

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is executed at Abhayapuri, Assam on 2024-11-05 by and between , residing at (hereinafter jointly and severally called the "LANDLORD").

AND , having permanent address at 1 (hereinafter called the "TENANT").

WHEREAS the Landlord is the absolute owner of 1, including all inbuilt fittings & fixtures.

1. The rent for the "Demised Premises" will commence from 2024-11-05 and will remain valid until . The monthly rent shall be Rs. 1.
2. The Tenant shall pay to the Landlord a monthly rent of Rs. 1. The rent is due in advance by the 10th of each month. If unpaid for one month, and after notice, the Landlord may terminate this Agreement and reclaim possession.
3. During the lease, the Tenant shall pay for utilities such as electricity and water directly. Upon vacating, the Tenant must ensure all utility dues are cleared.
4. The Tenant is responsible for maintaining and servicing any Landlord-provided appliances and fixtures. Any damages caused by the Tenant must be repaired at their own expense.
5. An interest-free refundable security deposit of Rs. 1 is required. The Landlord may deduct unpaid rent, utilities, or repair costs from the deposit before returning it at lease end.
6. The Tenant may not sublet or assign the premises, which must be used solely for residential purposes by the Tenant or their family and guests.
7. That the day-to-day minor repairs will be the responsibility for the Tenant at his/her own expense. However, any structural or major repairs, if so required, shall be carried out by the Landlord.
8. That no structural additions or alterations shall be made by the Tenant to the Demised Premises without the prior written consent of the Landlord. However, the Tenant can install air-conditioners in the space provided and other electrical gadgets and make such changes for the purposes as may be necessary, at his own cost. The Landlord represents that the Premises possesses the adequate electrical infrastructure to cater for the electrical appliances including the air-conditioners. On termination or expiry of the tenancy or earlier, the Tenant will be entitled to remove such equipments and should restore the changes made, if any.
9. That the Landlord shall have the right to visit or enter the Demised Premises in person or through his authorized agent(s), servants, workmen etc., for inspection (not exceeding once in a month) or to carry out repairs/construction, as and when required, by giving a 24 hours notice to the Tenant.
10. That the Tenant shall comply with all the rules and regulations of the local authority or the resident welfare association as applicable to the Demised Premises.

11. That the Landlord shall pay for all property or other taxes/cesses levied on the Demised Premises by the local or government authorities. Further, any other payment in the nature of subscription or periodical fee to the welfare association shall be paid by the Landlord.

12. That the Landlord will keep the Demised Premises free and harmless from any liens, claims, proceedings, demands, or actions on his account and subject to payment of monthly rent and compliance with the terms of this Agreement the Tenant shall be entitled to enjoy peaceful possession of the Demised Premises.

13. That this Rent Agreement cannot be terminated by either party for a period of Lock In Period months from the Agreement Start Date (hereinafter "Lock in Period"). If a party intends to terminate this Agreement during the Lock in Period, it must pay the other Party, as compensation, an amount equal to the Rent for the remainder of the Lock in Period. After the completion of lock-in-period, the Tenant can terminate the Rent Agreement by giving Notice Period months notice to the Landlord or the rent in lieu of. After the completion of Lock-in-Period, the Landlord can also terminate the Rent Agreement by giving 1 months notice to the Tenant. It is clarified that in the event of non payment of rent by the Tenant during the lock-in period being in arrears for 2 consecutive months, then the Landlord shall have the right to terminate the Rent Agreement with immediate effect and take back possession of the Demised Premises.

14. In the event the Landlord transfers, alienates or encumbers or otherwise howsoever disposes of or deals with Demised Premises, the Landlord shall intimate the Tenant about the same in writing and shall ensure that the purchaser/transferee shall honor the terms of this Rent Agreement. Landlord shall provide an undertaking to the Tenant from the said purchaser/transferee to that effect.

15. The Landlord shall acknowledge and give valid receipts for each payment made by the Tenant to the Landlord, which shall be treated as conclusive proof of such payments.

16. The Landlord confirms that in case for any reason whatsoever the premises in reference or any part thereof cannot be used for residential purposes because of any earthquake, civil commotion, or due to any natural calamity or if Premises is acquired compulsorily by any authority, over which the Landlord has no control, the Tenant shall have the right to terminate this Agreement forthwith and vacate the premises and the Landlord shall refund the security deposit or the rent received in advance to the Tenant without any deductions whatsoever

17. That the Tenant will keep the Landlord harmless and keep it exonerated from all losses (whether financial or life), damage, liability or expense occasioned or claimed by reasons of acts or neglects of the Tenant or his visitors, employees, whether in the Demised Premises or elsewhere in the building, unless caused by the negligent acts of the Landlord.

18. The Tenant shall maintain the Demised Premises in good and tenable condition and all the minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. shall be carried out by the Tenant. That it shall be the responsibility of the Tenant to hand over the vacant and peaceful possession of the demised premises on expiry of the Rent period, or on its early termination, as stated hereinabove in the same condition subject to natural wear and tear.

19. That in case, where the Premises are not vacated by the Tenant, at the termination of the Rent period, the Tenant will pay damages calculated at two times the rent for any period, of occupation commencing from the expiry of the Rent period. The payment of damages as aforesaid will not preclude the Landlord from initiating legal proceedings against the Tenant for recovering possession of premises or for any other purpose

20. That both the parties shall observe and adhere to the terms and conditions contained herein-above.

21. That the Tenant and Landlords represent and warrant that they are fully empowered and competent to make this Rent.

22. If required, the Rent Agreement will be registered in front of registrar and the charges towards stamp duty, court fee & lawyer/coordinator will be equally borne by the Landlord & Tenant.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year.

LANDLORD SIGNATURE:

Tenant Name

TENANT SIGNATURE:

Tenant Name

WITNESS ONE :

Name & Address

WITNESS TWO :

Name & Address
