

Rental Agreement

THE PARTIES. This Short-Term Rental Agreement ("Agreement") made on 21 May 2025 between the following:

Guest: Uday Arora ("Guest"), and

Host: Hireavilla Hospitality Private Limited ("Host"). PERSON OF CONTACT. The Host can be contacted at:

Host's Name: Hireavilla Hospitality Private Limited

Property Name : 2BR w Pool & Sauna | 2km to Baga & Calangute Beach

Telephone: 02241484158

E-Mail: guestrelations@hireavilla.in

THE PREMISES. The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host:

Hereinafter known as the "Premises."

LEASE TERM. The Guest shall be allowed to occupy the Premises starting 31 May 2025 from 02:00 pm and ending 03 Jun 2025 at 11:00 am ("Lease Term").

QUIET HOURS. Quiet hours begin at 10:00 PM each night and continue until sunrise. During this time, no loud music or excessive noise should be made out of respect for the surrounding residents.

OCCUPANTS. The total number of individuals staying on the Premises as confirmed at the time of booking, shall be a total of 4 guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to being chargeable.

BOOKING FEES. The Guest shall pay the Host the amount as detailed during the booking process.

UTILITIES. The Host shall be responsible for all utilities and services to the Premises.

SECURITY DEPOSIT AND REFUND: The Guest agrees to pay the required Security Deposit as specified at the time of booking. For all other bookings, the Host shall return the Security Deposit within 48 to 72 hours following the conclusion of the Lease Term, minus any deductions for damages or fines, as applicable. The refund will be processed via a bank account transfer, based on the details provided by the Guest. . If the booking is made through Airbnb, the Security Deposit will not apply

SMOKING POLICY AND PENALTY: Guest acknowledges and agrees that smoking is strictly prohibited inside the Premises. A fine of ₹10,000/- (Indian Rupees Ten Thousand) will be imposed upon the Guest if any evidence of smoking is found inside the home, including but not limited to smoke odour, cigarette butts, or ashes. The fine will be deducted from the Security Deposit or billed separately if the Security Deposit is insufficient to cover the amount.

VALUABLES AND LOST ITEMS: The Host provides safe lockers in all properties for the Guest's convenience and strongly recommends storing valuables and personal belongings in these lockers. The Host shall not be responsible or liable for any personal valuables or belongings left outside the provided safe lockers. The Guest is responsible for securing their own possessions

SUBLETTING. The guest does not have the right to sublet the Premises. If found the contract will be terminated and guest penalised.

INSPECTION. The Host has the right to inspect the Premises with prior notice as in accordance with State law. Should the Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Guest waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Guest shall vacate the Premises at the expiration time and date of this agreement.

MAINTENANCE AND REPAIRS. The Guest shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Guest shall leave the Premises in a ready to rent condition at the expiration of this Agreement, defined by the Host as being immediately habitable by the next Guest. The Guest shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Guest agrees that the Host shall deduct costs of said services from any Security Deposit prior to a refund if Guest causes damage to the Premises or its furnishings.

TRASH. The Guests shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Host.

QUIET HOURS. The Guest, along with neighbour's, shall enjoy each other's company in a quiet and respectful manner, ensuring mutual enjoyment. The Guest is expected to behave in a civilized manner and maintain good relations with any residents of the immediate area. Loud music will not be allowed outdoors after 10 PM to ensure neighbouring residents are not disturbed. Additionally, if music is played indoors after 10 PM, it must be kept at a reasonable volume to avoid causing a disturbance. Creating a disturbance through large gatherings, loud music, or parties will result in the immediate termination of this Agreement and may incur a penalty.

USE OF PREMISES. The Guest shall use the Premises for residential use only. The Guest is not authorized to sell products or services on the Premises or conduct any commercial activity.

ILLEGAL ACTIVITY. The Guest shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behaviour shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

POSSESSIONS. Any personal items or possessions that are left on the Premises are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep such items to sell or for personal use.

GOVERNING LAW. This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

This Agreement, along with the original Rental Agreement, constitutes the entire understanding between the Guest and the Host with respect to the Premises.

Guest's Signature: _____ Date: _____

A handwritten signature in black ink, appearing to read 'Uday Arora', with a stylized flourish at the end.

Uday Arora

152.58.116.99

2025-05-21

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