

IMPORTANT GUIDELINES FOR TENANTS

This page outlines key guidelines applicable during move-in and throughout a tenant's stay and are derived from the terms of the agreement. The Tenant understands and acknowledges that compliance with these terms is integral to the operation and administration of the tenancy.

1. MOVE-IN OBLIGATIONS

KYC Documentation: Tenant shall provide KYC documents (Aadhar, PAN, and bank account details) to NoBroker within 24 hours of tenant confirmation. This is crucial to ensure timely move-in completion.

Execution of Agreements: Tenant shall execute this Agreement no later than 48 (forty-eight) hours prior to the scheduled move-in date. Move-in shall not be permitted unless this requirement is fulfilled.

Deposit Payment: Tenant shall pay the required security deposit at least 48 (forty-eight) hours before the scheduled move-in. Entry into the premises shall not be allowed without timely payment of deposit.

First Month Rent: Tenant shall pay the first month's rent within 24 (twenty-four) hours of move-in.

Move-In Property Video: Tenant shall record and upload a full video of the property and all electrical appliances, capturing their condition at the time of move-in, via the NoBroker App. This video shall serve as reference during move-out to assess damages, if any.

Property Keys Photos: Tenant shall upload photographs of all property keys received at move-in, using the NoBroker App.

Damage Reporting: Tenant shall notify NoBroker of any damages or repair needs within 48 (forty-eight) hours of moving in. NoBroker shall coordinate repair with the Owner, subject to the Owner's consent.

2. OBLIGATIONS DURING TENANCY

Timely Rent Payment: Tenant shall pay rent before the 5th (fifth) day of each month. A late penalty of ₹100 (Indian Rupees One Hundred) per day shall be applicable for delays.

Rent Default: In the event rent is unpaid by the 20th (twentieth) day of the month, NoBroker shall be entitled to issue a notice requiring the Tenant to vacate the premises. Refusal to pay the rent or vacate the premises will lead to strict actions by the owner and / or from the NoBroker team based on the instructions received from the owner.

Property Inspections: Tenant shall allow NoBroker to conduct periodic inspections (quarterly or half-yearly) of the property. NoBroker shall provide at least 24 (twenty-four) hours prior notice.

Agreement Renewal: If both Owner and Tenant wish to continue the tenancy, NoBroker shall initiate the renewal process in the 10th (tenth) month of the existing term. The renewed agreement shall include applicable rent increases as per the terms herein.

3. MOVE-OUT OBLIGATIONS

Move-Out Intimation: Tenant shall raise a move-out request through the NoBroker App at least 30 (thirty) days prior to the intended move-out date.

Move-Out Inspection: NoBroker shall conduct a move-out inspection within 7 (seven) days of the Tenant's move-out notice.

New Tenant Visits: Tenant shall allow reasonable access to the property for NoBroker to conduct visits with prospective tenants.

Dues Clearance: Tenant shall ensure all outstanding bills (e.g., utility bills, society charges) are paid directly to the concerned authorities within 10 (ten) days of move-out intimation. Such dues shall not be adjusted against the security deposit.

Deposit Deductions: Final deductions from the deposit, if any, shall be communicated to the Tenant by the 15th (fifteenth) day from the move-out notice.

Move-Out Video: Tenant shall record and upload a full video of the property and appliances upon vacating the premises, via the NoBroker App, to complete the move-out process and support refund processing.

Keys Handover Record: Tenant shall upload photographs of the keys being returned, along with the name and details of the person to whom the keys are handed over, via the NoBroker App.

Deposit Refund: The net security deposit amount, after mutually agreed deductions, shall be refunded to the Tenant within 6 (six) hours of successful completion of the move-out process on the NoBroker App. In case of any dispute, NoBroker's decision will be final (post validating the move-in/ move-out videos).

TRIPARTITE AGREEMENT (OWNER-TENANT-COMPANY)

This **Tripartite Agreement** (“**Agreement**”) is made and executed on this 5 day of November, 2025 at Bengaluru by and between:

Shweta Himanshu Rana Srivastava, 7, C/O Himanshu Rana Srivastva, aged about 37, residing at B/1503, Sonam Heights, New Golden Nest, Phase-15, Near Mithalal Jain Bunglow, Bhayander, East, Thane, Thane, Maharashtra - 401105 PAN : AKHPR2337N, Aadhaar : 278175225442 (hereinafter referred to as the “Owner” which term shall mean and include its heirs, assigns and successors.)

AND

Palash Devesh Khule, S/O Devesh Khule, aged about 33, residing at Near Gadgebaba School Mahendra Colony V.M.V. (Amravati) S.O Amravati Maharashtra - 444604 Aadhaar : 6818 9281 0330 (hereinafter referred to as the “Tenant” which expression shall mean and include its heirs, permitted assigns);

AND

NOBROKER TECHNOLOGIES SOLUTIONS PRIVATE LIMITED , a company incorporated under the laws of India and having its registered office at Ground Floor, Survey No 103, Indiquebe - The Fore, Varthur, Carmelaram, Bengaluru Urban, Karnataka, 560087. GSTN : 29AAECN8129J1Z0 (hereinafter referred to as the “**Company**” which term shall mean and include its successors and permitted assigns).

The Owner, the Tenant, and the Company shall, wherever the context may hereinafter so require, be individually referred to as a “**Party**” and jointly as “**Parties**”.

The details of any additional tenants and/or owners shall be set forth in **Annexure A** to this Agreement, which Annexure shall form an integral and binding part of this Agreement. The use of the terms "Tenant" and "Owner" in this Agreement is solely for convenience and ease of reference and shall not limit or affect the rights, responsibilities, or obligations of any additional parties as detailed in Annexure A. Each party named in Annexure A shall be equally bound by the terms of this Agreement and jointly and severally liable for obligations as applicable to their role under this Agreement.

RECITALS:

A. The Owner is the absolute owner of the residential property bearing address 1204 , Khushi D3, Satar Nagar, Hadapsar, Pune, Autadwadi Handewadi, Maharashtra 411028 as fully described in **Schedule 1** and hereinafter referred to as the “**Scheduled Premises**”. The Owner has the absolute and un-encumbered right to lease the Scheduled Premises.

B. The Tenant has approached the Owner to grant to it, a lease to use the Scheduled Premises together with all the fittings and fixtures therein for using the same for residential purposes.

C. The Owner being legally, duly and properly entitled, has agreed, to grant a lease of the Scheduled Premises to the Tenant upon and subject to the terms and conditions of this Agreement, which have been

mutually agreed upon by the Parties.

D. The Owner has authorised the Company to undertake certain actions on its behalf for the purpose of leasing the Scheduled Premises through the Agreement entered into between the Owner and the Company dated 2025-11-20 (**“Owner Service Agreement”**).

NOW, THEREFORE, IN CONSIDERATION OF MUTUAL AGREEMENTS, COVENANTS, REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS AGREEMENT, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS ACKNOWLEDGED BY THE PARTIES, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. GRANT OF LEASE

1.1. The Owner hereby agrees to lease, and the Tenant hereby agrees to take on lease the Scheduled Premises, for an initial period of [11] months (“**Term**”), effective from the Commencement Date (as set out in **Schedule 2**) and subject to the terms of this Agreement. The Parties may mutually agree to renew the Agreement for a further period immediately after the expiry of the Term. In the event the Tenant is desirous of renewing the Agreement of the Scheduled Premises, the Tenant shall communicate its intention in writing to the Company by giving a notice of renewal 1 (one) month prior to the expiry of the Term.

1.2. The Agreement shall commence on and from the Commencement Date. There shall be a Lock-In Period as set out in **Schedule 2**, during which period the Tenant shall not be entitled to terminate the Agreement in respect of Scheduled Premises except in the manner specified in this Agreement.

1.3. Subject to the Tenant paying the Rent and complying with (a) the terms and conditions of this Agreement, (b) the [building/residential association’s] bye-laws and regulations, and (c) the applicable laws (including without limitation municipal or corporation laws and other local laws), the Tenant shall be entitled to exclusive, peaceful and quiet use and enjoyment of the Scheduled Premises.

2. LEASE, RENTALS, AND SECURITY DEPOSIT

2.1. As consideration for the grant of lease, the Tenant shall pay to the Owner through its Company the monthly Rent from the Commencement Date, on the due date, as set out in **Schedule 2** against a receipt issued by the Company on behalf of the Owner. If the Tenant fails to transfer the Rent within the period prescribed, the Tenant shall be liable to pay a late payment charge as set out in **Schedule 2**.

2.2. The Tenant has paid an interest-free refundable security deposit (“**Security Deposit**”) to the Owner through its Company for securing due performance of the terms of this Agreement as set out in Schedule 2. On the expiry or earlier termination of this Agreement and on the Tenant handing over peaceful, quiet and physical possession of the Scheduled Premises to the Owner, the Owner through its Company shall, simultaneously, refund the Security Deposit after deducting a minimum of **1 (One) months’ Rent or As per the actual amount** from the Security Deposit towards the maintenance expenses of the Scheduled Premises. Further deductions may be made from the Security Deposit, in case of arrears (if any) as to Rent (including without limitation any Rent liable to be paid under Clause 8), pending bills for electricity, water, telecommunication, consumables, and/or repair of damages other than ordinary wear and tear.

3. REPRESENTATIONS, WARRANTIES AND COVENANTS

3.1. The Parties represent and warrant to each other that each of them has full and absolute right to enter into and perform this Agreement.

3.2. The Tenant covenants to the other Parties that:

3.2.1. During the Term, the Tenant shall pay (a) utility bills, (b) any move in/ move out fee charged by the [building/ residential association], and (c) all the charges for the electricity and water consumed in the Scheduled Premises as levied by the government authorities from time to time;

3.2.2. The Tenant shall not carry out any structural additions or alterations in the Scheduled Premises without the prior written consent of the Owner. The Tenant shall however be liable to carry out the necessary day to day repairs relating to the Scheduled Premises that arise from the Commencement Date;

3.2.3. The Tenant shall, at all times, be in compliance with the [building/ residential association's] bye-laws and regulations and the applicable laws (including without limitation to municipal or corporation laws and other local laws);

3.2.4. The Tenant shall maintain and keep the Scheduled Premises together with the fixtures and fittings in good and tenantable condition, normal wear and tear excepted, and shall on the expiry or termination of this Agreement, deliver vacant possession of the Scheduled Premises to the Owner; and

3.2.5. The Tenant shall not sub-lease the Scheduled Premises or carry on or permit its visitors to carry on any unsavory / illegal / unlawful activities on the Scheduled Premises and shall ensure that it does not cause any nuisance to third parties.

3.3. The Owner covenants to the other Parties that:

3.3.1. The Owner is the absolute owner and has the right and authority to lease the Scheduled Premises and that the Scheduled Premises are free from all or any encumbrances;

3.3.2. The Owner will be liable to pay all maintenance (including society maintenance charges), electricity, telephone and water charges that would have arisen with respect to the Scheduled Premises prior to the Commencement Date;

3.3.3. All documents and information provided by the Owner under this Agreement are accurate and correct.

3.4. The maintenance responsibilities in respect of the Scheduled Premises of Owner and the Tenant shall be as set out in **Schedule 3** hereto.

4. AUTHORITY OF THE COMPANY

4.1. It is hereby agreed and acknowledged by the Parties that the Owner has authorized the Company to (i) to act on its behalf and to make any necessary representations on its behalf for the purpose of leasing the Scheduled Premises; (ii) receive any amounts payable under this Agreement by the Tenant to the Owner in respect of the lease of the Scheduled Premises; (iii) to facilitate maintenance of the Scheduled Premises; (iv) communicate with the Owner and the Tenant on issues related to the Scheduled Premises and to negotiate with the Tenant on its behalf to resolve any conflicts; and (v) to initiate eviction proceedings and do any other activities on behalf of the Owner as may be required for the purpose of leasing the Scheduled Premises;

4.2. It is hereby clarified that the Company shall act as the Company of the Owner, and the Company shall be entitled to receive and respond to all notices and communication from the Tenant, on behalf of the Owner.

4.3. The Company or the Owner shall have the right to enter upon and inspect the Scheduled Premises at all reasonable hours after giving 24 hours' notice to the Tenant.

5. FORCE MAJEURE

5.1. The Company shall not be liable for any breach of its obligations under this Agreement to the extent such breach is a direct or indirect consequence of any event beyond the reasonable control of the Company, more specifically, an **"Act of God"** such as flood, earthquake, fire, explosion, act of government, war, civil commotion, insurrection, embargo, riots, acts of terrorism, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis; and the Company shall, in good faith, make all reasonable efforts to comply with its obligations under this Agreement wherever possible and work towards reinstating the obligations under this Agreement once the force majeure event comes to an end.

5.2. In the event of any force majeure event continuing for a period exceeding 1 (one) month without a prospect of a cure, and if the Authorized Representative is adversely affected in any manner whatsoever, the Company is entitled to terminate this Agreement by providing to the other Parties 7 (seven) days' notice.

6. TERMINATION

6.1. Upon termination of the Owner Service Agreement, this Agreement shall stand terminated automatically.

6.2. The Parties may terminate this Agreement without assigning any reasons, after giving 1 (one) month's prior notice in writing to the other Parties, provided however that the Tenant shall not be entitled to terminate the Agreement during the Lock In Period.

6.3. The Owner, through its Company, may terminate this Agreement:

6.3.1. With immediate effect, by giving the Tenant a termination notice in writing, if the Tenant has defaulted in the payment of Rent for 2 (two) consecutive months along with applicable late payment charges;

6.3.2. With immediate effect, by giving the Tenant a termination notice in writing, if the Tenant breaches any term, condition or covenant under this Agreement;

6.3.3. With immediate effect, by giving the Tenant a termination notice in writing, in its sole discretion, if the Owner receives any complaints from the [building/ residential association] or other third parties in respect of Tenant's conduct or Tenant occupying the Scheduled Premises.

6.3.4. If such termination occurs under any of Clauses 6.3.1, 6.3.2 or 6.3.3 during the Lock-In Period, the Tenant will become liable to pay a one month Rent for the remainder of the Lock-In Period in terms of this Agreement, and such Rent may be deducted from the Security Deposit.

6.4. Upon the expiry or earlier termination of this Agreement, the Tenant shall remove themselves along with their belongings, chattels, articles and things whatsoever belonging to them including fittings, fixtures & furniture from the Scheduled Premises and leave the Scheduled Premises to the Owner in good condition.

7. SUB-LEASING THE SCHEDULED PREMISES

The Tenant shall not be entitled to assign its rights under this Agreement or any part thereof, sub-let, sub-license, underlet, license, create tenancy, sub-tenancy or part with possession directly or indirectly of the Scheduled Premises to any person whatsoever.

8. OBLIGATIONS OF THE TENANT

A. Move-In Obligations

(i) **KYC Documentation:** The Tenant shall furnish all required Know Your Customer (KYC) documents, including Aadhaar, PAN card, and bank account details, to NoBroker within 24 (twenty-four) hours of finalizing the property. This submission is a prerequisite for enabling timely onboarding and financial processing.

(ii) **Execution of Agreements:** The Tenant shall execute this Tripartite Agreement, as well as any related service agreements as required, no later than 48 (forty-eight) hours prior to the scheduled move-in date. Move-in shall not be permitted unless both agreements are fully executed.

(iii) **Deposit Payment:** The Tenant shall remit the full security deposit at least 48 (forty-eight) hours prior to the move-in date. The Tenant shall not be permitted to take possession of the property without successful receipt of the deposit by NoBroker.

(iv) **First Month Rent:** The Tenant shall pay the first month's rent within 24 (twenty-four) hours of taking possession of the premises.

(v) **Move-In Property Video:** Upon move-in, the Tenant shall record a full-length video of the entire property, including walls, fixtures, furniture (if any), and all electrical appliances, clearly capturing their condition. The video shall be uploaded on the NoBroker App and shall serve as the reference point for assessing the condition of the premises at the time of move-out.

(vi) **Keys Photo Upload:** The Tenant shall upload clear photographs of all property keys received during move-in, via NoBroker App. This is necessary to mark the move-in process as complete.

(vii) **Repair or Damage Reporting:** The Tenant shall inspect the property upon move-in and report any damage or repair requirement within 48 (forty-eight) hours of taking possession. Upon such notification, NoBroker shall coordinate with the Owner for repairs, subject to the Owner's approval. NoBroker shall not be liable for delays caused by Owner non-consent or unresponsiveness. Structural issues, seepage, and long-term wear and tear shall not be covered under this clause.

B. Obligations During the Tenancy

(i) **Rent Payment:** The Tenant shall ensure that monthly rent is paid in full before the 5th (fifth) day of each calendar month. Delayed payments shall attract a late fee of ₹100 (Indian Rupees One Hundred) per day, which shall be borne solely by the Tenant.

(ii) **Rent Defaults:** In case the rent remains unpaid beyond the 20th (twentieth) day of the month, NoBroker shall issue a notice to the Tenant requiring immediate rent payment or vacation of the premises. Continued non-payment may result in further actions, including eviction, initiated by the Owner and/or facilitated by NoBroker based on the Owner's instructions.

(iii) **Periodic Property Inspections:** The Tenant shall permit NoBroker to conduct property inspections on a quarterly or half-yearly basis. A minimum of 24 (twenty-four) hours' prior written notice shall be provided for such inspections.

(iv) **Agreement Renewal:** In the event the Owner and Tenant mutually agree to extend the tenancy after the initial 11-month term, NoBroker shall initiate the renewal process during the 10th (tenth) month. The renewal agreement shall reflect any rent increases agreed upon or stated in the original agreement.

(v) **Property Maintenance and Prohibition on Damage:** The Tenant shall maintain the premises, including all fixtures, fittings, electrical appliances, and common areas provided as part of the tenancy, in good, clean, and tenantable condition throughout the term of occupancy. The Tenant agrees not to cause or permit any damage to the property, whether by act or omission, negligence, or misuse. Any damage (beyond ordinary wear and tear) caused by the Tenant, their guests, invitees, or any third party under their control shall be repaired or rectified at the Tenant's sole cost. The Tenant shall not make any structural alterations, install fixtures, or otherwise interfere with the physical condition of the premises without the prior written consent of the Owner. Failure to maintain the premises or rectify damages as required shall result in appropriate deductions from the security deposit and/or other legal remedies available to the Owner.

C. Move – Out Obligations

(i) **Move-Out Intimation:** The Tenant shall submit a formal move-out request via the NoBroker App at least 30 (thirty) days before the intended move-out date.

(ii) **Move-Out Inspection:** NoBroker shall conduct an inspection of the property within 7 (seven) days of receiving the move-out intimation from the Tenant.

(iii) **New Tenant Visits:** The Tenant shall allow NoBroker and its representatives to conduct property visits with prospective tenants at reasonable times during the last month of the tenancy, with prior coordination.

(iv) **Clearance of Outstanding Bills:** The Tenant shall ensure that all dues including electricity bills, gas bills, water charges, and society maintenance fees are paid directly to the relevant authorities or society within 10 (ten) days of move-out intimation. Such payments shall not be adjusted against the deposit amount. Any delay or default in clearing dues may lead to delays in the deposit refund and/or applicable penalties.

(v) **Deposit Deduction Confirmation:** Any deductions to be made from the deposit shall be communicated to the Tenant by NoBroker by the 15th (fifteenth) day from the move-out intimation. These deductions shall be based on the inspection report, tenant obligations, and a review of the move-in and move-out videos.

(vi) **Move-Out Video:** Upon vacating the premises, the Tenant shall upload a complete video of the property and all electrical appliances to the NoBroker App. The condition of the property in this video shall be matched against the move-in video to determine the extent of any damage and corresponding deductions from the deposit.

(vii) **Key Return Documentation:** The Tenant shall upload photographs of the returned keys, along with the name and contact information of the person (Owner, NoBroker, authorized representative) to whom the keys were handed over. This must be completed via the NoBroker App to formally complete the move-out process.

(viii) **Deposit Refund:** Upon successful completion of the move-out process, including video upload and key handover, and after mutual confirmation of any applicable deduction, the net security deposit shall be refunded to the Tenant within 6 (six) hours. In the event of a dispute regarding the deposit amount or deductions, NoBroker shall assess the matter based on available documentation and video evidence, and its determination shall be final and binding on the parties.

9. Miscellaneous

9.1. No modification or amendment to this Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing and duly executed by all the Parties.

9.2. It is clearly understood and accepted by all Parties that this Agreement and the contract between the Owner and the Tenant as evidenced by it are on “principal to principal” basis and has been executed by the Tenant and Owner as independent contractors.

9.3. The Tenant shall defend, indemnify, and keep indemnified the Owner and the Company from and against any claim, liability, demand, losses or damages which the Owner or the Company may suffer or incur in respect of a breach by the Tenant of any of its representations, warranties and covenants under this Agreement.

9.4. In no event shall the Parties be liable for any indirect, special, incidental, consequential, punitive, or other damages, however caused, whether or not such Party has been advised of the possibility of such damages.

9.5. The Parties hereby agree and acknowledge that the Company, at its sole discretion may assign a third party for recovery of any outstanding dues from the Tenant and/or upon any default in payment by the Tenant, report the payment behaviour to any credit bureau without any prior notice or consent of the Tenant.

9.6. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter herein and supersedes and cancels any prior oral or written agreement, representation, understanding, arrangement, communication or expression of intent relating to the subject matter of this Agreement.

9.7. The provisions of this Agreement shall be governed and construed in accordance with the laws of India. All actions, proceedings, suits and claims shall be subject to the exclusive jurisdiction of courts in Bengaluru. Any notice provided for in this Agreement shall be provided in writing. The stamp duty, registration charges and other charges incidental thereto payable on this Agreement shall be borne equally by the Owner and the Tenant. Each Party shall bear their own legal costs / other expenses.

10. INTEGRATION OF ANNEXURE

Annexure A – Additional Parties:

The parties acknowledge and agree that Annexure A, listing any additional tenants and/or owners to this Agreement, is incorporated by reference and forms an integral part of this Agreement. All such individuals named therein shall be deemed parties to this Agreement and shall be fully bound by its terms and conditions. The obligations and liabilities of all tenants and all owners, whether named on the first page or in the annexure, shall be joint and several unless otherwise expressly stated.

IN WITNESS WHEREOF the Parties have hereunto subscribed their hands on date stated above.

NoBroker Technologies Solutions Private Limited

Witness: [enter name and address]

Name:

Name:

Date:

Date:

[The Owner]

Witness: [enter name and address]

Name:

Name:

Date:

Date:

[The Tenant]

Witness: [enter name and address]

Name:

Name:

Date:

Date:

SCHEDULE 1

Description of Scheduled Premises

12th Floor, Floor in the building at Property 1204 , Khushi D3, Satar Nagar, Hadapsar, Pune, Autadwadi Handewadi, Maharashtra 411028, admeasuring 650 sq. ft. super built-up area, together with car park(s), and the right of common use and enjoyment of staircase elevators, common area, passages, corridors, Common Equipment, common facilities, the right of entry and exit into the building and the Scheduled Premises in particular, electrical and sanitary installations within the Scheduled Premises and car park(s).

SCHEDULE 2

Commercial Terms

Sl. No	Terms	Details
1	Commencement Date	2025-11-20
2	Lock-in Period	6 (Six) months commencing from the Commencement Date.
3	Rent	A monthly rent of Rs. 15000/- (Rupees Fifteen Thousand Only only) payable per month, subject to such applicable taxes. Maintenance needs to be paid directly to the OWNER and it might vary as per OWNER demands of around Rs. 3000.0/- (Rupees Three Thousand Only) as informed by the lessor in the beginning of the contract Period. The said Rent may be enhanced by the mutual agreement of the Parties during the Term.
4	Due date for Rent	5th of Every Month
5	Mode of payment of Rent	Wire transfer to the Company's bank account, details of which bank account will be notified by the Company.
6	Late payment charges for Rent	Rs 100/- (Rupees One Hundred) per day till the day the Tenant transfers the Rent along with the applicable late payment charges accrued till that day to the Company.
7	Security Deposit	Rs. 36000.0/- (Rupees Thirty Six Thousand) paid by the Tenant to the Company prior to the Commencement Date via wire transfer.
8	Rent Increment	A Rent increment of 5-10% may be applied, or as a mutually agreed upon by both the parties, if the same tenant continues to occupy the property after the initial 11 months period.

SCHEDULE 3

Division of maintenance responsibilities between the Owner and the Tenant

The following Annexure has been prepared in compliance with Model Residential Tenancy Act 2011, a draft by Ministry of Housing and Urban poverty alleviation, Govt. of India. As per this draft Act, the Owner (acting through the Company) will be responsible for repairs relating to matters falling under Part A, and the Tenant shall be responsible for matters falling under Part B.

Part A: Structural Repairs to be done by the Owner (acting through the Company)

1. Structural Repairs except those necessitated by the damage caused by the Tenant. Whitewashing of walls and painting of doors and windows. The Owner shall ensure that painting of the interiors, doors and windows are completed at the beginning of the Agreement period and thereafter at least once in three years.
2. Changing plumbing pipes when necessary.
3. Any major repair due to natural wear and tear of appliances and furniture. The Tenant shall pay for such damages if they cause it.
4. Any repair, replacement and maintenance issues arising till 2 months from the Commencement Date.

Part B: Day-to-Day repairs to be done by the Tenant

Changing of tap washers and taps, Drain cleaning, Water closet repairs, Wash Basin repairs, Bath tub repairs, Geyser repairs, Circuit breaker repairs, Switches and socket repairs, Replacement of bulbs, Repairs and replacement of electrical equipment except major internal and external wiring change, Kitchen fixtures repairs, Replacement of knobs and locks of doors, cupboard windows etc.,

Replacement of flynets, Replacement of glass panels in windows, doors etc., Periodic maintenance of private gardens and open spaces, if any, let out to the Tenant, Periodic maintenance of appliance and furniture and any other repair/maintenance not covered under Part A above.

Annexure A – Details of Additional Parties

This Annexure A forms an integral part of the Tripartite Agreement dated 2025-11-20 entered into among NoBroker, the Tenant, and the Owner. The following individuals are additional parties to the Agreement and are bound by all the terms and conditions set forth therein:

Additional Tenants:

- Apeksha Palash Khule, S/O or C/O or W/O or D/O of C/O: Rajendra Dhengre, aged about 28, resides at Plot no. 75, Ramana Maroti Road, Near Shiv Shankar Mandir, Ishwar Nagar, VTC: Hanuman Nagar, PO: Hanuman Nagar, Sub District: Nagpur, District: Nagpur, State: Maharashtra, PIN Code: 440009.

Additional Owners:

N/A

This Annexure may be presented by any party to the Agreement as evidence of the mutual arrangement and understanding between the parties. All parties, including those named herein, agree that the nomenclature used (e.g., “Tenant”, “Owner”) is for ease of reference only and does not affect the substantive obligations or rights under the Agreement.