

PARAS TIAREA APARTMENT OWNERS ASSOCIATION (PTAOA)

ADDRESS: LT 25/0001, Paras Tierea, GH-01, Sec-137, Noida- Gr. Noida Expressway, Distt : Gautam Buddha Nagar, UP- 201305; Regd. No. 169/2015-16 (under Act 21, 1860), Cell phone +917290941082; E-mail: ptaoa137noidagbn@gmail.com

Date: October 05, 2023

TENANT POLICY **OF** **PARAS TIAREA GROUP HOUSING SOCIETY**

REFERENCES:-

1. PTAOA Modal Bye -Laws
2. UP Regulation of Urban Premises Tenancy Act -2021.
3. UP RERA -2016
4. IPC & Cr PC
5. Maintenance Agreement (Dos & Don'ts)

Introduction: Gated communities i.e. Group Housing Societies are preferred for their safe and disciplined lifestyle for peaceful living environment. Mostly these societies are considered to be the abodes of educated and residents having almost same ethos. So, to maintain peace & safe environment, it requires some rule & regulations to be followed by the residents. Keeping in view the interests of stakeholders apart from other policies, the tenant Policy is being implemented afresh here and it outlines the rules & regulations that govern the conduct of tenants residing within Paras Tierea Group Housing Society. All tenants are expected to comply with these guidelines to ensure a harmonious and safe living environment for all residents.

This policy applies to all tenants with effect from October 05, 2023 and applies to existing as well as prospective new tenants. The Policy may be reviewed from time to time.

1. Tenant Application and Approval:

1.1 Prospective tenants must submit a completed application form to the society's management along with necessary documents.

1.2 The society's management reserves the right to conduct background checks on potential tenants before granting approval. Tenant approval is subject to the society's AOA Board/the committee nominated by AOA and the management may reject applications without providing a reason in larger interest/towards the maintenance of peace, tranquility and orderliness in the society premises.

1.3 The tenants will have to furnish an affidavit for complying with the Tenants Policy of Paras Tierea Group Housing Society with specific mention and written in full the text of on affidavit the **CLAUSE 4. Conduct, Behavior and Penal action and Clause 8.3 also**. Format of the affidavit may be obtained from the facility office.

1.4 The tenant has to ensure that clause no 4 is made essential part of the rent agreement with full text written in the agreement too.

PARAS TIAREA APARTMENT OWNERS ASSOCIATION (PTAOA)

2. Occupancy Limits:

2.1 The number of occupants per unit must not exceed the limit set by local regulations.

2.2. Tenants must inform the society's management of any changes in occupancy or the addition of new occupants.

2.3 In case of bachelor tenants no guest is allowed to stay in the aptt at any point of time – Day or night, except parents of the tenants which prior intimation and approval of the Facility management office. Long stay of parents is permitted upto 7 days only in a month.

The tenants with family are allowed to invite guests with information on NoBrokerHood app for short stay of less than 24 hrs. Prior intimation to *Board AOA/Facility Management office by visiting Facility office, is to be obtained if parents or guest are to stay for more 24hrs. Guest vehicle parking charges, if applicable, will apply as per our parking policy.*

3. Rent and Dues:

3.1 Tenants are responsible for paying rent to their landlords/owners in a timely manner.

3.2 Tenants must adhere to the society's rules regarding payment of maintenance charges and other dues.

4 Conduct, Behavior and Penal action:

4.1 Tenants must respect the rights and privacy of other residents.

4.2 Noise levels must be kept at a reasonable level to avoid disturbing other residents.

4.3 Use of common areas must be respectful and considerate of others.

4.4 Illegal activities, including drug use, holding meeting in common areas during Night i.e. 6 PM onwards are strictly prohibited.

4.5 Vandalism, brawl, writing on social media anything about the society which negatively impact the image of the society, the board/facility management office, damage to property, unauthorized parking, obscene gestures, vulgar language, offensive behavior against social norms, smoking and spitting in public area, misbehavior with the staff of security & facility services will not be tolerated at all. The offenders shall be penalized with one or all of the following – 1. Forfeiture of security deposit of all the occupant of the rented aptt, 2. FIR to police 3. Notice for eviction of the apartment & premises of the society within 24 hrs may be served and executed.

4.6 The decision of penalty, fine, FIR, notice for aptt eviction served by the Board AOA/Facility Management office shall be final and no objection/any request will not be entertained for any offenses committed by the tenants. In case the tenant does not comply the notice, The Board AOA/Facility Management office make take necessary action as deem fit, against such tenants found guilty.

PARAS TIREEA APARTMENT OWNERS ASSOCIATION (PTAOA)

4.7 Penal action shall be initiated against those also who are found not following this policy.

5. Parking

: 5.1 Tenants must follow the society's Parking rules and regulations.

5.2 Unauthorized parking is not allowed, and vehicles must be parked only in designated areas.

6. Pets:

6.1 Tenants must adhere to the pet policy set forth by the Noida Authority.

6.2 Pet owners are responsible for their pets' behavior and must clean up the poo.

7. Maintenance and Repairs:

7.1 Tenants must promptly report any maintenance or repair issues to the society's Facility management.

7.2 Tenants are responsible for any damages caused by their negligence or actions.

8. Safety and Security:

8.1 Tenants must follow all safety and security guidelines issued by the society.

8.2 Guests & their vehicles parked inside the society premises must be notified & registered with the security & Facility office prior and will be provided with appropriate identification. Kindly note that clause 2.3 applies here.

8.3 *Board AOA/Facility Management office reserve the right to* inspect the rented apptt units anytime specially night checks to ensure that occupancy limits is not crossed and no illegal activity is being carried out by the tenants.

9. Compliance with Laws:

9.1 Tenants must comply with all local, state, and national laws and regulations.

9.2 The society's management is not responsible for any legal violations committed by tenants.

10. Termination of Tenancy:

10.1 The society's AOA Board / Facility management reserves the right to terminate a tenant's occupancy for violations of this policy or local regulations.

10.2 Tenants must provide proper notice to the society's management & security office if they intend to vacate the premises at least 7 days in advance and same must be endorsed by their flat owner in writing to Facility Office in person or through their registered email ID under intimation to PTAOA .

11. Amendments to Policy:

11.1 The society's management may update or modify this policy as necessary from time to time as deemed necessary and notify the same to the environment.

12. Welcome charges:

PARAS TIAREA APARTMENT OWNERS ASSOCIATION (PTAOA)

12.1 To operate & manage the help desk for tenants and to compensate expenditure on lift usage while loading & unloading the household items, a processing fee/move-in charges @ Rs.2500/- and Move-out charges @Rs.2500/- shall be levied.

12.2 Security deposit only from bachelor tenants @Rs.10,000/- for 1 person, Rs.15000/- for 2 persons and Rs.20,000/- from 3 persons shall be levied.

13. Conclusion

As residents' owners/ tenants of Paras Tiera Society, it's our abounding duty to comply with the rules and protocols set forth under tenant Policy and any amendments made to it. Failure to comply may result in actions as per clause 4. *In case any tenant has any objection to this policy, there is no option but to vacate the premises in next 30 days, but norms, rules & regulations are to be followed in that case also till the time of vacating.*

14. In case any clarification or help, please do approach Facility Office .We are ready to help you 24x7 for a better living environment here.

Board of Management,

Paras Tiera Apartment Owners Association