

This Rent Agreement is made on the 3RD January 2024 between

**(Name and address of owner)**

( Adhar No:796728\*\*\*\*\* ) ,(hereinafter referred to collectively as the Lessor) of the One Part

AND

**Name and address of tenant**

Adhar No:566291\*\*\*\*\*)

(herein after referred to as the Lessee of the Other Part).

The apartment is taken exclusively for the personal stay of (tenant name) and his family

Whereas the Lessor is the absolute joint owners in possession of the Flat No 1502.B,Block,Confident Pride Apartments,Ernakulam-682024 agreed to lease out the said flat to the Lessee for a period of eleven (11) months with effect from 3 rd January 2024.

NOW THIS DEED WITNESSES AS FOLLOWS:-

1. The Lessee shall pay the Lessor a monthly rent Rs.30000-(Thirty Thousand Rupees Only) .Rent includes Maintenance charge .Lessee shall make the payment to the Lessor

and is entitled to get the receipt of each payment. The rent shall be paid regularly and punctually without any delay or default on or before 5th day of every month in the English Calendar.

1. The Electricity Charge shall be paid by the Lessee for the period of occupation.

1. The Lessee has paid the amount of Rs.80000/-(Rupees Eighty thousand Only) by the way of IMPS as security deposit to the Lessor free of interest and which shall be refunded at the time of expiry of the rent period after deducting rent dues or any other amount due from the lessee to the lessor towards damage or loss mentioned as payable elsewhere in this agreement.

1. In case the period of Lease is continued for a further period then the rent for the flat will be enhanced every year by 10% or as per mutual agreement between the parties.

1. The Lease agreement shall be terminated prior to the expiry of the present term by either party after **giving two month** prior notice in writing to the other party. In case the Lessee is unable to provide two months notice corresponding rent for the period will be deducted by the lessor from the advance amount.

1. In case of default on the part of **LESSEE** with regard to payment of the above said rent for any particular month during the period of agreement, then the **LESSOR** shall terminate this lease agreement by giving 15 days notice in writing to the **LESSEE**

Lessor: Mohammed Nazir

Lessee: Mohammed Salih KT

1. At all times during the term of rent the Lessee shall keep and maintain the said flat with all its fittings, and fixtures in proper clean and neat conditions. Specifically, bed protectors should be used to ensure the mattresses are clean and without any stain.
2. The Lessee shall use the Flat only for Residential purpose and as per the rules framed by the association from time to time and shall not allow any other person to use the said flat for any other purpose and shall not store, use, sale for liquor & any explosives.
3. The Lessee shall not make any alteration or modifications in the said flat without any previous written consent of the Lessor.
4. The Lessee shall not use the flat so as to destroy or reduce its value or utility in any manner. In case any damage or loss occurs in respect of any of the items in the said flat the Lessee will be completely responsible and make good the loss sustained by the lessor, otherwise the amount will be deducted from the Security Deposit.
5. The Lessee shall not transfer his right or sublet the said flat or any part thereof to anybody.
6. The period of lease shall be 11 months if not extended further as mentioned in clause (5) and on the expiry of the above period Lessee shall vacate and deliver the possession of the flat to the Lessor in good order and condition as it is on this day.
7. The Lessee shall be exclusively liable and responsible for stamp duty, registration fees and all other incidental charges for the preparation and registration of the Lease Deed and shall not make the Lessor in any way liable for the same.
8. If the Lessee fails to pay the rent for more than two months, the agreement will be automatically cancelled and Lessee shall be liable to pay interest to the Lessor at the rate of 18% per annum for the amount defaulted until payment without prejudice to the other remedies available to the Lessor.

9. If the Lessee commits any breach of conditions or covenants herein, the agreement shall be terminated at the option of the Lessor giving 30 days of notice to Lessee and Lessor shall be entitled to recover all arrears or rent, if any, and to evict the Lessee and take possession of the said apartment at the cost and consequences of the Lessee.

The Lessee shall not cause any nuisance or disturbance to the occupants in the other apartments.

1. Either Lessor or Lessee will not be responsible for any loss or damage caused to the flat or anything inside it that belongs to either party because of any natural disasters like flood, earthquake etc.

1. The details of furnishings provided as part of the contract are indicated in schedule –A.

These furnishings are returned in good condition at the time of vacating the apartment and apartment to be handed over with deep cleaning done as handed over to lessee

Any damages to these would attract cost .

Lessor: **Mohammed Nazir**

Lessee: **Mohammed Salih KT**

In witness hereof the parties hereto have signed this deed on the along with duplicate thereof. The original shall be kept by the Lessor and the duplicate shall be kept by the Lessee.

Witness:- 1.

Lessor: **Mohammed Nazir**

Lessee: **Mohammed Salih KT**