

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 5995 Date 16 NOV 2019

Sold to Sushmita Biswal D/o Sarat Biswal.

For whom... Sell R/o. Rengareddy.

24AA 629788

SADULA MALLESHAM
STAMP VENDOR

L.No.17-11-022/2016, R.L.No.17-11-007 / 2019

Beeranguda, Ameenpur

Cell: 9700077748, 6303366114

RENTAL AGREEMENT

This Rental Agreement is made and executed on this the 19th day of November, 2019 at Hyderabad, Telangana State by and between:

MULUGU ARCHANA, D/o. HANUMANTHA RAO KURELL, aged about 42 years, Occupation: Housewife, PAN No.EHBPM1536B, Resident of Sainagar, Old Hafeezpet, Miyapur, Serilingampally Mandal, Rangareddy District, Telangana State - 500049.

(Hereinafter called the House "**OWNER**" which term shall mean and include all his/her heirs, representatives, successors, administrators, etc., of the **First Party**)

AND

SUSHMITA BISWAL, D/o. SARAT BISWAL, aged about 32 years, Occupation: Private Employee, Resident of Flat No.102, Swapna Lahari Apartment, Pragathi Enclave, Miyapur, Hyderabad, Serilingampally Mandal, Rangareddy District, Telangana State - 500049.

(Hereinafter called the "**TENANT**" which term shall mean and include all his/her heirs, representatives, successors, administrators, etc., of the **Second Party**)

Contd...2



Whereas the Owner offered to let out the premises of his property at Flat No.102, Swapna Lahari Apartment, Pragathi Enclave, Miyapur, Hyderabad, Serilingampally Mandal, Rangareddy District, Telangana State - 500049 to the Tenant.

Now Whereas the Tenant accepted to be tenant and agreed to take the said premises for residential purpose only ie., Flat No.102, Swapna Lahari Apartment, Pragathi Enclave, Miyapur, Hyderabad, Serilingampally Mandal, Rangareddy District, Telangana State - 500049 on a monthly rent of **Rs.9,000-00 (Rupees Nine Thousand Only)**.

Subject to the Terms and Conditions laid down hereunder :

1. That the Tenant shall pay the monthly rent **Rs.9,000-00 (Rupees Nine Thousand Only)** promptly to the OWNER on or before 5th day of every calendar month.
2. The term of rental agreement is renewed for a period of **11 months** with effect from **1st April, 2019** with an option for renewal of the same by mutual consent with an increase in rent @5% every year over the previous rent.
3. That the Tenant has paid advance of **Rs.18,000-00 (Rupees Eighteen Thousand Only)** as a security deposit amount and shall not carry any interest and the same will be refunded to the Tenant at the time of vacation of the said premises after deducting the damage costs if any or any pending bills.
4. The Tenant shall bear the monthly electricity charges and maintenance charges as levied by association, except property tax which should be paid by the owner.
5. The Tenant shall keep the premises in neat and tidy condition.
6. The Tenant shall not make material alterations in the flat during the term of lease without the consent of the OWNER.
7. The Tenant has obtained the said premises for **residential purpose** and the tenant shall not sub-let the leased premises without the consent of the OWNER in writing and the said office should not be used for any other purpose without prior permission from the OWNER.
8. The OWNER or her agents can inspect the premises during reasonable times for which the Tenant shall not have any objection.
9. The tenant shall keep the premises neat and clean for further tenancy by providing needful white wash, colors, etc.
10. Cleanliness and safety of the Flat is ensured from tenant side and flat should be cleaned and handed over back at the time of leaving.
11. The tenant is not entitled to add any additional structures to the existing one or to remove any structure without permission from the owner . If any damages are done at the time of vacating the premises it shall be deducted from the advance given by the tenant or the tenant shall do repairs if any due to damage or replace them at the time of vacating the house.
12. That the tenant or the owner shall give 2(two) months prior notice for vacating the house from either side.
13. That the terms and conditions shall be bind on the tenant and violation of the same, the Landlord shall be authorized and entitled to for immediately evict the tenant from the demised premises.

IN WITNESS WHEREOF both the parties have subscribed their signatures to this Indenture on this the 19th day of November, 2019 and year mentioned above.


WITNESSES:

1.


OWNER


TENANT



ATTESTED

B. AGAIAH, B.A., LL.M.
ADVOCATE / NOTARY
Indira Reddy Alwyn Colony,
Miyapur, R.R. Dist. G.O.M.S. No. 1872/121
My Commission Expires on 15-11-2021
Pin - 500049

RENT RECEIPT

Received a sum of Rs. 9000/- P.M (in words NINE THOUSAND

_____)

from Mr./Ms/Mrs. SUSHMITA BISWAL towards rent

of the premises as mentioned in the below for the month of _____

(From 01-04-19 To TILL DATE)

Address of the House
for which Rent is paid

Land Lord Address
and PAN

SWAPNA LAHIRI APARTMENT
3rd BUILDING, FIRST FLOOR
FLAT NO. 102, NEAR
BACHPAN SCHOOL,
PRAGATHI ENCLAVE,
MIYAPUR, HYDERABAD
- 500049

SAINAGAR
OLD HAFEEZ PAT
HYDERABAD - 500049



Signature of the Land Lord