

RENT AGREEMENT

This Rent Agreement ("Agreement") is made on **25th day of October, 2023** at **Ahmedabad, Gujarat**

BETWEEN:

LANDLORD(s)

Vasudev Kanubhai Gothi, having Aadhaar Number: **6883 2567 3730**,
resident of **7, Shivam Villa, Opp Aanal Tower, Near Commerce Six Roads, Ahmedabad, Gujarat - 380009**

(hereinafter referred to as the "**LANDLORD**", which expression shall, unless repugnant to the context, mean and include his heirs, executors, and permitted assigns).

AND

TENANT(s)

Dhaval Vasudev Gothi, having Passport Number: **W4612338**,
resident of **E-1803, Mantri Manyata Lithos, Manyata Tech Park, Nagavara, Bengaluru, Karnataka - 560077**

(hereinafter referred to as the "**TENANT**", which expression shall, unless repugnant to the context, mean and include his heirs, executors, and permitted assigns).

WHEREAS

The LANDLORD is the sole and absolute owner of the property located at:

7, Shivam Villa, Opp. Aanal Tower, Near Commerce Six Roads, Ahmedabad, Gujarat - 380009

(hereinafter referred to as the "**PROPERTY**").

The TENANT has approached the LANDLORD to rent the said property, and both parties have agreed on the following terms and conditions:

TERMS AND CONDITIONS

1. Term of Tenancy

The term of this Agreement shall be for **11 months**, commencing from **25/10/2023** and ending on **25/09/2024**.

2. Rent and Security Deposit

- a. Monthly Rent: ₹**10,000.00** (Ten Thousand Rupees Only)
- b. Due Date: Rent shall be paid **on or before the 5th** day of each month.
- c. Security Deposit: ₹**20,000.00** (Twenty Thousand Rupees Only), interest-free, refundable at the end of tenancy, subject to deductions for damages or dues.

3. Utilities and Maintenance

- a. Tenant shall bear utility charges: electricity, water, gas, etc.
- b. **Society maintenance charges are included** in the monthly rent.
- c. Tenant shall maintain the property and bear cost of damages beyond normal wear and tear.
- d. Landlord shall be responsible for major repairs, including plumbing, electrical, and structural maintenance.

4. Use of Property

- a. Property shall be used strictly for **residential purposes**.
- b. **Subletting, assignment, or transfer** is strictly prohibited without prior written consent of the Landlord.

5. Termination and Notice

- a. Either party may terminate this agreement with **30 days written notice**.
- b. Upon termination, Tenant shall return the property in its original condition (excluding normal wear and tear).

6. Repairs and Alterations

- a. Tenant must promptly inform the Landlord of required repairs.
- b. No **structural alterations** allowed without written consent.

7. Entry and Inspection

- a. Landlord may enter the premises with **prior reasonable notice** for inspection or maintenance.
- b. In emergencies, the Landlord may enter without prior notice.

8. Default and Eviction

- a. **Failure to pay rent** or breach of terms can lead to **eviction**.
- b. The Landlord reserves the right to evict without issuing legal notice for major violations.

9. Use of Premises

- a. Tenant shall not use the premises for **illegal, immoral, or commercial activities**.
- b. Tenant shall avoid causing any **nuisance** or **disturbance** to neighbors.

10. Furnishings and Appliances

Tenant shall ensure **reasonable care** of all provided furnishings and appliances.

11. Renewal of Agreement

- a. Renewal is subject to **mutual consent** with revised terms.
- b. Any change in rent or other terms must be documented in writing before renewal.

12. Maintenance Charges

Any **increase in maintenance charges** during the tenancy shall be borne by the Tenant.

13. Notice of Absence

Tenant must inform the Landlord in writing in case of **extended absence** from the premises.

14. Dispute Resolution

Parties shall first attempt to resolve disputes **amicably**.
If unresolved, **mediation or arbitration** shall be pursued before legal action.

15. Force Majeure

Neither party shall be liable for failure to perform obligations due to **circumstances beyond control** (natural disasters, government actions, etc.).

16. Indemnity

Tenant agrees to **indemnify and hold harmless** the Landlord from claims arising from use of premises.

17. Notices

All notices shall be made **in writing**, via **registered post or mutually agreed medium**.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the date and year first above written.

SIGNATURES

LANDLORD:

Vasudev Kanubhai Gothi

(Signature) _____

TENANT:

Dhaval Vasudev Gothi

(Signature) _____