Rent/Tenancy Agreement

Article pertaining this Agreement made between Mr. /Ms /Mrs. .... (Mature Inhabitant of India) residing at .... and Mr. /Ms/Mrs. .... (Mature Inhabitant of India) residing at .... on .... of .... 20.... Herein after the agreement former will become the tenant of the property part whilst the last one is property owner having all rights and possessions of every part of the land and building being given on lease here at address ....

Tenant on the other side requested the building / land / flat / room owner for acquiring the aforesaid premises on lease for him / her and family members. On other side the owner who received request from the lessee to accept him / her as contractual lessee on which the owner agreed and accepted applicant as his / her lessee with effect from .... 20 for room / flat / building at .... With acceptance of all Terms and Conditions.

From now based on aforesaid records that the lessee has been accepted as owner's monthly tenant for the aforesaid property having address .... from the date .... on following terms and conditions:

Hereby the tenant agrees to pay monthly rent of .... INR to the aforesaid landlord for the room / flat building at .... On the basis of terms and conditions hereby mentioned. The monthly rent for the aforesaid premises shall be _____ INR per month inclusive of all permitted increases as on _____excluding electric charges.

THE LESSEE HEREBY AGREES FOLLOWING TERMS AND CONDITIONS:-
1.   To pay rent in next month on or before the 10th day of every month to lessor office / home without waiting for any intimation / call for paying rent.
2.   Paying all additional charges including electric and water bills
3.   Paying all taxes, repairing bills, and other charges must be paid by the lessee as per the law on demand at any time
4.   Premises must not be harmed in any manner like creating nuisance, annoyance, or damaging neighboring properties
5.   Not using the premises taken on rent for illegal / immoral purposes that are prohibited by local municipal authorities
6.   Never cut any tree / damage wall / make alterations on premises without having written permission from the owner. Any kind of modification done will become the part of landlord property after expiring the tenant / owner lease agreement
7.   Never give room / flat / building on sub-lease to any other person without prior consent of the land owner
8.   Do not store goods, articles, etc. in passage leading passage blocking. Such goods must be taken inside of the premises without occupying the open space

THE LANDLORD HEREBY AGREES FOLLOWING TERMS AND CONDITIONS:-
1.   Will quietly enjoy the premises given on rent by accepting stipulated and ascertain rent from the tenant without disturbing the tenant. There should be no interruption from any third person lawfully claiming under or in trust of the landlord.
2.   Owner, his agent, contractors, servant, or authorized tenant shall have the full liberty to inspect the premises given on rent at any reasonable hours to examine the condition of premises and on effect of which the landlord is required to herein provide full liberty of to carry out any work and the Tenant shall allow the same to be done without any objection.
3.   Landlord of the hired premises will not be liable for any damage caused due to natural calamities like fire, accident, leakage rains, explosion, etc.

4. On completion of the rent agreement, the lessee must be returned the three months rent at the rate .... INR per month total amount of which is .... INR. Same amount can be continued as further deposit and will be adjusted in monthly rent for the last month. Amount deposited for three month shall not carry any interest.
5. Owner shall confirm that he / she has received sum of .... INR from the lessee as Premium for letting the said premises to tenant.
6. Lessee shall hereby agree that monthly rent of ... .INR is the STANDARD RATE for the selected premises inclusive of all permitted increases applied by the concerned authority from time to time, which he / she is bound to pay without any hesitation on demand by landlord.
7. Lessee hereby agrees to accept all terms and conditions mentioned on bill, which is part and parcel of this agreement.
8. Lessee hereby agrees that that the said demised premises has been let out to him for residential purposes only therefore he / she shall not change the tenant under any circumstances.

Both the parties hereby sign the agreement on behalf of aforesaid terms and conditions on .... in witness of...

Signed by   Signed by
....
(The landlord)   (The Tenant)
In Presence of   In presence of
1................   1...................
2................   2.................