**RENTAL AGREEMENT**

This Rental Agreement is made and executed on this {{agreement\_execution\_date}}between {{owner\_salutation}} {{owner\_name}} age{{owner\_age}} Aadhar number {{owner\_aadhar}} {{owner\_relation\_type}} {{owner\_guardian}}{{owner\_address}} with

**(Hereinafter “Owner”)**

**AND**

**{% for t in tenants %}**

**Tenant: {{t.salutation}} {{t.name}}, Age {{t.age}}, Aadhar number {{t.aadhar}},** {{t.relation\_type}} {{t.guardian}}{{t.address}} **(Hereinafter “Tenant”).**

**{% endfor %}**

Wherever context may so permit Owner and Tenant individually referred to as “the Party” and collectively referred to as “the Parties”.

Whereas the Owner owns the property situated at **“**{{unit\_number}} {{project\_name}} {{project\_address}} “(“Premises”) and whereas the Owner has agreed to rent out the Premises to the Tenant; Owner and Tenant agree to following terms, conditions, and covenants:

1. The Premises are for the sole use as a personal residence by {% for t in tenants %} {{t.name}} {% endfor %} Only. The Tenant shall not claim any Tenancy or other rights in the said premises or other portion thereof.
2. The term of this rental agreement begins on {{move\_in\_date}} ("Commencement Date"), and shall be for a period of 11 months from Commencement Date. Tenant shall vacate the Premises upon termination of the Agreement unless Owner and Tenant extend this Agreement in writing. The extension of the agreement is purely at the discretion of the Owner and on such terms and conditions that the Owner deems fit. Such renewals are to be affected by a fresh agreement incorporating such terms and conditions as may be agreed upon
3. Tenant agrees to pay **Rs. {{rent}}** **({{rent\_in\_words}}Only)** per month for the term of the Agreement. Monthly payment contains following components:
   1. **Rent towards Premises: Rs. {{rent}} ({{rent\_in\_words}}Only)**
   2. **Maintenance: Rs. {{maintenance}} ({{maintenance\_in\_words}}Only)**
4. If this agreement is extended beyond the term defined here, tenant agrees to an increase in rent by at least 5% or any other increase as mutually agreed after 11 months and every year thereafter in this agreement is extended.
5. Rent to be paid on or before 5th day of each month and shall be paid by electronic transfer or by personal cheque. Any failure to pay the rent before the said date shall be construed as a breach of this agreement and the Owner retains all the rights to vacate the tenant from the premises.
6. Tenant understands that the amount of Maintenance Fee is outside Owner’s control and agrees to pay Maintenance Fee as decided by the Association.
7. Tenant agrees to pay **Rs.** **{{security\_deposit}} ({{security\_deposit\_in\_words}} Only)** as security deposit to the Owner. All or any portion of the security deposit may be used to:
   1. Recover Tenant's default in payments (which includes Rent, Maintenance or other sums due)
   2. Repair damages caused by the Tenant or Tenant’s authorized parties, excluding ordinary wear and tear
   3. Clean Premises if necessary upon termination of the tenancy, and
   4. Replace or repair appliances and accessories that have been provided as part of the Premises such as Lights, fans, etc. if those were damaged.
   5. Security deposit shall not be used in lieu of payment of rent except as it is required to recover Tenant’s default in payments.
8. Within 15 days after Tenant vacates the Premises, Owner shall:
   1. Furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and
   2. Return any remaining portion of the security deposit to Tenant
9. Security deposit will not be returned until all Tenants have vacated the Premises and all keys are returned. Any security deposit returned shall be paid out to all Tenants listed on this Agreement.
10. No interest will be paid on security deposit.
11. Tenant agrees to pay for all utilities and services.
12. Tenant should pay the Monthly EB Charges as per consumption.
13. Owner agrees to pay Property and Water taxes as applicable.
14. Tenant shall properly use, operate and safeguard Premises including as applicable, any landscaping, furniture, furnishings and appliances and all mechanical, electrical, gas and plumbing fixtures , carbon monoxide devices and smoke alarms and keep them and the Premises clean, sanitary and well ventilated. Tenant shall immediately notify the Owner in writing if any problem, malfunction or damage with any items on the property. Tenant shall be charged for all repairs or replacements caused by the Tenant or by Tenant’s ~~have~~ authorized parties excluding ordinary wear and tear. Tenant shall be charged for all damage to Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages, leaking faucets or stoppages, blown electrical fuses, light bulbs, fans etc.
15. Tenant agrees to comply with all rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests shall not, disturb, annoy, endanger or interfere with neighbors, or use the Premises for any unlawful purposes, or violate any laws, or commit a nuisance on or about the Premises.
16. The Premises or common areas may be subject to rules set forth by the Owners Association and Tenant agrees to comply with all such rules and regulations.
17. Tenant shall not make any repairs, alterations or improvements in or about the Premises. Owner shall not be responsible for the costs of alterations or repairs made by Tenant. Tenant shall not deduct from Rent the costs of any repairs, alterations or improvements.
18. Tenant shall make Premises available to the Owner or Owner's representative for the purposes of entering to inspect, to make necessary repairs or to supply services or to show Premises to prospective purchasers, tenants. Owner and Tenant agree that 24-hour written notice shall be reasonable and sufficient, except prior scheduling is required to conduct an inspection of the Premises prior to the Tenant moving out.
19. Tenant shall not sublet all or any part of Premises. The Tenant further agrees and assures that the Premises shall not be used for any purpose/activity which is illegal, immoral and / or anti national or give shelter or cause to be given shelter to anti social and / or anti national element.
20. Upon termination of this Agreement , Tenant shall (i) handover all the keys of the premises to the Owner, including any common areas (ii) vacate and surrender Premises to the Owner (iii) vacate any/all parking space, (iv) clean and deliver Premises to the Owner in the same condition as it was delivered to the Tenant at the start of this agreement except normal wear and tear.
21. Either the Owner or the Tenant may terminate this agreement by serving 30 days notice.
22. That in the contravention of any one of the terms of this agreement, the Owner shall be at liberty to terminate the agreement and to proceed against the Tenant for surrender of the property and for recovery of arrears of rent, if any, without notice to the Tenant.

By their respective signatures below, the parties have caused this Rental Agreement to be duly executed and delivered.

|  |  |
| --- | --- |
| **For Owner** | **Tenant** |
|  |  |
| **{{owner\_salutation}} {{owner\_name}}** | **{% for t in tenants %}**  **- {{t.salutation}} {{t.name}}**  **{% endfor %}** |

**Schedule A: Description & Contents of Premises**

Property Address: **{{unit\_number}} {{project\_name}} {{project\_address}}**

|  |
| --- |
| Key / Key Set Description |
| **Set of Main Door Key :**  **Utility Area Key :**  **Wardrobe Key :** |

**Furnishing : Semi Furnished**

**Configuration: \_\_ BHK**

|  |  |  |
| --- | --- | --- |
| **S.No** | **Items on the premises** | **Count** |
| **1** |  |  |
| **2** |  |  |
| **3** |  |  |
| **4** |  |  |
| **5** |  |  |
| **6** |  |  |
| **7** |  |  |
| **8** |  |  |
| **9** |  |  |
| **10** |  |  |
| **11** |  |  |
| **12** |  |  |
| **13** |  |  |

**Schedule B: Identification of Parties**

*(Supply Passport or Driving License or Voter ID or Aadhar Card for each party)*

|  |  |
| --- | --- |
| Owner | |
| Name | **{{owner\_salutation}} {{owner\_name}}** |
| Email | {{owner\_email}} |
| Mobile | {{owner\_mobile}} |
| Identification | {{owner\_aadhar}} |

{% for t in tenants %}

|  |  |
| --- | --- |
| Tenant #1 | |
| Name | **{{t.salutation}} {{t.name}}** |
| Email | **{{t.email}}** |
| Mobile | **{{t.mobile}}** |
| Identification | {{t.aadhar}} |

{% endfor %}

**Schedule C: Payment Information**

|  |  |  |
| --- | --- | --- |
| Owner Account for Security Deposit Transfer | |  |
| Account Name | {{owner\_bank\_account\_name}} |
| Account Number | {{owner\_bank\_account\_number}} |
| Account Type | Savings |
| Name of Bank | {{owner\_bank\_name}} |
| Branch | {{owner\_bank\_branch}} |
| IFSC Code | {{owner\_bank\_ifsc\_code}} |
| UPI ID | {{owner\_bank\_upi\_id}} |