



తెలంగాణ తేలంగానా TELANGANA

Sl. No. 539Date: 30-01-2023

SOLD TO: PETER JOSEPH BETHA,

S/o. B K JOSEPH, R/o. HYD

FOR WHOM: --- SELF---

AK 638530
S.JYOSTNA BALA
 Licensed Stamp Vendor
 Lic.No. 15-10-034/2011
 Ren.No.15-10-057/2023
 KONDAPUR, R.R.Dist.
 Cell No.:9553 444330.

RENTAL AGREEMENT

This Rental Agreement is valid and with effect from **1st day of January 2023**, at **Hyderabad** by and between:

Sri. V. SOMESWARA RAO, S/o. Sri. V. SURYANARAYANA, aged about 65 years, Resident of Villa No-95, Keerthi Richmond Villas, Bandlaguda Jagir, Sun City, Hydershakote, Opp. More Super market, Rajendra Nagar, Hyderabad, Telangana Pin: 500086.

Hereinafter referred to as the Landlord (Which form shall include his heirs, executors, administrators and assigns) of the ONE PART.

AND

Sri. Peter Joseph Betha, Adhar card no: 9437 6094 4286, Son of Sri. B K Joseph, aged about 33 years, Occ: Service, R/O: 34-14-45 Manuel Street, near Gnanapuram Railway station, Gnanapuram, Visakhapatnam (Urban), Visakhapatnam, Waltair R S. Andhra Pradesh 530004.

Hereinafter referred to as the Tenant (which form shall include his heirs, successors and assigns) of the OTHER PART.

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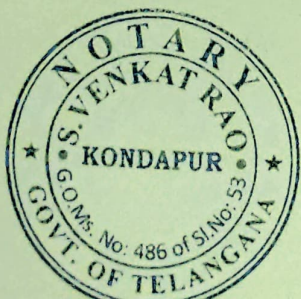
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 30/1/23

WHEREAS the Landlord is the absolute owner of the **Flat No.305, Padma Elite**, in **Gautami Enclave, Kondapur, Hyderabad** and whereas the Tenant has approached the Landlord to allow it to the use and occupation of the aforesaid Flat on rental basis for a period 11 months of the terms and conditions hereinafter request of the Tenant. Now it is agreed by and between the parties as follows:-

The Landlord hereby grant and the Tenant hereby accept the lease to use and occupy the semi furnished residential **Flat No.305, Padma Elite, in Gautami Enclave, Kondapur, Hyderabad** together with all the fixtures, furnishings and fittings as set out in the schedule enclosed for his residential purpose commencing from 01January.2023.

TERMS AND CONDITIONS

- 1) The Rental Agreement shall commence from 01 January.2023 and the Lease is for a period of 11 months commencing from 01 January.2023 and ending with the close on 30.November.2023
- 2) The Tenant has paid an advance amount of Rs.44,000/- (Rupees forty four Thousand Only) towards Security Deposit through ECS in the year 2021. And the Landlord hereby acknowledges having received the same. The Landlord will refund the security deposit amount to Tenant at the time of vacating the premises after deducting dues listed out below in terms 15 and 16, payable to the Landlord and said deposit shall not carry any interest.
- 3) The Tenant has to pay the monthly rent of Rs.24,380/- (Rupees twenty four thousand three hundred and eighty only) regularly every month in without any default to the Landlord and the same shall be paid by the Tenant on or before 4th day of each succeeding month of lease.
- 4) The Tenant agrees for rental escalation of 6% every Year.
- 5) The Tenant shall pay the electricity and water bill charges of the said premises during rental period.
- 6) The Landlord shall pay the Municipal Taxes and other Property Taxes of the said premises.
- 7) The flat maintenance charges and water charges will be paid by the Tenant which is fixed by the Apartment's Association.
- 8) That the Tenant shall maintain the said premises in good and tenantable condition and shall not cause any damage either to the structure or electrical fittings or furnishings or sanitary fittings if any damages are caused, the Tenant shall get it repaired at his own cost maintaining the same quality and keep the same in good and condition.
- 9) The Tenant shall use the schedule premises only for his residential purpose and will not store any materials which are dangerous or injurious to the building / human life and prohibited by the law.
- 10) The Tenant shall not assign the lease hold rights to anyone and shall also not sub-let the said premises to any other person and shall deliver back the possession of the said premises to the Landlord at the time of expiry of lease period, as near as the condition at which the premises was leased to him.



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- 11) The Tenant shall not carry any other illegal activities in the said premises.
- 12) The Landlord has the right to inspect the schedule premises during all the reasonable hours of the day but with prior intimation to the Tenant.
- 13) If either party were to terminate the Rental Agreement within the Lease period, one month prior notice will have to be given to the other party at the beginning of the month stating their intention to terminate the Lease.
- 14) The Tenant shall not undertake any alterations or additions of any nature to the existing house / structure.
- 15) The Tenant undertakes to handover to the Landlord all the furnishings, fixtures and fittings of the house which he takes over from the Landlord at the time of occupation of the house as per the enclosed schedule in good condition. If any of the said items is either damaged or missing the Landlord is entitled to deduct the cost thereof along with the cleaning costs from the security amount deposited with him to enable the restoration of the flat to tenable condition.
- 16) The Tenant requested painting of the complete flat before the commencement of the lease agreement and the landlord agreed to get the same done on the condition that an amount of Rs 10,000 will be deducted from the security deposit in addition to the expenses detailed in the contract term no: 15 mentioned above and the tenant agreed for the same.

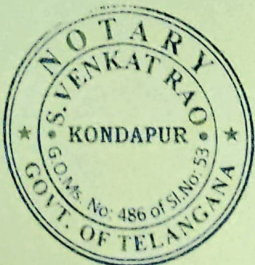
ANNEXURE 1

Lease Agreement dated 01 January 2023 between **Mr. Someswara Rao Vemparala** (the LESSOR) and **Mr. Peter Joseph Betha** (the LESSEE).

List of fixtures and fittings provided in **Flat 305, Padma Elite, Gautami Enclave Colony, Laxmi Nagar, Kondapur, Hyderabad, Andhra Pradesh 500084,**

I. Sanitary fittings:

S No	Description	Qty	Remarks
1	Wash basins – 1 with pedestals	3	
2	Commode	2	
3	Flush Tank	2	
4	Hot & cold Mixer	2	
5	Showers – steel	2	
6	Towel rods 2 and towel ring 2	4	
7	Steel tube near commode – Jet Spray	2	
8	Tap heads- Jaguar in Bathrooms & springs outside	6	
9	Stainless steel sink	1	
10	Soap Trays	2	
11	Electrical Chimney in the Kitchen- Sunflame	1	
12	Curtain Brackets	6	



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II. Electrical fittings:

S No	Description	Qty	Remarks
1	Storage geyser	1	
2	Electronic regulators with switches	4	
3	Ceiling fans	4	
4	Exhaust fans	2	
5	Tube light	5	
6	Calling bell	1	
7	Bulbs	0	
8	Plug points including 9 heavy power plug with switches	28	
9	Light switches	61	

III. Others:

S No	Description	Qty	Remarks
1	Mirrors	2	
2	Keys with duplicate for doors	8	
3	Keys with duplicate for Cupboards	12	

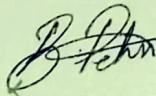
IV. Furnishings

S No	Description	Qty	Remarks
1	Kitchen with Cupboards and two platforms	1	
2	Cupboards in both the Bed rooms	2	
3	TV Panel	1	

IN WITNESS WHEREOF BOTH THE PARTIES SUBSCRIBED THEIR SIGNATURES TO THIS INSTRUMENT ON THE DAY, MONTH AND YEAR HEREINABOVE MENTIONED.

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LANDLORD
(V. Someswara Rao)

 30/1/23
TENANT
(Peter Joseph Betha)

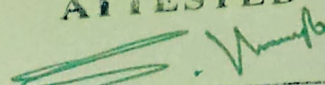
Witnesses:

1.

2.



ATTESTED


S. VENKAT RAO
NOTARY PUBLIC
(Appointed By Govt. of Telangana)
KONDAPUR, R.R. Dist., T.S., INDIA.
Mobile No: 99848247466