



नई दिल्ली NEW DELHI

Laxmi Reddy, NOTARY, Govt. of New Delhi
Instrument Sl. No. 691
Date 01 JUL 2024

E 024712



TENANCY AGREEMENT

Tenancy agreement is made on the 1st July 2024 at New Delhi, New Delhi.

-BETWEEN-

Bhanumati, daughter of late K. Rao, aged about 68 Years, by religion Hindu, profession Retired Officer, resident of Door No 126, Post Office Marg, Block E, Kalkaji, New Delhi, Delhi 110019, here in after called the First party / landlord of the 1st party.

-AND-

Mr. Paila Mohan Ran age 31, Son of Paila Narayana, 3-122a, Main road, Pallevada, Kaikalur, Krishna, Andhra Pradesh, 521340, by religion Hindu, by Employee, resident of 3-122a, Main road, Pallevada, Kalkalla, Andhra Pradesh, 521340., here in after called the Second party (tenant) of the other party.

NOW THE FIRST AND SECOND PARTY HAVE MUTUALLY ENTERED INTO THIS AGREEMENT WITH THE FOLLOWING TERMS AND CONDITIONS UNDER-MENTIONED:-

Laxmi Reddy
Laxmi Reddy R.A. LL.B.
NOTARY
No. 402, Hemkunt Tower, 6, Nehru Place, New Delhi-110019
Reaccreditation No: NYD-20
Expiry Date: 21-08-2030

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. Rent and Deposit

- a. The lease in respect of the "Leased Premises" commenced from **01st July 2024** and shall terminate on **31st May 2027** (for a period of **35 months**). Thereafter, the lease may be extended further on mutual consent of both the parties.
- b. The Tenant shall pay the Landlady a monthly rent of **₹ 6,500/- (Rupees Six Thousand Five Hundred only)**. The rent shall be paid on or before day **5** of each English Calendar Month.
- c. The Tenant has paid the Landlady an interest-free, refundable, security deposit of **₹ 15,000/- (Rupees Fifteen Thousand only)**. The deposit amount is paid by **Online Transfer No. 226184447883** dated **01st July 2024**, issued by **Indian Overseas Bank**.

2. Maintenance, Electricity and Water Charges

- a. During the lease period, in addition to the monthly rent payable to the Landlady, the Tenant shall pay for the use of electricity & water as per bills received from the authorities concerned directly.
- b. It is the responsibility of the Landlady to pay and clear all the dues of electricity bills & water bills according to the readings on the respective meters till the date the possession of the premises is handed over by the Landlady to the Tenant.
- c. 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 Landlady.

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 Landlady to the Tenant in good working condition. There will be a 3 week maintenance period after the possession of Tenant. If during these 3 weeks any defect in the same is identified & duly notified, the Landlady shall be responsible to repair/ replace the same at her 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. The day-to-day minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. will be the responsibility of the Tenant at his own expense. However, any structural or major repairs, if so required, shall be carried out by the Landlady.
- c. The Landlady shall hold the right to visit in person or authorized agents, servants, workmen etc., to enter the Leased Premises for inspection (not exceeding once in a month) or to carry out repairs/construction, as and when required, by giving a 24 hours notice to the Tenant.

N. Laxmi Reddy

- a. The lease shall terminate at the end of the lease period as referred above.
- b. **Percentage increase in Rent** - The lease may be extended further on termination by both parties on mutual consent with 10% increase in the monthly rent.
- c. 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 Landlady shall refund the deposits and advance payments to the Tenant.
- d. In the event the Landlady sells, transfers or alienates the leased premises or any part thereof or its right, title and interest, then the Landlady shall terminate the lease after giving two months notice to the Tenant.

7. Additional Clauses

- a. **Refund of Security Deposit** - The Security deposit shall be refunded by the Landlady 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 he is responsible for. This excludes normal wear & tear and damages due to act of god. No interest shall be paid on the deposit amount.
- b. The Tenant and the Landlady represent and warrant that they are fully empowered and competent to make this lease.
- c. This agreement shall be executed in duplicate. The original shall be retained by the Landlady and the duplicate by the Tenant.

Annexure

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

Furniture		Appliances		Fittings	
Wardrobe	- 1	Geyser	- 1	Ceiling Fans	- 1
Cot	- 1			Tubelights	- 1
				CFL Bulbs	- 1
				Wash Basin	- 1

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first hereinabove written.



Laxmi Reddy

07/11/2022

Sahni
07 NOV 2022

WITNESS

N. Ravi

shoolanagar

8466952990

N. Rai

07/11/2022

2. Navya Saketi

36-92-108, Manikyamba Colony
PK Gardens

PK Gardens

New Delhi

89856 47847

5647847
No phat

07 Nov 2022.

ATTESTED
M. Gauthan
NOTARY
NEW DELHI
DELHI
INDIA

8/11/2022

2. 2nd.

Page 5 of 5

MORTH GOUTHAMI
ADVOCATE
D.No. 60-15-40,
Ambedkar Colony, New Delhi

Rahm