**# 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 property located at Ludhiana (hereinafter referred to as the "Property"). The Property is a fully furnished [Apartment/House/Other - Specify]. 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 INR 20,000 (Rupees Twenty Thousand only). Rent is due on the [Day] of each month and payable to the Owner through [Payment Method - e.g., Bank Transfer, Cheque] to [Bank Details/Other Payment Details]. A late payment fee of [Amount or Percentage] will be applied for any rent received after the due date.

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

The Tenant shall pay a security deposit of INR 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. The Owner is responsible for [Specify Owner's Responsibilities - e.g., Property Taxes, Major Repairs]. The Tenant is responsible for [Specify Tenant's Responsibilities - e.g., Minor Repairs, Maintaining Cleanliness].

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

**\* \*\*Tenant Obligations:\*\* The Tenant agrees to keep the Property clean and in good condition, not to sublet the Property without the Owner's written consent, and to comply with all applicable laws and regulations. The Tenant is responsible for any damages to the property beyond normal wear and tear.**

**\* \*\*Owner Obligations:\*\* The Owner agrees to provide the Tenant with 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]. This Agreement may be renewed upon mutual written agreement between the Owner and the Tenant, with terms to be negotiated at the time of renewal.

**\*\*7. Termination of Lease:\*\***

This Agreement may be terminated by either party with [Number] days written notice. The Owner may terminate this Agreement without notice for material breach of the terms of this Agreement by the Tenant, including but not limited to non-payment of rent or damage to the Property.

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

The Tenant will be liable for the cost of repairing any damages to the Property caused by the Tenant's negligence or misuse. (fine dena pdega kuch todne pe.)

**\*\*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 Owner and the Tenant and supersedes all prior negotiations and agreements, 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 | Tenant's Signature |
|  |  |
| Gautam Girdhar | Harshvardhan |
| 4/7/2025 | 4/7/2025 |

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

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

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

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