That the Lessee is not authorized to make any alteration in the construction of the said premises.
7. That the day to day repair jobs such as fuse blow out, replacement of light bulbs/tubes, leakage of water taps, and other minor repairs, etc., shall be effected by the Lessee at its own cost, and any major repairs, either structural or to the electrical or water connection, shall be attended to by the Lessor.
8. That the Lessor or its duly authorized agent shall have the right to enter into or upon the said premises or any part thereof at a mutually arranged convenient time for the purpose of inspection.

9. That the Lessee shall use the said premises along with its fixtures and fitting in careful and responsible manner and shall handover the premises to the Lessor in working condition (reasonable wear and tear and loss or damage by fire, flood, rains, accidents, irresistible force or act of God excepted).
10. That in consideration of use of the said premises the Lessee agrees that he shall pay to the Lessor during the period of this agreement, a monthly rent at the rate of Five Thousand Rupees only. The amount will be paid at the end of the month on the date of 21st of every English calendar month of the next month.
11. The Lessee shall use the electricity through sub-meter and charges of the submeter will be paid @ of Rs. 9/- per unit. But if the charge of Electricity as per unit is enhanced by the SBPDCL(South Bihar Power Distribution Company Limited) electricity charges will be enhanced.
12. If the Lessee fail to pay the monthly rent for 2 months , he/she will be liable to be evicted on the grounds of default.
13. The Lessee has paid a sum of Rs. 10,000/- as an accommodation loan without interest the same shall be refunded at the time of vacating and delivering possession. If Lessee damages any portion, in Appendix 1, in that case the damage charge will be calculated by the Lessor , will be deducted from the said amount 10,000/-.

Lessor

Manish Kumar Sinha

236,Sidheswar Nagar

Mainpura

Patna-800001. Bihar.

Signature of Lessor

WITNESS ONE

[Name & Address]

Lessee,

Mrs Sujata Roy, w/o Ajit Kumar Rai

DORAPUR, Donrapur,

Siswania, Gopalganj

841436. Bihar.

Signature of Lessee

WITNESS TWO

[Name & Address]

ANNEXURE I

List of fixtures and fittings provided in 236, Sidheswar Nagar, Mainpura, Patna-800 001, Bihar:

1. Electrical fitting.
2. Water Fitting
3. Sanitary Fitting.
4. Newly Painted said Premises.
5. Aluminium partition and Windows in Clean and in good condition in said premises.