**\*\*Rental Agreement\*\***

**\*\*Date:\*\* 4/7/2025**

**\*\*Place:\*\* [Place]**

**\*\*This Rental Agreement\*\* is made and entered into between Gautam Girdhar (hereinafter referred to as the "Owner") 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 Rs. 20,000 (Rupees Twenty Thousand only). Rent is payable in advance on or before the 5th day of each month. Rent shall be paid by [Specify payment method, e.g., cash, bank transfer, check] to [Specify payment details, e.g., Owner's bank account details].

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

The Tenant shall pay a security deposit of Rs. 3,000 (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 Property is fully furnished. [Clearly specify which utilities are included and which are the Tenant's responsibility. For example: "The Owner shall be responsible for property taxes. The Tenant shall be responsible for electricity, water, and internet charges." ] The Owner shall be responsible for major repairs to the Property's structure and systems. The Tenant shall be responsible for maintaining the cleanliness of the Property and reporting any necessary repairs to the Owner promptly.

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

**\*\*(a) Tenant Obligations:\*\* The Tenant agrees to:**

(i) Pay rent on time.

(ii) Keep the Property clean and in good condition.

(iii) Not sublet the Property without the Owner's written consent.

(iv) Not make any alterations to the Property without the Owner's written consent.

(v) Comply with all applicable laws and regulations.

(vi) Pay for any damages caused to the Property beyond normal wear and tear.

**\*\*(b) Landlord Obligations:\*\* The Owner agrees to:**

(i) Provide the Tenant with quiet enjoyment of the Property.

(ii) Make necessary repairs to the Property's structure and systems.

(iii) Provide reasonable notice before entering the Property for inspections or repairs.

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

This Agreement shall be for a fixed term of 2 months, commencing on [Start Date] and ending on [End Date]. Renewal of this Agreement shall be by mutual written agreement between the Owner and the Tenant.

**\*\*7. Termination:\*\***

This Agreement may be terminated by either party with [Number] days written notice. The Owner may terminate this Agreement without notice for any material breach by the Tenant, including non-payment of rent or damage to the Property.

**\*\*8. Additional Terms:\*\***

The Tenant will be liable for any damages caused to the Property beyond normal wear and tear. "Fine dena pdega kuch todne pe" (You will have to pay a fine if anything is broken) is hereby incorporated as a term of this agreement, and the amount of such fine will be determined by the Owner based on the cost of repair or replacement.

**\*\*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 agreement between the parties and supersedes all prior negotiations and understandings, whether written or oral.

**\*\*Owner:\*\***

Name: Gautam Girdhar

Signature:

Date: 4/7/2025

**\*\*Tenant:\*\***

Name: Harshvardhan

Signature:

Date: 4/7/2025

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

Name:

Signature:

Date:

**\*\*Important Note:\*\* While this template provides a comprehensive framework, it's highly recommended to consult with a legal professional to ensure it complies with local laws and addresses specific circumstances. The clause "fine dena pdega kuch todne pe" is included as per the prompt, but it's advisable to define specific penalties for damages in a clear and quantifiable manner to avoid disputes.**

**Signatures:**

|  |  |
| --- | --- |
| Owner's Signature | Tenant's Signature |
|  |  |
| Gautam Girdhar | Harshvardhan |
| 4/7/2025 | 4/7/2025 |

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

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_