**RENTAL AGREEMENT**

THIS INDENTURE OF RENTAL AGREEMENT made at Visakhapatnam, on the 8th day of October 2021 between:

**Mr. Gorripoti Chinnam Naidu, residing at 13-20-58(1), BC Road, Banoji Colony, Gajuwaka, Visakahapatnam, Andhra Pradesh – 530026,** hereinafter called as the 'LANDLORD' which expression shall unless excluded by the repugnant to the context, be deemed to include said 'LANDLORD' and his heir’s executors, administrators, legal representatives and assigns of the ONE PART:

**AND**

**Mr. Gollu Prasanna Kumar, residing at 13-20-58(1), BC Road, Banoji Colony, Gajuwaka, Visakahapatnam, Andhra Pradesh - 530026,** hereinafter called the 'TENANT' which expression shall unless excluded by or repugnant to the context be deemed to include the 'TENANT' and his heirs, executors, administrators, legal representatives and assigns of the OTHER PART WITNESSETH AS FOLLOWS:

WHEREAS the premises **residing at 13-20-58(1), BC Road, Banoji Colony, Gajuwaka, Visakahapatnam, Andhra Pradesh - 530026,** is the sole and absolute property of the Landlord herein and whereas the tenant above named has requested the landlord to let out the portion, commencing **from 01/04/2021** for 12 months on a monthly rent of **Rs. 12,500/- (**Rupees Twelve Thousand Five Hundred only) for residential purpose and Landlord has agreed to let out on rental on the tenant agreeing to pay the rent hereinafter reserved and otherwise fulfilling the condition and covenants hereinafter contained.

NOW THIS INDENTURE OF RENTAL AGREEMENT WITNESSETH that in consideration of the Tenant paying the rent hereinafter reserved and on the observance on the part of the tenant on the terms and conditions and covenants

Hereinafter contained, the Landlord hereby demise up to the Tenant and the

Said premises, for the residential purpose hereinafter mentioned on the tenant covenants and agreed as follows:

The tenant shall pay to the Landlord a sum of Rs.50,000 (Rupees Fifty Thousand only) as an advance deposit for the tenure of one year and the monthly rent of Rs. 12,500/-(Rupees Twelve Thousand Five Hundred only) payable on or before 5th day of the Every month.

The Tenant has paid the same by cash, which sum the Landlord both hereby admit and acknowledged the receipt of the same. The advance amount deposited with the Landlord as stated above shall carry no interest but refundable at the time of the tenant delivering vacant possession of the premises let out to him after adjusting the amount towards rent and damages, if any towards the demised premises.

The tenant shall pay the electricity charges, consumed by the tenant directly to the Madras Electricity Board authorities according to the meter reading.

The tenancy is purely for residential purpose of the tenant. The tenant shall not under let or sublet the demised premises or any part thereof in any manner or allow or permit anybody else to use or occupy the demised premises or any part thereof except with the written consent of the landlord.

The tenant covenant to keep the premises hereby demised in good and tenantable condition during the continuance of this tenancy and not to make any permanent types of additions to or alternations in the same without the written consent of the landlord.

IN WITNESS WHEREOF THE TENANT AND THE LANDLORD HEREUNTO SET THEIR HANDS AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1.

2.

Signature of the Tenant

[Gollu Prasanna Kumar]

Signature of the Landlord.

[Chinnam Naidu]