**# Rental Agreement**

\*\*Date:\*\* [Date of Agreement]

\*\*Place:\*\* [Place of Agreement]

\*\*This Rental Agreement\*\* is made and entered into 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 property located at Ludhiana (hereinafter referred to as the "Property"). The Property is fully furnished. The Tenant shall use the Property solely as a residential dwelling and for no other purpose.

\*\*2. Rent and Payment Terms:\*\*

2.1. The monthly rent for the Property is INR 20,000 (Rupees Twenty Thousand Only).

2.2. Rent is payable in advance on or before the 5th day of each month. Rent shall be paid via [Specify payment method, e.g., bank transfer, check, cash] to [Specify payment details, e.g., bank account number, payee name].

2.3. Late payment of rent shall be subject to a late fee of [Specify late fee amount or percentage].

\*\*3. Security Deposit:\*\*

3.1. The Tenant shall pay a security deposit of INR 3,000 (Rupees Three Thousand Only) to the Owner upon execution of this Agreement.

3.2. The security deposit shall be refunded to the Tenant within [Number] days of the termination of this Agreement, less any deductions for unpaid rent, damages to the Property beyond normal wear and tear, or other breaches of this Agreement.

\*\*4. Utilities and Maintenance:\*\*

4.1. The rent includes the cost of [List included utilities, e.g., water, electricity]. The Tenant is responsible for [List tenant's utility responsibilities, if any, e.g., internet, cable TV].

4.2. The Owner is responsible for maintaining the structural integrity of the Property. The Tenant is responsible for maintaining the cleanliness and general upkeep of the interior of the Property.

4.3. Any repairs required due to the Tenant's negligence or misuse shall be the Tenant's responsibility.

\*\*5. Tenant and Landlord Obligations:\*\*

5.1. The Tenant shall not sublet the Property or assign this Agreement without the prior written consent of the Owner.

5.2. The Tenant shall not make any alterations to the Property without the prior written consent of the Owner.

5.3. The Owner shall have the right to access the Property for reasonable inspections, repairs, and maintenance upon reasonable notice to the Tenant.

5.4. The Tenant agrees to abide by all applicable laws, rules, and regulations.

\*\*6. Lease Termination and Renewal:\*\*

6.1. This Agreement shall have a term of 2 months, commencing on [Start Date] and ending on [End Date].

6.2. Either party may terminate this Agreement with [Number] days written notice prior to the intended termination date.

6.3. Renewal of this Agreement shall be subject to mutual agreement between the Owner and the Tenant. The terms of any renewal shall be documented in writing.

\*\*7. Additional Terms:\*\*

7.1. The Tenant will be responsible for any damages to the property (fine lagega agar kuch tutta hai). The cost of such damages will be deducted from the security deposit. If the cost of damages exceeds the security deposit, the Tenant will be responsible for paying the difference to the Owner.

\*\*8. Governing Law:\*\*

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

\*\*9. Entire Agreement:\*\*

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations and agreements, whether oral or written.

\*\*IN WITNESS WHEREOF,\*\* the parties have executed this Agreement as of the date first written above.

\*\*Owner:\*\*

Name: Gautam Girdhar

Signature: [OWNER\_SIGNATURE]

Date: [Date]

\*\*Tenant:\*\*

Name: Harshvardhan

Signature: [TENANT\_SIGNATURE]

Date: [Date]

\*\*Witness (Optional):\*\*

Name:

Signature:

Date:

\*\*Witness (Optional):\*\*

Name:

Signature:

Date:

**Signatures:**

|  |  |
| --- | --- |
| Owner's Signature | Tenant's Signature |
|  |  |
| Gautam Girdhar | Harshvardhan |