

Rental Agreement

Date: 4/7/2025

Place: [Place]

This Rental Agreement (hereinafter referred to as the "Agreement") is made and entered into on this 4/7/2025 between Gautam Girdhar (hereinafter referred to as the "Owner") residing at Shakti Nagar, and Harshvardhan (hereinafter referred to as the "Tenant").

1. Property Description and Permitted Use:

The Owner hereby leases to the Tenant the fully furnished property located at Ludhiana (hereinafter referred to as the "Property"). The Tenant shall use the Property solely as a residential dwelling and for no other purpose.

2. Rent Payment Terms and Due Dates:

The Tenant agrees to pay a monthly rent of 120,000 (Rupees Twenty Thousand Only). Rent is payable in advance on or before the 5th day of each month. The preferred method of payment is [Specify payment method, e.g., bank transfer, cheque]. Late payment shall incur a penalty of [Specify penalty amount or percentage].

3. Security Deposit:

The Tenant shall pay a security deposit of 13,000 (Rupees Three Thousand Only) to the Owner upon execution of this Agreement. This deposit shall be refunded to the Tenant within [Number] days of the termination of this Agreement, subject to deductions for any unpaid rent, damages to the Property beyond normal wear and tear, or other breaches of this Agreement.

4. Utilities and Maintenance Responsibilities:

The rent includes all utilities. The Owner is responsible for maintaining the structural integrity of the Property. The Tenant is responsible for maintaining the cleanliness of the Property's interior and for promptly reporting any necessary repairs to the Owner. The Tenant shall be responsible for the cost of repairs for any damages caused by the Tenant's negligence or misuse.

5. Tenant and Landlord Obligations:

*** Tenant Obligations: The Tenant agrees to keep the Property in good condition, abide by all building rules and regulations, and not disturb other residents. The Tenant shall not sublet the Property without the Owner's written**

consent.

*** Owner Obligations: The Owner agrees to provide quiet enjoyment of the Property and to address any necessary repairs in a timely manner.**

6. Lease Term and Renewal:

The initial term of this lease is 2 months, commencing on [Start Date] and ending on [End Date]. Renewal of the lease shall be subject to mutual agreement between the Owner and the Tenant. Written notice of intent to renew or not renew must be provided [Number] days prior to the expiration of the current lease term.

7. Termination of Lease:

This Agreement may be terminated by either party with [Number] days written notice for reasons other than breach. In the event of a material breach of this Agreement by either party, the non-breaching party may terminate the Agreement immediately upon written notice.

8. Damages:

The Tenant agrees to be financially responsible for any damage caused to the Property beyond normal wear and tear. This includes, but is not limited to, broken furniture, appliances, or fixtures. "Fine dena pdega kuch todne pe" (You will have to pay a fine if anything is broken) is hereby formalized as the Tenant's responsibility for the full cost of repair or replacement of any damaged items.

9. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of India.

10. Entire Agreement:

This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous communications and proposals, whether oral or written.

Owner:

Name: Gautam Girdhar

Signature:

Date: 4/7/2025

Tenant:

Name: Harshvardhan

Signature:

Date: 4/7/2025

Witness (Optional):

Name:

Signature:

Date:

Signatures:

Owner's Signature



Gautam Girdhar

4/7/2025

Tenant's Signature



Harshvardhan

4/7/2025

Witness (Optional):

Name: _____

Signature: _____

Date: _____