**# 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 for residential purposes and shall not engage in any illegal or unlawful activities on the premises.

**\*\*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. The preferred method of payment is [Specify payment method, e.g., bank transfer, check]. Late payment shall be subject to a late fee of [Specify late fee amount or percentage].

**\*\*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, 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 Responsibilities:\*\***

The Property is fully furnished, and the rent includes [Specify included utilities, e.g., electricity, water, gas, internet]. The Tenant is responsible for [Specify tenant responsibilities, e.g., minor repairs, maintaining cleanliness]. The Owner is responsible for [Specify owner responsibilities, e.g., major repairs, structural maintenance].

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

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

i. Keep the Property clean and sanitary.

ii. Not damage the Property or permit any other person to do so.

iii. Pay for any damages caused by the Tenant or guests, beyond normal wear and tear. ("fine dena pdega kuch todne pe" is replaced with this more formal clause).

iv. Not sublet the Property without the Owner's written consent.

v. Abide by all applicable laws and regulations.

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

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

ii. Make necessary repairs to the Property in a timely manner.

iii. Provide reasonable notice before entering the Property, except in cases of emergency.

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

This Agreement shall have a term of 2 months, commencing on [Start Date] and ending on [End Date]. Either party may terminate this Agreement with [Number] days written notice prior to the intended termination date. Renewal of this Agreement shall be by mutual written agreement between the Owner and Tenant.

**\*\*7. Standard Legal Clauses:\*\***

**\*\*(a) Governing Law:\*\* This Agreement shall be governed by and construed in accordance with the laws of [State/Jurisdiction].**

**\*\*(b) Entire Agreement:\*\* This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations and agreements, whether written or oral.**

**\*\*(c) Severability:\*\* If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.**

**\*\*(d) Notice:\*\* Any notice required or permitted under this Agreement shall be in writing and shall be deemed delivered when personally delivered or sent by certified mail to the address of the party as stated in this Agreement.**

**\*\*8. Signatures:\*\***

**\*\*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 | Tenant's Signature |
|  |  |
| Gautam Girdhar | Harshvardhan |
| 4/7/2025 | 4/7/2025 |

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

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

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

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