

## **Renting Rules**

- 1) The current renting rate is Rs..... Rent Amount applicable & valid for the session date of joining month/date of joining year to date of leaving month/date of leaving year.
- 2) The rent is charged on monthly/quarterly/half yearly/yearly and there are no discounts/adjustments for holidays, leaves or winter/summer break.
- 3) Rs..... Security deposit is taken as security deposit and Rs.....is taken for KYC charges which includes notarized agreement and police verification of tenant.(one time,non refundable)
- 4) In the event you wish to vacate the PG in middle of the session the security deposit is neither refundable nor adjustable.
- 5) Payment of rent shall be before/on due date of every month, after which it shall attract late penalty of Rs. 100 Per day.
- 6) Electricity bill will be charged on the basis of room sub meters divided equally among roommates in case of sharing accommodation)
- 7) The rent will begin by the effective date of this agreement. Rent will always be calculated on the monthly basis and the Tenant shall not to be allowed to opt in for daily basis rent payment. The monthly rent shall be calculated from the day of shifting to next rent cycle.
- 8) The Tenant can either pay the monthly rent in advance or on due date of every month, by UPI/IMPS/NEFT/Cash.
- 9) Monthly Rent paid by a Tenant covers the following :
  - ✓ Accommodation charges
  - ✓ Monthly Water Charges
  - ✓ Maintenance Charges

✓ Food (as availed by operator) charges.

**10)** Monthly Rent paid by a Tenant does not covers the following :

- ✗ Late Rent payment penalties
- ✗ Host's over-night stay charges
- ✗ Charges for Damage/Loss of any fixed or non-fixed assets of the Accommodation such as furniture, electrical appliances, etc.

**11)** The Security money deposited will not be adjusted against the pending dues or monthly rents of any month of stay. This will only be refunded post move-out within 10 days after deducting all the pending dues, penalties & charges of any damage/loss to the accommodation due to the Tenant, if any . Also if there is an issue raised regarding any type of maintenance whether it is regarding power-supply,water,food etc or anything,necessary steps will be taken to resolve the issue but any type of refund or favor will not be provided by the company(PG)side.

**12)** The balance of security money will be refunded within 10 days post move-out date of Tenant's bank account, as submitted or declared by Tenant in written or at PG app Platforms, either by NEFT/Cheque/UPI/IMPS.

**13)** Tenant will solely responsible if a wrong account submitted to operator and balance money happened to be transferred into it.

## **GUEST HOSTING**

**1)** A Tenant need to seek the compulsory permission of operator before letting his hosts to stay overnight with them at premises and also the prior recorded consent of roommates. Operator has all the rights to refuse overnight stay of hosts.

- 2) If over-night of hosts shall be allowed to the Tenant, then a valid Govt. ID Proof or Aadhar Card of the Tenant and his Host must have to be desposited by them to the operator and the same will be returned only on peaceful move-out of the host.
- 3) A Tenant would be responsible to pay, fine and cost of damages, if any caused by his host.
- 4) Tenant would also be held responsible if the guest causes any inconvenience to another Tenants of PG Management/Society and he and his host solely will be responsible for any kind of miss happening, illegal acts or activities if any happened or caused due to their stay.
- 5) Hosts of opposite gender are strictly prohibited inside the accommodation for any reason other than blood relatives(same gender) of the tenant, that to after the wriiten permission of the operator.if this rule is not followed by the tenant then an immediate action will be taken and the agreement will stand cancel and no refund will be processed to the tenant in any circumstances.
- 6) Visitor's entry is restricted and limited to the help-desk/Operator of the accommodation. Their access to the living space/rooms/floors is strictly prohibited and a strict action will be taken against the visitor as well as against the Tenant who would found to be responsible in case of non-compliance of these terms.

## **SAFETY SECURITY AND DAMAGES**

- 1) Tenant itself needs to take care of the safety of his valuable, deliverable at all times. Operator will not be responsible for any damage, loss or theft of precious items/parcels of a Tenant.
- 2) Tenant must not make use of prohibited substances anywhere in the Accommodation. Indulging or using drugs or having banned substances (as per law) or illegal arms or activities/acts or illegal or unlawful in nature is strictly prohibited inside the Accommodation. If operator detects any such things happening or to doubted to be happened inside the premises, valid action will be taken against Tenant including registering of complaint with

the nearby police station and legal action against the same. The assistance of law enforcement agencies will also be taken to punish the law offender.

- 3) If any asset of premises is damaged, stolen or made to malfunction by the Tenant, the Tenant itself will need to pay the actual cost of the asset or the money will be deducted from the security deposited by the Tenant.
- 4) As operator will have a copy of a Tenant's room key for cleaning, maintenance, and emergency purposes, the Tenant is advised to keep their valuables locked in a safe place at all times, especially when he is not in premises. Never leave any valuables unattended as the operator won't be responsible for any loss or damage caused to Tenants belongings.
- 5) PG management or the Operator shall not responsible if any kind of miss happening, illegal activities or such activities which are abandoned by law or involvement of the Tenant in any kind of criminal case or law proceedings happened or found to be happened by the Tenant or to the Tenant either inside or outside the accommodation. Tenant shall be solely responsible for such kind of acts or activities .

#### **GUEST HOSTING :**

#### **OTHER GENERAL RULES :**

- 1) The Tenant must submit a copy of each of the following documents at the time of move-in into the Accommodation or must have to be uploaded through PG platforms as prescribed :
  - Photo ID Proof (PAN card is not a valid photo Id proof )
  - Permanent Residence Proof, official Id Card
  - Self – Passport size photo.
- 2) A self-filled personal information form as prescribed by operator pasted with a recent passport size photograph and signed by Tenant itself must be submitted at the time of move-in into the Accommodation or must to complete the process of move-in through PG Platforms.
- 3) The Tenant must have follow the rules & regulations of tenancy as laid down by the local authorities/administrator/society/PG

Management/Operator and must follow the guidelines or advisory in this regard issued by such bodies from time to time .

- 4) The Tenant must not indulge in any illegal, immoral or socially inappropriate activities inside or outside the Accommodation. If the Tenant founds to be involved or suspected to be involved in such things, necessary action will be taken against him by the Operator including registration of complaints to the local police. Operator also has the right of immediate termination of this agreement in such cases.
- 5) If the Tenant or his/her guest comes to operator Accommodation in an inebriated manner. Operator will have the right to refuse entry to such Tenant or his/her guest.
- 6) The Tenant is strictly prohibited to organize any kind of party, event or social gathering, especially one that has loud music and disturbs other Tenants, neighbors and society as a whole.
- 7) The Tenant is prohibited from engaging in fights or any tension-causing issues with other Tenants or any other person in or on the Accommodation or in the vicinity.
- 8) The Tenant cannot change any part of his room/fixtures & furnishings/premises without express written permission from the operator.
- 9) If the Tenant harms himself/herself in or around the Accommodation, he shall be solemnly responsible for the consequences.
- 10) It is the duty of the Tenant to keep the Accommodation clean, safe and peaceful for all concerned and maintain hygiene in and around the Accommodation.
- 11) Tenant are expected to switch off the lights/fan/AC/other electronic gadgets while going outside the room or in case of not in use. Resident is forbidden to use heavy electrical items like room heater, heater, emission rod, press/iron or any such article. If any such item found with any resident, or found using by any resident then extra charge fixed by the management will be charged.

- 12) For security purposes, no external person/delivery boy of food apps/e-commerce company Restaurants is allowed inside the PG. Kindly receive & entertain them at the main gate of PG.
- 13) Submission of police verification report is mandatory for the Tenant staying at the Accommodation and it is the sole responsibility of the Tenant to submit the same from the effective date of this agreement.
- 14) In case the Tenant breaks any rules mentioned herein or those which are revised periodically, operator has all the rights to taken an appropriate action against the Tenant and no refunds will be offered by the Operator to the Tenant.
- 15) In case Tenant becomes unwell or is infected with communicable disease, Tenant is advised to visit the near-by hospital, and Tenant will not be allowed to stay or enter into the Accommodation till he gets a valid fitness certificate from a certified doctor.
- 16) The operator has the right to inspect the Accommodation any time during the day hours without any prior notice.
- 17) PG has every right to forfeit the amount of security deposit or advance rent deposited by the Tenant in case of non-compliance of the terms of this Agreement by the Tenant.

## **TERMINATION RULES**

- 18) The terms of this Agreement shall be valid and binding upon the Parties for a period of maximum 11 months from the effective date of this agreement. The Agreement will be considered to be automatically renewed for another 11 months unless terminated by either Party in accordance with the Term of this Agreement.
- 19) Either party shall have a right to terminate this Agreement by giving a 30 (thirty) days notice in advance that must be on or before last day of prior month(according to rent cycle),(either electronically or written) in accordance with the terms of this Agreement. Also leaving notice will not be accepted in the shifting month.

- 20) In case of any default by the Tenant in respect to lock-in period or move-out notice period at the time of notice. The same notice of termination will not be honored by the operator and no refund will be offered and security money deposited will be forfeited and also all the pending dues will be recovered from the Tenant along with all the penalties, if any applicable. In case of failure of making such payments the Tenant shall be liable to pay such amount with an interest at the rate of 20% per annum.
- 21) If the Tenant serves the 30 days advance notice, as prescribed in this Agreement, to move-out on any mid-date of on-going month, the tenant shall be liable to pay the rent of all 30 days of the forthcoming month from rent date to next rent due day, irrespective to the date of notice or the day of notice.
- 22) A fixed charge of rupees 499 is deducted from the security deposit in all cases for the cleaning and refurbishing purposes.
- 23) A schedule inspection of the room is conducted by the management before refunding the deposit to the tenant once the agreement ends, and the tenant is advised to be present at the time of inspection to respond to the damages recorded by the management. No dispute post that will be accepted under any circumstances. Tenants are advised not to host a guest without the consent of their roommates to avoid any inconvenience to them.
  - The facilities / amenities provided to the tenants must be returned in the same condition and must not be misused.

## **SCOPE OF SERVICES**

- 1) Any violation or non-compliance of the terms of this agreement or rules, as prescribed hereunder, by the tenant, the operator will have the right to terminate this agreement without any written notice or prior intimation through any channel.
- 2) In case of gross violation of the terms of this agreement or rules, as prescribed hereunder, by the Tenant, the operator will have the right to forfeit the security money deposited by Tenant along with the immediate

termination of this agreement. In such a case Tenant have no rights to claim refund of any security or guarantee.

- 3) Once the agreement is finished or terminated, the tenant will have twenty four hours (24) to vacate the operator Accommodation.
- 4) If the tenant refuses to vacate the operator Accommodation or there is unduly delay from the side of the tenant, operator will have the right to lock the premises with own lock.
- 5) And if the tenant does not take his belonging along with him within twenty four hours (24), and a lock is put up by the operator, lock will be opened by the operator only after the tenant pays the fine of rupees one thousand for each day tenant's belongings were in the property of the landlord.
- 6) All rights of admission/entry to operator Accommodation are reserved with operator itself. If operator found anything suspicious illegal, unauthorized, against the rules/laws with the Tenant, operator has all rights to terminate this agreement and to prohibit tenant's entry into the premises.
- 7) Facilities

Your wait for a perfect home ends here, and we can't wait for you to come onboard. We offer a premium living experience unlike any other with our refurnished homes.

- ✓ Pocket friendly and affordable prices.
- ✓ No Restrictions – Just go with the flow.
- ✓ Brokerage – Free .
- ✓ No Lock – in – you're a free bird.
- ✓ Your own Bed - you will have your own without box 6x3 feet bed with soft mattress.
- ✓ A wardrobe - you will have your own wardrobe with locker and keys.
- ✓ There will be enough space to arrange your clothes and other stuff quite easily.

- ✓ Power Backup – We'll never keep you in the dark.
- ✓ TV with DTH connection - You can enjoy movies and music with your pals on your shared TV with DTH connection.
- ✓ Refrigerator - Get yourself refreshed with chilled water and icecubes in summer and keep your food and fruits fresh in the shared refrigerator.
- ✓ Daily Housekeeping and round the clock maintenance .
- ✓ Medical grade sanitized cleaning.
- ✓ Washing Machine - Why pay the heft amount for dry cleaning when you can quickly and easily wash your clothes yourself in the washing machine and dryer that will be provided to you.
- ✓ High Speed WIFI Internet – Get high speed WIFI internet connection as we understand you want to stay connected with your family via video calls.
- ✓ AC – (Extra Charge applicable)
- ✓ CCTV – Just sleep tight.
- ✓ Pantry or Kitchen – We totally understand that a times you want to cook your own food. Hence we would provide you basic cooking utensils in a shared kitchen .
- ✓ Living room – You can chillout with your pals in living room
- ✓ Bathroom – Each room will have bathroom with hot & cold water.
- ✓ Location - At the centre of everything

**We understand what you need. Just trust us !**