

6828 03/3/2020 100
K. Vivek
Katta Narasimha
Sub

3 MAR 2020
P. SANDHYA RAN 527269
Licenced stamp vendor
Lic No. 16-07-004/2006
R No. 16-07-04-2018
H.No. 3-5-944, Shop No. 4, Panthavati Main
Narayanaguda, Hyderabad - 500 029.
Ph: 9337071321, 9393510681

RENTAL DEED

THIS RENTAL DEED is made and executed on this the 28th Day of August, 2020 at Hyderabad, T.S. By and Between:

Mr. B. Yasheel Pershad, S/o. Late B. Vinayak Pershad, aged about 33 years,
R/o. Bhavani Kunj, H.No. 3-5-1014, Narayanguda, Hyderabad - 500 029., T.S.

{Hereinafter referred to as the OWNER, which term shall unless repugnant to the meaning or context, shall mean and include all her legal heirs, attorneys, representatives, agents, assigns, executors, administrators and successors etc., of the FIRST PART}

AND

Mr. Katta Vivek,, S/o. Mr. Katta Narasimha, aged about 25 years,
R/o. 2-113, Ramalayam Opposite Street, Ganugabanda Nalgonda - 508201, A.P.

B. Yasheel Pershad

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Vivek

Occ : Associate Software Engineer in Lagato Health Technologies Pvt Ltd.
(Aadhar Card No : 4642-3544-1200)

{Hereinafter referred to as the TENANT, which term shall unless repugnant to the meaning or context, shall mean and include all his legal heirs, attorneys, representatives, agents, assigns, executors, administrators and successors etc., of the SECOND PART}

WHEREAS the FIRST PARTY is the absolute owner and possessor of a flat at Kundan Towers, H.No. 3-5-963/1, Flat No.401, Fourth Floor, Narayanguda, Hyderabad - 500 029, T.S. herein referred to as the "Schedule of Property".

WHEREAS the TENANT has approached the OWNER for the purpose of obtaining the Schedule of Property on RENT for residential purpose only. Considering the request the OWNER agreed to let out the schedule premises on the following terms & conditions :

TERMS AND CONDITIONS:

1. That the period of rental agreement shall be for a period of 11 months only, commencing with effect from 28-08-2020 and shall expire on or before 28-07-2021. That any renewal thereafter may be mutually decided.
2. That the owner has this day delivered the vacant and peaceful possession of the Schedule of Property to the tenant and the same is acknowledge the acceptance thereof.
3. That this rental agreement shall be as per the English Calendar month and the tenant shall regularly pay a monthly rent of Rs.7,000/- (Rupees Seven Thousand Only) towards Schedule of Property, which is exclusive of Property Tax, Water and Sewerage Charges, Electricity Consumption Charges and Maintenance Charges, to the owner on or before the 05th day of every succeeding month at the place of the and obtain the receipt thereof.
4. The Tenant will not misuse or abuse the electricity current in any way tenant shall be bound by the rules and regulation of the electricity authorities and the owner is not liable for any misuse or abuse by the tenant.
5. That the tenant has deposited a sum of Rs.14,000/- (Rupees Fourteen Thousand Only) which is equivalent to two months rent. This advance deposit amount will be refunded with no interest to the tenant when they vacate the premises or this will adjusted against the rent as advance notice is to be given by the tenant. If the premises is found to be damaged including the furniture, fixtures, electrical devices, sanitary items, etc., then the loss/damaged for the same has to be incurred by the tenant. If such loss/damaged has been noted then it will be adjusted against the deposit amount and balance amount will be returned to the tenant or if the loss/damaged incurred is more than the deposit amount then tenant has agreed to pay the loss amount what so ever.

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6. That the owner has right to enter the premises in rightful time to check the premises.
7. That in case if the tenant locks the flat for 60 days without informing to the owner, then the owner can take possession of the flat in front of neighbors and shall keep his goods, valuables, furniture in his safe custody.
8. That, at the time of handing over the peaceful and vacant possession of the Schedule of Property, the tenant shall restore the Schedule of Property to the owner in the same condition as it entered possession.
9. The tenant shall not be entitled to effect with any alterations/additions, modifications, etc to the Schedule of Property.
10. The tenant shall not store any explosive, inflammable material, which may damage the Schedule of Property and shall not do any work which is not permissible by Law.
11. The tenant shall not assign, transfer, sub-let and Hypothecate etc., the Schedule of Property to any person whomsoever under any circumstances and shall use the said Schedule of Property for his own residential purpose only.
12. That, either party shall have the right to determine this agreement by giving one month notice in advance to one another.
13. On expiry of this agreement, it may be renewed for a further period of 11 months, as may be mutually agreed upon by both the parties.
14. The tenant shall not do any such act that may be nuisance to the neighborhood.
15. That in case the owner wants to evict the tenant, then he shall give one month advance notice to the tenant and shall hand over the vacant and physical possession to the owner.
16. That there will be an enhancement of rent @ 10% per annum as decided mutually by both the parties.

b. *[Signature]*

mek

17. The Parties agree that the courts in Hyderabad, Telangana State shall have the exclusive jurisdiction to decide any dispute that may arise between the Parties in connection with or relating to or arising out of this Rental Deed. The laws in force of the Republic of India shall be applicable to this Rental Deed.

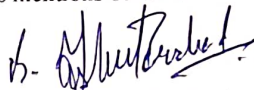
SCHEDULE OF PROPERTY

A flat at Kundan Towers, H.No. 3-5-963/1, Flat No.401, Fourth Floor, Narayanguda, Hyderabad – 500 029, which is in the nature of residential purpose only.

IN WITNESS WHEREOF the parties hereto have signed and executed this **RENTAL DEED** with freewill and consent in the presence of witnesses mentions below :


Witness:

1.


Mr. B. Yasheel Pershad

(OWNER)

2.


Mr. Katta Vivek

(TENANT)