

RENT AGREEMENT

THIS RENT AGREEMENT is made at [Place] on this [Date] between [Name of Landlord], son/daughter of [Father's Name of Landlord] resident of [Residential Address of Landlord] (hereinafter called "the Lessor", which expression shall, unless repugnant to the context and meaning include his heirs, successors, administrators and assigns) of the ONE PART

And

[Name of Tenant], son/daughter of [Father's Name of Tenant] resident of [Residential Address of Tenant], (hereinafter called "the Lessee", which expression shall, unless repugnant to the context and meaning, include its successors and assigns) of the OTHER PART

WHEREAS the lessor is absolutely owned and possessed or otherwise well and sufficiently entitled to the premises situated at [Address of Property].

AND WHEREAS on the request of the Lessee, the Lessor has agreed to grant lease in respect of the said premises for a term of [Period of Rent Agreement] in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of this rent agreement, the premises situated at [Address of Property], together with all the furniture, fixtures and fitting and the electrical installations, agreed to let out said premises to the Lessee for the period of [Period of Rent Agreement] commencing from [Starting Date] till [Ending Date] on the payment of below mentioned rent by the Lessor, payable by on or before 07th day of each calendar month to which it relates:-

Period	Rent
From XX.XX.20XX to XX.XX.20XX	Rs. XX,XXX/- Per Month
From XX.XX.20XX to XX.XX.20XX	Rs. XX,XXX/- Per Month
From XX.XX.20XX to XX.XX.20XX	Rs. XX,XXX/- Per Month

2. That the lessee has deposited a sum of Rs. [Amount of Security Deposit] only to lessor as interest free security which is refundable by the lessor to lessee at the time of vacating the premises.
3. The lessee hereby covenants with the lessor as follows:
 - a. To pay the rent as aforesaid on the days and in the manner aforesaid.

- b. To pay the electricity bills for the electricity consumed and maintenance charges directly to the concerned authorities.
 - c. Not to make any structural alterations into or upon the said premises or make any alterations or additions to the external appearance or any part of the said premises without the previous consent of the Lessor.
 - d. To use the said premises for residential/commercial purposes of the Lessee only.
 - e. Not to place or keep or permit to be placed or kept on the said premises any offensive, dangerous or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance or annoyance to the said or surrounding premises or the owners or occupiers thereof.
 - f. Not to sub-let, transfer, assign or part with the possession of the said premises or any part thereof.
4. The lessee shall be entitled to erect fittings, fixtures, or wooden partitions or make any such additions or alterations, as may be necessary for its use by the Lessee; provided that the lessee shall remove the said fittings, fixtures, wooden partitions, additions or alterations and restore the said premises to the Lessor on the expiry of the term in the same condition as existed before making such changes.
5. That in case the lessee wishes to vacate the said rented premises before the expiry of tenancy period then he/she shall have to give one month's advance notice to the lessor or one month rent in lieu thereof, or in case the lessor wishes to get vacated the said property before expiry of tenancy period, then he/she shall have to give one month advance notice to the lessee.

IN WITNESSES WHEREOF, both the parties have signed this agreement in the presence of the following witnesses who has also signed the same in their presence.

WITNESSES: -

1. The Lessor

2. The Lessee