**RENTAL/LEASE AGREEMENT**

This **Rental Agreement** is executed at **\_\_\_\_\_\_\_\_** on this **\_\_\_\_\_\_, 20\_\_**,

**BETWEEN**

**Mr/Ms. …….....** S/D/o **…….....** Mr. **…….....**, having residential address at **……..... ,** hereinafter called **“**LANDLORD **/**LESSOR**”** on the **First Part**.

**AND**

**Mr/Ms. …….....** S/D/o **…….....** Mr. **…….....**, having residential address at **……..... ,** hereinafter called **“**TENANT/ LESSEE**”** on the **Other Part**.

**WHEREAS** the property agreed to be leased/Rented under this Deed is **‘’…………………….**Property to be rented/leased**……….. ’’**.

**AND WHEREAS** LANDLORD **/**LESSOR agreed to lease/rent out above premises and the TENANT/ LESSEE is agreeable to take this on Lease/rented under the following terms & conditions:

**NOW THIS DEED OF LEASE WITNESSETH:**

1. That in consideration of the monthly rental of Rs…………… (Rupees ………………………..Only)
2. The lease to commence from …………………… 20\_\_ and the Lease shall be for a period of

\_\_ months/years subject to execution of fresh agreement with mutual consent and with fresh terms & conditions after \_\_ months/Years. The lock in period is first ……….. months.

1. There shall be annual increase of rent at \_\_% in case of further lease.

**THE LESSEE/RENT HEREBY COVENANTS AND AGREES WITH THE LESSOR:**

1. To pay the monthly rent to the LANDLORD **/**LESSOR on or before \_\_th day ensuring month being English calendar monthly.
2. In the event default of payment of rent for \_\_ successive months, the agreement stands terminated and the premises shall be handed over to the LANDLORD **/**LESSOR in the vacant position immediately the rent can be deducted from the security deposit.
3. In the event of non-payment of monthly rent within the due date a monthly interest at \_\_% of the amount due shall be paid for each calendar month or part thereof.
4. Not to sublet the demised premises or any portion thereof or transfer or assign leasehold interest of the LESSEE in the demised premises at any time, during the period of this Lease/rent.
5. Not to make any structural alterations or additional that may be required to any portion of the demised premises.
6. To maintain in good and habitable condition and effect any repairs and coloring required to the demised premises.
7. To permit the LANDLORD **/**LESSOR, his agents/authorized representatives with or without workmen to enter into the demised premises at all reasonable hours and upon reasonable notice to inspect the demised premises.
8. TENANT/LESSEE shall be bearing all the charges for actual consumption of electricity, water in the said premises and pay to appropriate authorities and LANDLORD **/**LESSOR shall not be accountable for the same.
9. ALL Taxes applicable to this demised premise will be borne by the LANDLORD **/**LESSOR like property Taxes, Municipal Tax, etc.
10. That the TENANT/LESSEE has the right to terminate the agreement at any time during the currency of this agreement but after a lock-in period of first six months by giving three (3) calendar months’ notice in writing in advance and deliver vacant possession of the same.
11. LANDLORD **/**LESSOR also has the right to terminate the Agreement any time during currency of the agreement after the lock-in period by giving three (3) calendar months’ notice in writing.

**THE** LANDLORD **/**LESSOR **HEREBY CONVENANTS AND AGREES WITH THE LESSEE/RENT:**

1. To allow the TENANT/LESSEE to peacefully hold and enjoy the demised premises during the continuance of this lease without any interference by the LANDLORD **/**LESSOR or any person claiming though or under his or in trust for his they or any of them on the TENANT/LESSEE paying the rent herein reserved, as above and on observing and performing the several covenants, obligations stipulations on the part of the TENANT/LESSEE herein contained.

**PROVIDED ALWAYS AND IT IS AGREED BY BOTH THE** LANDLORD **/**LESSOR **AND THE** TENANT/LESSEE **AS HEREUNDER:**

1. The lease/Rent shall stand automatically terminated in the event of the insolvency of the TENANT/LESSEE and on the happening of such an event the LANDLORD **/**LESSOR shall be entitled to re-enter the demised premises.
2. It shall be the absolute property of the TENANT/LESSEE in all fittings and fixtures, interiors, furniture, air conditioners, equipment’s etc. if any to be provided/installed by TENANT/LESSEE under intimation in writing to the LANDLORD **/**LESSOR and the TENANT/LESSEE shall be entitled to remove and carry the same on the termination of the lease and on handing over vacant possession of the demised premises to the LANDLORD **/**LESSOR.
3. Any damage caused to the structure while carrying out installation of fixtures/internal partition and modification or while removing them, same by TENANT/LESSEE shall be made good by him at the time of vacation, which in default shall be recovered by LANDLORD **/**LESSOR from the security deposit to be returned at time of vacation of the premises.
4. This Lease/Rent deed is prepared in original and duplicate. Original shall be with the LANDLORD **/**LESSOR and the duplicate shall be with the TENANT/LESSEE. The expenses relating to stamp duty and registration charges shall be borne by the TENANT/LESSEE.

**SCHEDULE:**

**Description of the property:**

**Bounded: East: …………….., West: ………….., North: …………….., South: …………...**

**IN WITNESS WHEREOF** the parties hereto (LANDLORD **/**LESSOR **AND** TENANT/LESSEE) have hereunder set and subscribed their respective hands on the day and the year first hereinabove written.

For and on behalf ofLANDLORD **/**LESSOR                                    For and on behalf of TENANT/LESSEE

**(Signature)                                                                                     (Signature)**

Witness:-    Name and Full Address                                        Witness:- Name and Full Address

1)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                    1)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_                                                  2)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: ...../..../201...

Place: