



తెలంగాణ తెలంగానా TELANGANA

S.I.NO 3636 DATE: 24-3-2023

SOLD TO. PAVAN VIJAY SHARMA
S/O. VIJAY SHARMA R/O.R.R.DIST
FOR WHOM: SELF

bren
KORUTLA RAVI

Licensed Stamp Vendor
Lic No ,15-22-034/2021
Plot No 50.FlatNo.403.9Star Hills,Prashanth Hills
Raidurg Nav Khalsa, Serilingampally (m).R.R.Dist.
9550840915

AV 065836

RENTAL AGREEMENT

This rental agreement made at Hyderabad on 13th March,2023 by and between

1) I, Mr.PAVAN VIJAY SHARMA, S/o. Mr.VIJAY SHARMA, aged about 41years, Occupation: Private employee, R/o : Flat no : 4306, Tower 4, Prestige high fields, Nanakamaguda, Gachibowli, Hyderabad, Telangana state - 500032. Aadhaar Number : 2973 7229 4358.

HERE IN AFTER called the “OWNER”, which expression shall include their heirs, legal representatives, successors and assigns, executors and administrators.

AND

1)Mr.S.K.KATHIRESH , S/o. Mr. SWAMINATHAN,, aged about 42 years, Occupation: Private Employee, R/o. SURIYA NAGAR,LAKSHMI NAGAR EXTENSION MAIN ROAD, VTC:Tiruppur, PO: TirupurEast, Sub District: Tiruppur, District: Tiruppur, State: Tamil Nadu, PIN Code: 641607. Mobile: 9943606706Aadhaar No: 2812 5817 8654. Pan Number : BHGPS0725Q.

(I will be responsible for collecting the rent amount and transferring to owner's account.)

2) Mr. KATTA VISHAL, S/o.RAMGOPAL KATTA, aged about 30 years, Occupation: private employee, R/o.2-10-1734chaitanyapuri, karimnagar,Andhra Pradesh 505001Aadhar Number : 2731 4514 0540. Pan Number: ERAPK0101H.

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3) **Mr. Sivaraman Sivaraj, S/o. Mr.Sivaraj**,aged about 29years, Occupation: Private employee, R/o : H.NO. 75/9, DEVARAYAN STREET, N PUDUR, Karaikudi,Sivaganga,Tamil Nadu - 630001. Aadhaar number : 7298 4827 7105. Pan Number : FIYPS8568C .

4) **Mr. Madireddy Hanuma Raviteja, S/o. Mr.Surya Prakash**, aged about 28 years, Occupation: private employee, R/o : H.NO. 12-5-1, 21st ward, kobbari thota, Tadepalligudem, WestGodavari, Andhra Pradesh-534102

HERE IN AFTER called the “Tenant”, which expression shall mean and include only Tenants above named.

WHEREAS that the Owner is the absolute owners of the **Flat** situated at **Prestige High Fields, Flat No. 4306,Tower 4, 30thFloor, Back side of Continental Hospitals, ISB Road, Financial District, Nanakramguda, Telangana, Hyderabad – 500032 India**, 3.5 Bhk, measuring 1993 Sqft, consisting of **4bedrooms,3 bathrooms, kitchen, 1 balcony,2 car parking** and inbuilt fittings & fixtures and inventory of the equipment's as detailed in the annexure, hereinafter referred to as "Leased Premises".

WHEREAS the Tenant is a resident of Indian Citizen in search of a suitable residential accommodation for use as his residence with his family, and has approached the Owner with a request to grant lease with respect to the above property and the Owner has agreed to rent out to the Tenant the above property for **residential** purpose only, on the terms and conditions here after appearing :

NOW THEREFORE IT IS HERE BY AGREED TO DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS :-

1. Rent, Maintenance and Deposit

- a. **Period:** That the agreement in respect of the “Leased Premises” shall commence from **13th MARCH2023** and shall terminate on **13thFebruary2024** (for a period of **11 months**). Thereafter, the lease may be extended further on mutual consent of both the parties.
- b. **Rent:** That the Tenant shall pay the Owner a monthly rent of **Rs.65,000/- (Rupees Sixty five Thousand only)**,Including Maintenance charges, commencing from **13th MARCH2023**.Any maintenance charges, that needs to be paid to Prestige High Fields Community will be paid by the Tenant to the owner.The rent for the concerned month shall be paid **on or before day 05th**of each English Calendar Month. The monthly rental is inclusive of society maintenance charges. The rent does not include electricity, and other utility charges.
- c. **Deposit:** The Tenant has has deposited an interest free security deposit of**Rs.1,30,000/- (One Lakh Thirty Thousand Rupees Only)**.
- d. After 1 Year of Agreement Yearly Rent Increment will be **7% To 10%**.



2. Electricity, Water and other utility charges

- a. During the lease period, the Tenant shall pay for the use of electricity, water, gas and other utility charges as per bills received from the authorities concerned directly.
 - b. And it is the responsibility of the Tenant to pay the same up to the date of vacating the property at the time of handing over possession of the premises back to the Owner.

3. Damages, Repairs and Alterations

- a. All the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Landlord to the Tenant in good working condition. There will be a 2 week maintenance period after the possession of Tenant. If during these 2 weeks any defect in the same is identified & duly notified, the Owner shall be responsible to repair/ replace the same at their own cost. Upon returning the premises, all the sanitary, electrical and other fittings and fixtures shall be restored by the Tenant to a good condition as they are at present, subject to normal wear and tear or damage by acts of God.
 - b. Any seepage damage repairs and termite related damage repairs to the apartment and furnishings provided with the apartment are to be undertaken by the Owner. Any termite damage related repairs to the items or furnishings belonging to the tenant themselves are to be undertaken by the tenant.
 - c. The Owner shall hold the right to visit in person or send their authorized representative to enter the Leased Premises for inspection or to carry out repairs/construction, as and when required, by giving a 24 hours' notice to the Tenant.
 - d. No structural additions modifications or alterations shall be made by the Tenant in the premises in any way damage the property.
 - e. The Owner represent that the Leased Premises is free from all construction defects such as leakage, cracks in house walls including that of compound walls, breakage of floor tiles, etc.

4. Tenant's Responsibilities

The Tenant hereby assure to the covenant with the Owner that:

- a. That the Tenant shall not claim any tenancy right and shall not have any right to transfer, assign, an sublet or grant any license or sub-license in respect of the leased premises or any part thereof and also shall not mortgage or raise any loan against the said premises under any circumstance whatsoever, and the same shall be used for the bona fide residential purposes of the Tenant and their family and guests.

- b. The Tenant is allowed to remove only the movable items brought in by the Tenant, at the time of vacating the premises, without causing any damage to the flooring or the interiors/exteriors of the premises. If there is any damage caused while removing or bringing in the above said, the Tenant shall rectify the same at his cost or make good the loss otherwise.
- c. The Tenant will keep the Owner free of harm and free from all losses, damage, liability or expense due to acts or neglects of the Tenant or their visitors whether in the leased premises or elsewhere in the building or its approaches
- d. The Tenant shall maintain the Leased Premises in good and tenable condition. The Tenant shall hand over the vacant and peaceful possession of the Leased Premises on termination of the lease period, in the same condition subject to natural wear and tear.
- e. The Tenant shall abide with all the clause and rules as established by the apartment owner association of Prestige High Fields, Hyderabad.

5. Lease Termination & Extension

- a. **Notice Period** - The lease shall terminate at the end of the lease period as referred above or by a prior notice of **2 months** by either parties.
- b. If the Tenant cannot use the premises or any part thereof for residential purposes because of natural calamities or any commotions, or is acquired by any Government authority, the Tenant shall have the right to terminate the lease forthwith and vacate the premises and the Owner shall refund the deposits and advance payments to the Tenant.
- c. In the event the Owner sells, transfers or alienates the leased premises or any part thereof or its right, title and interest, then the Owner shall terminate the lease after giving two months notice to the Tenant.

6. Additional Clauses

- a. **Refund of Security Deposit** - In the event of default in payment of rent or other applicable charges which are normally to be incurred/reimbursed by the tenant, the same can be deducted out of / adjusted from the said security deposit. The interest free Security deposit shall be refunded by the Owner to the Tenant at the time of handing over possession of the Leased Premises by the Tenant upon expiry or sooner termination of this lease after adjusting the dues (if any) or cost towards damages caused by the negligence of the Tenant or the person they are responsible for. This excludes damages due to act of god. No interest shall be paid on the deposit amount. If the damages are more than the security deposit which is kept with the Owner, the Owner is entitled to recover all the amount from the Tenant and the Tenant has accepted and acknowledge the same.

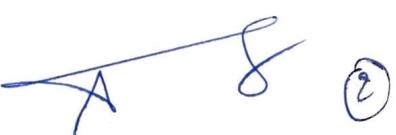
- b. **Cleaning** - The Owner shall get the "Leased Premises" cleaned at the time of handing over possession to the Tenant. The Tenant shall pay to the Owner the cleaning charges or get the premises cleaned on termination of lease and vacating the premises. (in Case Of Any Damage).
- c. All notices, communications, demands, requests, approvals, consents etc. required to be given or made under this agreement by either party must be in writing and shall be effective only if delivered personally or sent through registered prepaid mail to the address above And also through email ids mentioned below to the persons indicated below and receipt of which is acknowledged / confirmed by the addressee concerned.
- d. The Tenant and the Owner represent and warrant that they are fully empowered and competent to make this lease.
- e. This agreement shall be executed in duplicate. The original shall be retained by the Owner and the duplicate by the Tenant.
- f. Lock-in Period: This is the period which the tenant agrees to stay for at the minimum. The lock-in period is 11 months.
NOTE: The tenant(s) can intimate the owner at end of 9th month, if he/they intent to move out by the end of 11th month. In case the tenant(s) wants/have to move out sooner than 11th month, they can do so, by forfeiting the deposit amount. Post renewal of agreement i.e. after the end of 11th month, the lock in period may not exist based on mutual agreement between the owner and tenant.
- g. The cleaning charges will be calculated based on the stay of the tenant and rounded up to the next decimal no.

Less than 11 months: Amount equivalent to 7 days rent (as mentioned in point no. 1b.)

Between 11 to 22 months: Amount equivalent to 10 days rent (calculated for this period as per point no. 1b and 1d)

Greater than 22 months: Amount equivalent to 14 days rent (calculated for this period as per point no. 1b and 1d)

- h. The current Agreement will be Effective on 13th MARCH 2023.

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Annexure

The list of fixtures, fittings and utilities that shall be provided along with the rental premise is given in the list below.

1. Chandelier-1 nos
2. Washing machine – 1 nos
3. Fans = 7 nos
4. Tube lights 1 nos
5. False ceiling lights = as below.
 1. Kitchen = 2 nos
 2. Master bed room = 4 nos
 3. Hall = 8 nos
 4. Foyer = 3 nos
 5. Guest room = 5 nos
 6. Children room = 4 nos

IN WITNESS WHERE OF the parties hereto have executed these presents the day and the year first here in above written.

Owner:

Name: Pavan Vijay Sharma.

Signature.

Tenant:

1) Name: KATHIRESH SWAMINATHAN.



2) Name : MADIREDDY HANUMA RAVITEJA.

3) Name : SIVARAMAN SIVARAJ.



4) Name : KATTA VISHAL.

Signature

Date:

WITNESSES (Provide name, address, phone number, signature and date for each witness)

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