

(This document is legally binding. READ IT CAREFULLY. Do not sign it until each tenant fully understands all its terms. We have made every effort to ensure this lease is easy to read and comprehend. If you have any questions or do not understand any part of this lease, please request an explanation from one of the staff members.)

This Student Accommodation Lease Agreement ("Agreement") is entered into between S' Residences, hereinafter referred to as the "Landlord," and the undersigned student of Dayananda Sagar University, hereinafter referred to as the "Student / Tenant," collectively referred to as the "Parties." This Agreement outlines the terms and conditions governing the lease of student accommodation at S' Residences.

Full Name of the Student	:	_____
University Registration Number (USN No.)	:	_____
DSU Student Application No. (Apply for 1 st Years Only)	:	_____
Mobile	:	_____ Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female
Aadhar ID Proof & Number (Issued by GOI)	:	_____
Communication Address	:	_____
Date of Birth	:	_____
Agreement Date	:	_____
Course & Year of Study	:	_____
Accommodation Period	:	From _____ To _____
Tier Sharing	:	<input type="checkbox"/> 2 Sharing <input type="checkbox"/> 3 Sharing <input type="checkbox"/> 4 Sharing <input type="checkbox"/> 4 Sharing (Dormitory)

Schedule of Charges for the Academic Year 2025-26

Select Room Tier	Room Type	Lease Amount (in INR)	Caution Deposit* (in INR)	Total
<input type="checkbox"/>	4 Tier (4 Sharing - Boys)	1,04,000	10,000	1,14,000
<input type="checkbox"/>	3 Tier (3 Sharing – Boys)	1,34,000	10,000	1,44,000
<input type="checkbox"/>	2 Tier (2 Sharing – Girls)	1,44,000	10,000	1,54,000
<input type="checkbox"/>	4 Tier (Dormitory – Girls)	60,000	10,000	70,000

This Agreement is legal and binding for the period specified herein and becomes effective upon the Hostel's receipt of both the payment and the executed copy of this Agreement. The Resident and their Parent/Guardian acknowledge that the occupancy of a space is governed by and subject to the Resident's compliance with the TERMS and CONDITIONS, as well as the Resource Guide (as amended or modified from time to time, found in the "STUDENTS HAND BOOK - 2025-26") published on the hostel's website (<http://www.myposhtell.com>). The Student, by their signature and the signatures of their Parent/Guardian (where applicable) below, as well as by initialling each page, acknowledges their understanding and acceptance of these terms.

Lease Term:

The lease term shall commence from the official date of commencement of classes of respective course and shall conclude on the final day of examinations, with an additional three (3) days of extension granted thereafter. Irrespective of the date on which a resident joins the hostel, the final permissible stay shall be limited to three (3) days after the completion of examinations only. (hereinafter referred to as the "Lease Term").

I hereby acknowledge that I have received, read, and fully understand the terms and conditions outlined in the Student Accommodation Lease Agreement provided by S' Residences. I agree to adhere to all rules, regulations, and policies set forth in this agreement. By signing this document, I confirm my commitment to abide by these terms throughout the duration of my accommodation.

Student's Signature Here

Place : Harohalli

Date :

Accommodation Details:

The Tenant agrees to lease a room within S' Residences, as allocated by the Landlord.

The total lease amount for the Lease Term is as follows: Rs. 1,14,000 for 4 Sharing – Boys Hostel, Rs. 1,44,000 for 3 Sharing – Boys Hostel, Rs. 1,54,000 for 2 Sharing – Girls Hostel and Rs. 70,000 for 4 Sharing – Girls Dormitory. These amounts include a refundable security deposit of Rs. 10,000 (Indian Rupees Ten Thousand) Once paid, the lease amount is non-refundable, non-returnable, and non-transferable to any other tenant or student. Only the students named on this lease are permitted to reside at the property. Cash payments are not accepted under any circumstances.

All payments will be made through the bank only. The Bank Payment Details as below:

Beneficiary Name	S' Residences	Nature of Account	Current Account
Bank Name	ICICI Bank	Branch Code	JP Nagar
Account Number	040105007257	SWIFT Code	ICICINBBCTS
IFSC Code	ICIC0000401	AD Code	6390586-8400009

Bank transaction details and supporting documents for proof of payment must be confirmed with the accounts department. A receipt of payment, issued upon confirmation by the S' Residences hostel accounts department, will constitute evidence of payment. Only payments made to the specified account will be considered valid transactions.

Rent Payment:

The Tenant agrees to pay the total lease amount in full prior to the commencement of the Lease Term. The payment shall be made in a single instalment. The Landlord will not accept the part payment of lease or concession of lease amount during admission. All students are required to pay the caution deposit, hostel fee, and mess fee without any exceptions as per the notifications issued by the DSU / S' Residences.

Caution Deposits:

- The Tenant shall provide a refundable security/caution deposit of Rs. 10,000 at the time of executing this Agreement.
- A fixed painting charge of Rs. 2,000 per tenant per academic year will be applied at the end of term.
- Any damages the property in excess to normal wear and tear will be charged according to the prices listed in the damage charge list. Please do read and refer to the damage cost list mentioned in the **declaration form**.
- If the cost of damages exceeds the Rs. 10,000 caution deposit, S' Residences reserves the rights and will take appropriate measures to recover the additional costs from the student or their parents/guardian.

Refund of Security Deposit:

The security deposit will be refunded to the Tenant within **Sixty (60) days** after the conclusion of the Lease Term, provided a No Objection Certificate (NOC) is received from the Warden, Admin, Accounts, and Maintenance Departments. The refund will be subject to deductions for any unpaid rent, damages, or other legitimate charges incurred as per the terms of this Agreement.

Utilities and Amenities:

The lease amount includes the provision of utilities, basic internet access, and access to all the amenities offered by S' Residences throughout the Lease Term.

I hereby acknowledge that I have received, read, and fully understand the terms and conditions outlined in the Student Accommodation Lease Agreement provided by S' Residences. I agree to adhere to all rules, regulations, and policies set forth in this agreement. By signing this document, I confirm my commitment to abide by these terms throughout the duration of my accommodation.

Student's Signature Here

Place : Harohalli

Date :

Payment Schedule:

The Tenant shall have pay the entire lease amount (100%) before the start of the Lease Term. Failure to pay the full amount by the due date may result in termination of this Agreement.

Termination:

- The Tenant acknowledges that this lease is valid for the entire Lease Term, and no early termination or reduction in the lease amount is allowed.
- The Landlord reserves the right to terminate this agreement in the event of a violation of the terms and conditions outlined herein, with the remaining unutilized lease amount being forfeited.

Maintenance and Repairs:

The Tenant is responsible for maintaining the leased premises in good condition and must promptly report any damages or necessary repairs to the S' Residences ground staff. The staff will address and rectify any maintenance or repair issues within a reasonable time.

Schedule Property Items provided at the time of on-board:

Smart Key, Towel Ring, EWC Commode, Toilet Exhaust, Door Mat, Tube Light, Shoes Stand, Toilet Window, Mattress, Wash Basin, Health Faucet, Wooden Cupboard, Fan, Bed Lights, Towel Rail, 14 Model Switch & Socket, Window, Bunker Bed, Matterss Cover, Bathroom & Toilet Light, Mirror, Shower Set, Soap Stand, Bathroom Exhaust Blinds, Mirror Light, Room No Plate 3 & 4 & 6, Model S/c Chair, Safe Locker, Window Mesh, Single bed, Study Table, Godrej Cupboard in Girls hostel.

Rules and Regulations:

The Tenant must abide by the rules and regulations set forth by S' Residences, including those pertaining to noise, cleanliness, safety, and general conduct within the premises.

The student agrees, as a condition of this Agreement, to comply with all Hostel rules, regulations, policies, and procedural information, which are now in effect or that are amended or enacted during the academic period of the Agreement. (Refer to the Students Hand Book – 2025-26)

Assignment of Residence Space:

This agreement does not cover a specific room, wing, or floor. Bed spaces will be allocated according to the room type the student paid for. The student agrees that the Hostel has the right to reassign bed spaces and/or adjust the occupancy of rooms to maximise space utilisation, upon due notification to the student. The Hostel does not discriminate based on age, race, ethnic background, national origin, handicap, or religion in any of its policies, practices, or procedures.

The Hostel Reserves the Right:

- To enter any room for inspection, repair, cleaning, inventory, health or safety hazards, or other emergencies.
- To change or cancel your assignment in the interest of order, health, or safety.
- To levy and collect charges for damages to the room, unauthorised alterations, unauthorised use of room furnishings/building, or special cleaning necessitated by improper care.
- To take disciplinary actions arising from violations of the rules, regulations, policies, and procedural information of the Hostel.
- To cancel the Agreement for the protection of other Residents/Students.

Assignment and Subletting:

The Tenant shall not assign, sublet, or transfer any interest in this Agreement or the leased premises without the prior written consent of the Landlord.

I hereby acknowledge that I have received, read, and fully understand the terms and conditions outlined in the Student Accommodation Lease Agreement provided by S' Residences. I agree to adhere to all rules, regulations, and policies set forth in this agreement. By signing this document, I confirm my commitment to abide by these terms throughout the duration of my accommodation.

Student's Signature Here

Place : Harohalli

Date :

Alcohol, Drug, and Tobacco (Smoking) Policy:

Alcohol and drugs are prohibited in S' Residences Hostel. Students found in violation of these policies will be reported to the appropriate authorities for disciplinary action. Violations could lead to termination of residency without refunds. The Hostel is a smoke-free facility; smoking is not allowed within the hostel campus.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of India. Any disputes arising from this Agreement shall be subject to the exclusive jurisdiction of the courts located within the jurisdiction of the lease premises.

Student Resident Safety and Security Responsibilities:

Students are not allowed to have any of the following items in the room: candles, boiling rings, pressing irons, stoves, electric stoves, electric kettles, electric cookers, halogen lamps, and other electrical appliances. Any items seized by hostel management will not be returned. Weapons of any kind (illegal knives, sharp objects, etc.) are prohibited.

Loss of Property:

The S' Residence Hostel shall not be responsible for any losses or damages to any personal property of students, regardless of the cause(s) of said losses or damages. The Hostel has provided "PERSONAL SAFE BOXES" in individual wardrobes to help students safeguard their valuables. Students are expected to remove all their personal belongings at check-out. The Hostel does not hold or keep personal property.

Indemnification:

The Hostel shall not be liable or responsible to the student for any loss or damage to any property or person caused by theft, act of God, public enemy, insurrection, riot, strike, or government order. The student shall indemnify, defend, and hold the Hostel harmless from and against any and all fines, suits, losses, liabilities, actions, and costs.

Visitor Policy:

I will ensure that all visitors to my room adhere to S' Residences' visitor policy and are registered with the hostel administration. I will be responsible for the conduct of my visitors and any breach of rules by them.

Emergency Procedures:

I will familiarize myself with the emergency procedures and evacuation plans for S' Residences and comply with them in the event of an emergency.

Quiet Hours:

I agree to respect designated quiet hours within the hostel to ensure a conducive environment for study and rest for all residents.

Personal Property:

I acknowledge that S' Residences is not responsible for any loss or damage to personal property brought into the hostel. I will ensure that my belongings are secure and appropriately managed.

Health and Safety Compliance:

I will adhere to all health and safety regulations established by S' Residences, including any guidelines related to cleanliness, sanitation, and the use of communal facilities.

Entire Agreement:

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, or understandings, whether written or oral. IN WITNESS WHEREOF, the Parties hereto have executed this Student Accommodation Lease Agreement as of the date first above written.

I hereby acknowledge that I have received, read, and fully understand the terms and conditions outlined in the Student Accommodation Lease Agreement provided by S' Residences. I agree to adhere to all rules, regulations, and policies set forth in this agreement. By signing this document, I confirm my commitment to abide by these terms throughout the duration of my accommodation.

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