

## **RENTAL AGREEMENT**

This agreement made at [Name of city] on this [Date, Month, Year] between [Landlord Name], residing at [Postal Address] hereinafter referred to as the `LESSOR` of the One Part AND [Tenant Name], residing at [Postal address] hereinafter referred to as the `LESSEE` of the other Part;

WHEREAS the Lessor is the lawful owner of, and otherwise well sufficiently entitled to [Lease Property with completer Address] falling in the category, [Independent House / Apartment / Farm House / Residential Property] and comprising of [No. of Bedrooms], [No. of Bathrooms], etc with an extent of [Area of land] hereinafter referred to as the `said premises`;

AND WHEREAS at the request of the Lessee, the Lessor has agreed to let the said premises to the tenant for a term of [Lease Term] commencing from [Lease Start Date] in the manner hereinafter appearing.

### **NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

- 1 That the settled rent neither shall be reduced nor shall be enhanced either party during the settled period.
- 2 That the said monthly rent shall be payable on or before 7<sup>th</sup> day of each English calendar month in advance.
- 3 That the Bills of the electric and water shall be payable by the second party, but the House tax of the said premises shall be payable by the first party.
- 4 That the above said premises shall be used by the second party only for the residential/commercial purposes and shall not be used for any other purposes and if he/she shall do so then he/she shall be liable for immediate ejectment from the said premises without any prior notice in this regard.
- 5 That either party can terminate this RENT DEED either with one month's notice in advance or with one month's rent in lieu thereof.
- 6 That the first party and/or his/her representatives, surveyors and workmen shall have right to enter into the premises at all reasonable times for the purpose either for inspection of the said premises or for repairs.
- 7 That the second party shall abide by the Bye-laws, rules and regulations of D.D.A., M.C.D., D.V.B., and other local authorities concerned.

- 8 That the second party shall not sub-let the said premises under his/her tenancy and if he/she shall do so then he/she shall be liable for ejection from the said premises, immediately, and without any prior notice in this regard.
- 9 That the said security amount which is deposited by the second party with the first party, shall be returned back by the first party to the second party, (without any interest thereon) after adjustment of outstanding dues, if any, towards the second party at the time of vacating the said premises.
- 10 That the second party shall not make any additions or alterations in the said premises under his/her tenancy without the written permission from the first party, and if the second party shall do so then this rent deed shall stand cancelled automatically and the second party shall be bound to vacate the said premises immediately.
- 11 That after the expiry of the settled period, if both the parties mutually agreed to extend this rent deed for any further period, then a fresh rent deed shall be got executed between the above said parties, on the fresh terms and conditions and if the first party will not agree to give the said premises on rent for any further period then the second party shall be bound to vacate the said premises and deliver the actual, physical and vacant possession of the said premises to the first party immediately, without any prior notice in this regard and if the second party does not vacate the said premises then the first party shall be entitled to get the said premises vacated from the second party through the court of law, and in the event of court proceedings, all the expenses of the first party, shall be payable by the second party.

IN WITNESSES WHEREOF the above said parties have put their respective signature on this RENT DEED on the date mentioned above.

**WITNESSES.**

1.

**FIRST PARTY**

**(LANDLORD)**

2.

**SECOND PARTY**

**(TENANT)**