

**RENT AGREEMENT**

THIS DEED OF RENT AGREEMENT is made at .....  
On this ..... day of 20.....

**BETWEEN**

.....  
.....  
.....(hereinafter referred to as the **Landlord/Landlady** which term shall where the context so admits includes his / her legal heirs , assign, executor, successor, legal representatives and administrator) of the one part.

**AND**

.....  
.....  
.....(hereinafter referred to as the **Tenant/s** which term shall where the context so admits includes his / her legal heirs , assign, executor, successor, legal representatives and administrator) of the other part.

AND WHEREAS the said Landlord/ Landlady is sole and absolute owner / GPA Holder of in respect of .....

.....  
.....  
.....

He/ She wants to rent out to the said tenant (hereinafter described the premises)

AND WHEREAS the said Landlord/Landlady has agreed to give the said premises to the above said tenant/s on rent on the following terms and conditions.

**NOW THIS DEED FURTHER WITNESSETH AS FOLLOWS:-**

1. That the monthly rent of the above mentioned premises shall be Rs .....(Rupees.....  
... Only) Per Month payable in advance.
2. That the period of Tenancy shall be ..... Month/s/Year/s commencing from .....to .....
3. That the rent is payable in advance by ..... the day of each English Calendar month, if the rent is delayed, then interest @ 18% P.A. will be charged for the delayed period.
4. That the rent shall be increased @.....% on the last month's rent paid, after every ..... years, if the tenancy is continued after the expiry of this rent deed.
5. That the electricity and water charges are exclusive in the above mentioned rent and the same shall be paid separately by the tenant /s directly to the department concerned and in case of meter is burnt , it shall be replaced by the tenant on his/her expenses.
6. That after the expiry of tenancy period , the tenancy can be continued if both the parties agrees mutually on the fresh terms and conditions and new rent deed will be signed between both the parties .
7. That the tenant/scan vacate the said premises by giving ..... month/s advance notice at any time during the period of the tenancy by restoring peaceful possession of the demised premises in a state of good repair and similarly the landlord/ landlady can get the said premises vacate by giving .....month/s advance written notice to the said tenant/s.
8. That the said premises shall be used only for .....purpose.
9. That the tenant shall be responsible to maintain the said premises in excellent condition during the period of tenancy.
10. That the tenant shall not subject the whole or part of the premises at all HOWSOEVER to any other person or persons.

11. That the tenant shall not make any addition/ alteration on the said premises or its fitting fixtures without prior permission of the said Landlord/Landlady in writing during the period of tenancy.
12. That the Landlord/Landlady or his/her authorized agent(s) has full right to enter into said premises in day hours by giving verbal notice to the tenant/s to inspect the premises.
13. That the tenant/s has paid a sum of Rs..... /- (Rupees.....only) to the said landlord/ landlady as a security and this amount will carry no interest. This amount will be refunded only when the premises is vacate by the tenant in
14. At the time of the Licensee vacating the said premises , the Licensee shall be entitle to remove all items of furniture expect fixed furniture, fixture and fitting belonging to the Licensor and brought into the said premises from time to time . The security deposits as provided in Clause No. 4 herein will be returned to the Licensee on the handing over the vacant possession of the said premises to the Licensor / or earliest determination.
15. The Licensee shall not create any encumbrance of permanent nature, such as ration card, telephone etc. on the said premises during the period of the License. It is also agreed that the Licensee shall not display his name on the exterior of the said premises.
16. It is hereby agreed by and between the parties that notwithstanding anything herein contained the Licensor shall during the subsistence of this agreements have the option to terminates this agreement by giving to the other side one month previous notice in writing and this agreements will accordingly stand terminated on the expire of the said period notice.
17. In case of renewal of this agreement, the necessary office stationery and expenditure will be borne by the licensee.
18. If the Licensee fails to vacate and handover peaceful occupation of the said premises on the earlier termination or on the expiry of the license period time being the essence , he shall be deemed to be rank trespassers in illegal occupation of the premises ab ignition and the Licensor shall be entitled by himself or through servants and agents to physically enter upon the premises

and physically remove or cause to be removed at the risk and the cost of Licensee , all goods, articles and things belonging to the Licensee and take exclusive physical occupation of the premises and occupy the same and evict the Licensee was a rank trespasser ab ignition. The Licensor is also to appoint or engage any agent to remove all the goods, articles and things lying in the premises in presence of any two witnesses to any warehouse etc. and twice the amount of the total shall be deducted from the deposit amount. The Licensee shall not object any action being taken by the Licensor as aforesaid if the Licensee fails/ or neglects to vacate on the earlier termination or on the expiry of the license period.

19. That this Deed of made in duplicate / Original will be kept by the Landlord/ Landlady and copy therefore by the Tenant

**IN WITNESS WHEREOF** the parties here to have executed this deed of rent, in the presence of the witness, on the date, month and year above mentioned.

**WITNESS No. 1**

**Landlord/Landlady**

**WITNESS No. 2**

**TENANT/s**