



INDIA NON JUDICIAL

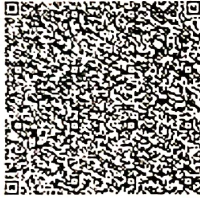
Government of Andhra Pradesh



IN-AP46519372647321W

e-Stamp

Certificate No. : IN-AP46519372647321W  
Certificate Issued Date : 02-Dec-2024 10:52 AM  
Account Reference : NEWIMPACC (SV)/ ap18007604/ AP-NTR/ AP-VJW/apkancheu  
DDO Code : 27002308001 O/o IG R  
Unique Doc. Reference : SUBIN-APAP1800760480061457722594W  
Purchased by : SAMBANGI HITESH SON OF KUMARA SWAMY  
Description of Document : Article 6(C) Agreement In any other case  
Property Description : RENTAL AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SAMBANGI HITESH SON OF KUMARA SWAMY  
Second Party : Not Applicable  
Paid By (For Whom) : SAMBANGI HITESH SON OF KUMARA SWAMY  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)



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## Rental Agreement

This Rental Agreement is made on the 02<sup>nd</sup> day of December, 2024 at Vijayawada between **MILESTONE ABROAD EDU PRIVATE LIMITED** Rep By. SAMBANGI HITESH, aged about 26 years, Son of Sambangi Kumara Swamy resident of H.No:40-25-32-1, Laxman Residency, Flat No.B1, Majid Street, SVS Function Hall, Patamatalanka, Vijayawada, NTR (Dist), Andhra Pradesh-520010 hereinafter called the "TENANT",

And

Battu Musalaiah, aged about 77 years residing at 61-3/5-6, Vijayawada Municipal Corporation, Revenue Ward-14, Vijayawada-520013, hereinafter called the "LANDLORD" which term shall mean and include whatever the context so admits and permits his legal heirs, legal representative, executors, administrators and assigns of OTHER PART.

WHEREAS the LANDLORD herein is the sole and absolute owner of all that piece and parcel of the residential 61-3/5/6, Battu Plaza, Beside SBI, Geetha Nagar, Krishna Lanka, Vijayawada Municipal Corporation, Revenue ward-14, Vijayawada-520013, and WHEREAS THE TENANT has approached the

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**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LANDLORD to demise the SCHEDULE mentioned flat on Monthly rental basis for Residential & Commercial purpose for a period of 12 months on the terms and conditions hereinafter mentioned and the LANDLORD has also hereby agreed to demise the schedule mentioned flat to the TENANT on a monthly rental on the following terms and condition.

#### **Terms and Conditions**

- The Rent Agreement shall be initially for a period of 12 months, commencing from 01/12/2024 and shall expire on the 30/11/2025.
- The Rental Agreement is for Residential & Commercial purpose to accommodate the occupier of the Tenant. The Rental Agreement is according to the English Calendar Month.
- The Tenant has agreed to pay the Monthly Amenity charges on or before 5th day of the every succeeding month for the demised property more fully described in the SCHEDULE hereunder in the following manner.
  - Rs 33,075.00 per month (Rupees Thirty Three Thousand Seventyfive only) towards Rent plus maintenance of Rs.2000.00 per month (Rupees Two Thousand only) ( Taxes applicable as per statutory obligation)
  - The Tenant has already paid a sum of Rs. 1,00,000/- (Rupees One Lakh only) as interest free Refundable Deposit to Landlord and the same is adjustable against rent of tenancy period at the time of vacate the demised premises.
- Apart from the monthly rent, the TENANT shall pay Electricity Consumption charges (At actual) and Water Charges if any to the authorities concerned.
- That the LANDLORD shall have full control over the supervision and management in respect of the said premises and the TENANT shall not, in any way, interfere with the LANDLORDs right of maintenance nor the LANDLORD interfere with the TENANTS rights of quiet & peaceful undisturbed tenancy & occupation.
- The TENANT should keep the demised premises in good and tenantable condition, as any prudent person would do with his/her property.
- The TENANT shall not use the demised premises for any purpose other than for which it was let out nor shall sub-let or sub-lease the portion let out to him to any third party.
- The TENANT shall not commit default in the payment of rents and if the TENANT fails to pay the monthly rent within the stipulated time for two consecutive months, the Rental Agreement shall stand cancelled and the Tenant shall vacate the flat forthwith
- The TENANT covenants to keep the demised premises in good and tenantable condition during the continuance of this Rent Agreement and also no make any permanent additions or alteration in the same
- In case of damage caused by the TENANT to the SAID PREMISES during the period of use, TENANT shall be held accountable for compensation and other charges as the case may be
- The TENANT shall handle the fittings and fixtures in the Demised premises and maintain the same properly.
- The LANDLORD shall pay all taxes and Levies due to Municipal Corporation.
- The TENANT shall not create any untoward disturbance or nuisance and shall not allow any anti-social person in the SAID PREMISES.
- The TENANT shall not keep or store any illegal inflammable article or explosives that endanger life and property.
- Either The LANDLORD or the TENANT may terminate the Lease agreement by giving written notice 2 (Two) months in advance. However the TENANT is free to terminate the licensing agreement with a shorter notice period in which case the monthly rental for the premises & fixtures only, for the period of two months, shall be paid as compensation to the LANDLORD.

- That no interest shall be payable on the deposit amount, which would be refunded by the LANDLORD after deducting the arrears in rent and damages if any, at the time of TENANT vacating and handing over the vacant and peaceful possession of the demise premises to LANDLORD.
- That the said Rental Agreement shall stand automatically terminated in case the Tenant fails to comply with any of the predetermined terms and conditions of this agreement.
- On the Expiry of the Rental Agreement Period of 12 months, this Rent Agreement can be renewed on the 5% increase of rent per annum, after expiry of the agreement and conditions for a further period of 12 months upon execution of a fresh lease agreement.

IN WITNESS WHEREOF this agreement upon above-mentioned terms and conditions both the LANDLORD and TENANT hereby are subscribing their respective hands and seals to the day, month and year first above written.

  
**Battu Musalaiah**  
**(LANDLORD)**

  
**Sambangi Hitesh**  
**For MILESTONE ABROAD EDU PRIVATE LIMITED**  
**(TENANT)**

**WITNESSES:**

1.

2.