

Looking for PG acco? Here are 5 things you must know

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It's admissions time in the city again – time to move out of your hometown in pursuit of higher studies. A good accommodation in your new city is a must. Blessed are those who can get a seat in their own college's hostel. However, life gets tougher for those who don't. The only option for students who don't get through hostel accommodations is putting up in paying guest (PG) accommodation or getting apartments of their own.

However, most students are tempted to take up PG digs instead of independent flats as it is a convenient deal – given that one gets food and furniture in a paying guest for cheap unlike flats wherein they need to buy furniture and cook food.

It's not legal to run a PG accommodation and students are advised to keep the following in mind before they say yes to living in PG accommodation.

1 Get a rent agreement:

A lease agreement having duration of more than one year requires compulsorily registration but a license agreement does not require compulsory registration. "If the nature of the agreement executed between the landlord and the student is in the nature of lease and has duration of more than one year, then registration is compulsory and the student must insist on the same."

says Sunil Tyagi, co-founder, senior partner, ZEUS Law.

2 Get your police verification done:

In most of the states, it is mandatory for landlords to get police verification of tenants.

3 You can get a PG accommodation without local



Take care and check out all legal issues before saying yes to PG accommodation this admission season

SUSHIL KUMAR



guardians: Several students in Delhi NCR are often denied accommodation if they don't have a local guardian. However, legally, it is not mandatory for students who are adults to have local guardians.

4 Save yourself from police raids in your PG:

Sometimes, police raids are conducted and paying guests are often shut down as the owners don't pay tax. How can you ensure your own safety in such a situation? "Before entering into an agreement with the landlord for accommodation, a student must check with the owner whether he has obtained all the necessary licenses/permissions required to run a paying guest

accommodation from the local authorities. This will prevent students from entering into a situation where due to the owner's fault the paying guest accommodation is shut down," says Tyagi.

5 Your landlord cannot refuse to return your security deposit:

Most paying guests ask students to serve a one-month notice period before vacating the place. Some owners refuse to return the advance security deposit. "Where the owner retains the security deposit contrary to the agreement entered into between the owner and the student, a suit for recovery can be filed against the owner for such unauthorised retention of money," says Tyagi.