



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 1238 Date 1/4/2021 Rs. 100/-

Sold to MRA RAHUL

S/o, W/o, D/o MORA BHAGAWAN DAS

**RENTAL AGREEMENT**

For Whom

This Rental Agreement Is Made and Executed on This 02<sup>nd</sup> Day of April 2021 at, Kukatpally Hyderabad By and Between:

VENKANNAGARI NAVEEN KUMAR, S/O. VENKANNAGARI VENKAT RAO, Aged About 40 Years, Owner of H.NO: 5-3-416/P-28J, Sri Krishna Nagar, Kukatpally, Hyderabad - 500072, Telangana State, India.

(Hereinafter called the "OWNER" of the First Part which term shall mean and include all his heirs, Executors, Administrators, Legal Representatives, Successors, Nominees and Assignees etc.,)

**AND**

MORA RAHUL, S/O. MORA BHAGAWAN DAS, Aged 22 Years Occupation: Software Engineer, H.NO: 5-3-416/P-28J, Sri Krishna Nagar, Kukatpally, Hyderabad - 500072, Telangana State, India.

(Hereinafter called the "TENANT" of the Second part which term shall mean and include all his Heirs, Executors, Administrators, Legal Representatives, Successors, Nominees and Assignees etc.,)

OWNER

TENANT

**ATTESTED**

CH. V. SEKHAR BABU

GO. 118, No: 2745

ADVOCATE & NOTARY

Flat No: 401, Pravallika Towers

Opp. Bhaskar Model School,

Nizampet Road, Kukatpally

Medchal Dist-500 085.





WHERE AS the OWNER is absolute owner H.NO: 5-3-416/P-28J, Sri Krishna Nagar, Kukatpally, Hyderabad - 500072, Telangana State, India.

AND WHEREAS the TENANT had approached the OWNER and requested him to let out the aforesaid premises which are described in detail and the OWNER had agreed to do so on the terms and conditions are as follows.


**NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:**

1. That this rent/lease shall be for a period of **11 MONTHS** from **1<sup>st</sup> MARCH 2021 TO 1<sup>st</sup> FEBRUARY 2022.**
2. That the TENANT hereby agrees and undertakes to pay the OWNER **Rs. 18,000/-** (Rupees **EIGHTEEN** Thousand Only) as rent every month in advance on or before **5<sup>th</sup>** of every month.
3. The TENANT to be Advance with OWNER the sum of **Rs. 36,000/-** (Rupees **THIRTY SIX Thousand Only**) which sum the OWNER hereby admits and acknowledges of having received the advance amount of **Rs. 36,000/-** Refundable by the owner to the tenant.
4. That the Tenant hereby undertakes to keep the schedule premises in good and habitable condition during the tenure of this lease and to allow the OWNER or their representative to inspect the schedule building at all reasonable times without causing disturbances to the TENANT.
5. That the OWNER hereby undertakes to issue regular receipts for the rent paid by the TENANT.
6. That the TENANT shall handover peaceful possession of schedule property together with the fittings and fixtures immediately after the expiry of the lease period or the extended period in exactly same condition accept normal wear and tear.
7. The lease can be terminated by either party by giving One month notice.
8. On the TENANT vacating the scheduled premises, the OWNER will return the Advance after adjusting any dues towards rent/ electricity/maintenance or any willful damage, not being normal wear and tear, caused to the said premises including common areas, by the TENANT or his acquaintances/clientele, workers etc. and at the time of vacating the premises the TENANT will hand over the vacant possession of the premises to the OWNER or his authorized agent. Further, where such dues and or cost of repairs of damage exceed the deposit, the TENANT shall be bound to reimburse the same to OWNER on him producing the relevant document/accounts.

  
OWNER

  
TENANT

**ATTESTED**

  
**CH. V. SEKHARBABU**  
G.O.M.S, No: 2/45  
ADVOCATE & NOTARY  
Flat No: 401, Pravallika Towers  
Opp. Bhaskar Model School,  
Nizampet Road, Kukatpally  
Medchal Dist-500 065.

9. The OWNER hereby declares that the schedule property is free from all kinds of encumbrances and the TENANT hereby bound not to create contrary titles, rights and/or obligations with respect to the schedule premises.
10. The TENANT shall not sub-lease the said premises either part or full.
11. The TENANT shall not modify or undertake any major alterations and/or repairs to the scheduled premises without prior explicit approval of the OWNER.
12. In the event of violation of any terms by the TENANT, the OWNER is at liberty to terminate this lease by 2 MONTHS notice.
13. The TENANT shall use the schedule premises for the specific purpose of "RESIDENCIAL" and not use the schedule premises for any other purpose or carry on any activity which may be regarded as unlawful or illegal.
14. The TENANT shall not keep or store any destructive explosive or combustible items/materials, which have been prohibited by law in the scheduled premises.
15. It is hereby made clear that the original of this lease deed is with the TENANT and a copy of the same duly signed by the parties is with the OWNER.
16. If any kind of damages occurs in the above scheduled premises on the following fixtures and fittings as mentioned below:
  - a) Glass Windows,
  - b) Electrical Switches
  - c) Water Taps in Bathroom
  - d) Western Bathroom and other equipment's .

IN WITNESS WHEREOF the parties hereto have put their hands to this RENTAL AGREEMENT with their free will and consent on the day, month and year first above mentioned.

WITNESSES:

1)

  
OWNER

2)

  
TENANT

NOTARY

**ATTESTED**

  
CH. V. SIKHARBABU  
GO. MS. No: 2745  
ADVOCATE & NOTARY  
Flat No: 401, Pravallika Towers  
Opp. Bhaskar Model School,  
Nizampet Road, Kukatpatty  
Medchal Dist-500 085.