



AR HOSPITALITY SERVICES

Plot 16, DLF Rd, behind Radisson Hotel, beside HCAH Suvitas, Jayabheri Enclave, Gachibowli, Hyderabad, Telangana

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is executed at Plot 16, DLF Rd, behind Radisson Hotel, beside HCAH Suvitas, Jayabheri Enclave, Gachibowli, Hyderabad, Telangana on 2025-07-24 by and between

AR HOSPITALITY SERVICES residing at Plot 16, DLF Rd, behind Radisson Hotel, beside HCAH Suvitas, Jayabheri Enclave, Gachibowli, Hyderabad, Telangana (hereinafter collectively referred to as the "LANDLORD", which expression shall include their heirs, legal representatives, successors and assigns) of the one part:

AND

Manas Prashant Abhyankar (Mobile No. 8976319730, Aadhar No. , Aadhar No. XXXX-XXXX-1627), having permanent address at A- 801,Crown, Vasant Marvel Complex, Western Express Highway, Near Magathane Telephone Exchange, Borivali East, Borivali East, Mumbai, Borivali East, Maharashtra, 400066, working at QCOM, and residing in Room No. Floor 1, Room No. 102, with emergency contact number 9769679775, (hereinafter referred to as the "TENANT", which expression shall include their legal representatives, successors, and assigns) of the other part.

The entire premises (Karan Co Living, Plot 16, DLF Rd, behind Radisson Hotel, beside HCAH Suvitas, Jayabheri Enclave, Gachibowli, Hyderabad, Telangana) will remain under the control of The Landlord. The Tenant understands that this agreement does not create a rental lease or any permanent right to the property/room. It only allows the Tenant to stay and use the space based on the terms mentioned here and in the House Rules. This right is only for the Tenant and cannot be shared or transferred to anyone else.

Resident Rules & Policies:

1. Security Deposit & Advance Rent:

- The Tenant will pay to the Landlord an interest-free refundable security deposit of Rs. 17000 (hereinafter "Security Deposit"). Residents must pay one (1) month's rent as a refundable security deposit and one (1) month's rent in advance before moving in. The security deposit will be refunded upon vacating, after deductions for damages or unpaid dues.

2. Notice Period:

- Residents must provide a minimum of 30 days written notice before vacating. Failure to do so will result in the forfeiture of one month's rent.

3. Monthly Rent:

- That the Tenant shall pay to the Landlord a monthly rent of Rs. 17000 (hereinafter "Rent"). Rent is payable on or before the 7th of every month. Late payments incur a penalty of INR 200 per day from the 8th onward.

4. Food & Common Facilities:

- Only vegetarian meals will be provided.
- Meals must be consumed only in the designated dining area.
- Internet and generator backup will be provided, subject to occupancy and availability.

5. Guest & Access Policy:

- Entry to opposite-gender residential areas is strictly prohibited.
- Overnight guests are not allowed without prior written permission. Unauthorized guests will incur a fine of INR 1000 per day.

6. Use of Electrical Devices & Cooking:

- Use of high-power electrical appliances such as induction stove, cookers, heaters etc is strictly prohibited.
 - Cooking inside rooms is not allowed under any circumstances.
7. **Room Maintenance & Safety:**
 - Damages to furniture, walls, appliances, or fixtures will be deducted from the security deposit.
 - Residents must turn off all electrical appliances and lights before leaving or sleeping.
 8. **Cleanliness & Sanitation:**
 - Do not flush items that may block toilets. Residents will bear full cleaning charges if blockages occur.
 - All waste must be disposed of in designated bins.
 9. **Safety of Personal Belongings:**
 - Management is not responsible for theft or loss of valuables.
 - Residents are advised to lock rooms and cupboards when stepping out.
 10. **Prohibited Activities & Legal Compliance:**
 - Drug use, possession, or trafficking is banned and will be reported under the NDPS Act, 1985.
 - Alcohol consumption, smoking, and gambling are strictly prohibited.
 - Illegal acts, including cybercrime, theft, or physical violence, will be reported to law enforcement and lead to immediate eviction.
 - In the event of self-harm or suicide attempts, the facility will notify authorities and emergency contacts.
 11. **Maintenance Charges & Room Relocation:**
 - A one-time maintenance charge of INR 1000 is collected at joining.
 - Residents may be asked to relocate within the premises for operational or maintenance reasons with prior notice.
 12. **Reporting & Compliance:**
 - Theft, conflict, or suspicious behaviour must be reported to management immediately.
 - Residents are required to cooperate with inspections and with authorities when legally obligated.
 13. **Medical Emergencies:**
 - In case of medical or mental health emergencies, management may seek immediate medical help and contact the resident's emergency contact. All related costs are the responsibility of the resident or family.
 14. **CCTV Surveillance:**
 - 24/7 CCTV surveillance is active in common areas for safety. Private rooms and bathrooms are not under surveillance.
 15. **Visitor Protocol:**
 - All visitors must register in the visitor logbook and exit by 10:00 PM unless management has granted written approval.
 16. **Property Inspection:** Management reserves the right to inspect rooms with prior notice, or without notice during emergencies.
 17. **Fire Safety & Hazardous Items:**
 - Possession of flammables, explosives, weapons, or dangerous chemicals is strictly prohibited. Violations will result in eviction and legal action.
 18. **Internet Usage Policy:**
 - Internet access must not be used for illegal activities including piracy, hacking, or cybercrime. Violators will be reported under the Information Technology Act, 2000.
 19. **Noise & Disturbance:**
 - Loud music, parties, or any activity that disturbs other residents is not allowed. Repeat offenses will result in immediate eviction without refund.
 20. **Force Majeure Clause:**
 - Management shall not be held liable for service disruption due to natural calamities, legal restrictions, riots, or other uncontrollable events.
 21. **Respect Toward Staff & Management:**
 - All residents must treat staff and management with dignity and respect. Abusive language or behavior may result in eviction.
 22. **Zero Tolerance for Harassment:**

- Harassment of any form—verbal, physical, or sexual—toward anyone in the facility will result in immediate termination of stay and filing of a police complaint under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, or other applicable laws.

23. Water & Electricity Consumption:

- Water should be used judiciously. The residents should report any water leakages to the security/Building Manager as soon as noticed.
- Prepaid Electric meters (room-level): Residents are responsible for recharging them as per planned electricity usage. These charges apply to the room regardless of the number of occupants. Disputes among roommates must be resolved privately; KARAN Co-Living will not intervene.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year.

LANDLORD SIGNATURE:
AR HOSPITALITY SERVICES



TENANT SIGNATURE:
Manas Prashant Abhyankar




WITNESS ONE

Name & Address

WITNESS TWO

Name & Address