

EXECUTE ON STAMP PAPER OF THE VALUE CURRENTLY PRESCRIBED — ASK US, DO NOT GUESS

RENT AGREEMENT

This Agreement is made at Vadodara on this ____ day of _____, 20__

BETWEEN

_____, aged about ____ years, occupation _____, residing at _____, hereinafter referred to as the LANDLORD (which expression shall, unless repugnant to the context, include his / her heirs, executors, administrators and assigns) of the ONE PART;

AND

_____, aged about ____ years, occupation _____, residing at _____, hereinafter referred to as the TENANT (which expression shall, unless repugnant to the context, include his / her heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS

The Landlord is the lawful owner of and is well and sufficiently entitled to the premises described in the Schedule below, and has agreed to grant to the Tenant the use and occupation of the said premises for residential purposes only, on the terms set out below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. PREMISES. The Landlord grants to the Tenant the use and occupation of the premises described in the Schedule below, for residential purposes only, and for no other purpose whatsoever.
2. TERM. This Agreement shall be for a period of ELEVEN (11) MONTHS commencing from ____ / ____ / ____ and ending on ____ / ____ / _____. The term does not exceed one year and no yearly rent is reserved; the rent is reserved monthly as set out in clause 3.
3. RENT. The Tenant shall pay to the Landlord a MONTHLY rent of ₹ _____ (Rupees _____ only), payable in advance on or before the ____ day of each English calendar month.
4. SECURITY DEPOSIT. The Tenant has paid to the Landlord an interest-free refundable security deposit of ₹ _____ (Rupees _____ only), the receipt of which the Landlord acknowledges. The said deposit shall be refunded to the Tenant on the expiry or earlier

determination of this Agreement and on vacant possession being handed over, after adjustment of arrears of rent, unpaid utility charges and the cost of damage, if any, other than normal wear and tear.

5. **ELECTRICITY, WATER AND OTHER CHARGES.** The Tenant shall pay all charges for electricity, water, gas and internet consumed at the premises during the term, directly to the concerned authority, and shall produce receipts on demand. Municipal taxes and society maintenance shall be borne by the _____ (Landlord / Tenant).
6. **USE AND CONDUCT.** The Tenant shall use the premises in a careful and proper manner, shall not carry on any unlawful, offensive or hazardous activity there, and shall not cause nuisance or annoyance to the neighbours or to the occupants of the building.
7. **NO SUB-LETTING.** The Tenant shall not sub-let, assign, part with possession of or permit any other person to occupy the premises or any part of it, without the previous written consent of the Landlord.
8. **NO STRUCTURAL ALTERATION.** The Tenant shall not make any structural alteration or permanent addition to the premises without the previous written consent of the Landlord. Fixtures installed by the Tenant may be removed on vacating, provided the premises are restored to their former condition.
9. **REPAIRS.** Major and structural repairs shall be carried out by the Landlord. Minor and day-to-day repairs arising from ordinary use shall be carried out by the Tenant at the Tenant's cost.
10. **INSPECTION.** The Landlord or his authorised agent may enter and inspect the premises at reasonable hours after giving the Tenant not less than _____ hours' prior notice.
11. **TERMINATION.** Either party may terminate this Agreement before the expiry of the term by giving the other not less than _____ month(s) written notice. On the expiry or earlier determination of this Agreement the Tenant shall hand over vacant and peaceful possession of the premises to the Landlord in the same condition in which it was received, normal wear and tear excepted.
12. **NO TENANCY RIGHTS BEYOND THIS AGREEMENT.** The Tenant shall not claim any right, title or interest in the premises other than the right of use and occupation granted by this Agreement, and shall not claim to continue in occupation after its expiry or earlier determination.
13. **STAMP DUTY AND INCIDENTAL COSTS.** The stamp duty and incidental charges on this Agreement shall be borne by the _____ (Landlord / Tenant / equally).
14. **JURISDICTION.** The courts at Vadodara shall have jurisdiction in respect of any dispute arising out of this Agreement.

SCHEDULE OF PREMISES

All that _____ admeasuring about _____ sq. ft. (carpet / built-up), being Flat / House / Shop No. _____, on the _____ floor of the building known as

_____, situated _____ at _____, Vadodara _____, Gujarat, and bounded as follows:

On or towards the East: _____

On or towards the West: _____

On or towards the North: _____

On or towards the South: _____

INVENTORY OF FIXTURES AND FITTINGS HANDED OVER

IN WITNESS WHEREOF the parties have set their hands to this Agreement on the day, month and year first above written.

LANDLORD

TENANT

WITNESSES

1. Name: _____ Signature: _____

Address: _____

2. Name: _____ Signature: _____

Address: _____

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