

RENT AGREEMENT

This Rent Agreement is made at _____ on _____ (date) between:

_____, son / daughter / wife of _____, residing at _____ (hereinafter called the "Owner", which expression includes his / her heirs, successors and assigns) of the ONE PART;

AND

_____, son / daughter / wife of _____, having permanent address at _____ (hereinafter called the "Tenant", which expression includes his / her heirs, successors and assigns) of the OTHER PART.

WHEREAS the Owner is the absolute owner of the premises at _____, consisting of _____ (the "Premises"), and has agreed to let the Premises to the Tenant, and the Tenant has agreed to take them, on the terms below.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The tenancy is for a period of 11 (eleven) months, from _____ to _____. It may be renewed for a further period on terms the parties agree in writing.
2. The Tenant shall pay the Owner a monthly rent of Rs. _____ (Rupees _____ only), on or before the _____ day of each English calendar month, in advance.
3. The Tenant has paid the Owner an interest-free security deposit of Rs. _____ (Rupees _____ only), which the Owner shall refund when the Tenant hands over vacant possession of the Premises, after deducting any arrears of rent, unpaid bills and the cost of damage, if any.
4. The Tenant shall pay the electricity and water charges for the Premises according to the meters, direct to the authorities concerned, and shall hand the paid bills to the Owner on vacating. Maintenance charges of the society, if any, shall be paid by the _____.
5. The Premises shall be used for residential purposes only, by the Tenant and the members of his / her family. The Tenant shall not sublet, assign or part with possession of the whole or any part of the Premises.
6. The Tenant shall keep the Premises in good and tenantable condition, shall not make any structural addition or alteration without the written consent of the Owner, and shall not do anything that causes nuisance or annoyance to the neighbours.
7. Day-to-day minor repairs shall be carried out by the Tenant at his / her own cost. Major and structural repairs shall be carried out by the Owner.
8. The Owner or his / her authorised agent may enter the Premises at a reasonable time, after prior notice, to inspect them or to carry out repairs.
9. Either party may terminate this Agreement by giving _____ month(s)' notice in writing to the other. If the Tenant fails to pay the rent for _____ consecutive months, or breaks any term of this Agreement, the Owner may terminate it and take back possession of the Premises.

10. On the expiry or earlier termination of this Agreement, the Tenant shall hand over peaceful and vacant possession of the Premises to the Owner, with all fittings and fixtures in the condition in which they were received, reasonable wear and tear excepted.

11. The fittings and fixtures provided in the Premises are: _____.

12. Any dispute arising out of this Agreement shall be subject to the jurisdiction of the courts at _____.

IN WITNESS WHEREOF the parties have signed this Agreement on the day, month and year first written above, in the presence of the witnesses below.

OWNER

Signature: _____

Name: _____

Date: _____

TENANT

Signature: _____

Name: _____

Date: _____

WITNESSES

1. Name: _____ Address: _____ Signature: _____

2. Name: _____ Address: _____ Signature: _____