1. The rent in respect of the “Demised Premises” shall commence from (Starting Date of Agreement) and shall be valid till (Expiry Date of Agreement). Thereafter, the same may be extended further on mutual consent of both the parties.
2. That the Tenant shall pay to the Owner a monthly rent of Rs.(Amount of rent in Numbers), excluding electricity and water bill. The rent shall be paid on or before ( nth) day of each month without fail.
3. That the Tenant shall pay to the Owner a monthly maintenance charge of Rs.(Amount in Numbers) towards the maintenance of Generator & Elevator, Salaries towards guards, Charges for Electricity Maintenance for Common Areas, Charges towards cleaning of Common Areas and towards maintaining the lawn.
4. That the Tenant shall pay for the running cost of elevator and generator separately to the Owner.
5. That during the Rent period, in addition to the rental amount payable to the Owner, the Tenant shall pay for the use of electricity and water as per bills received from the authorities concerned directly. For all the dues of electricity bills and water bills till the date the possession of the premises is handed over by the Owner to the Tenant it is the responsibility of the Owner to pay and clear them according to the readings on the respective meters. At the time of handing over possession of the premises back to the Owner by Tenant, it is the responsibility of the Tenant to pay electricity & water bills, as presented by the Departments concerned according to the readings on the respective meters upto the date of vacation of the property.
6. The Tenant will pay to the Owner an interest-free refundable security deposit of Rs.(Amount in Numbers) vide cheque no (Cheque Number) dated (date of the cheque) at the time of signing the Rent Agreement. The said amount of the Security deposit shall be refunded by the Owner to the Tenant at the time of handing over possession of the demised premises by the Tenant upon expiry or sooner termination of this Rent after adjusting any dues (if any) or cost towards damages caused by the negligence of the Tenant or the person he is responsible for, normal wear & tear and damages due to act of god exempted. In case the Owner fails to refund the security deposit to the Tenant on early termination or expiry of the Rent agreement, the Tenant is entitled to hold possession of the Rented premises, without payment of rent and/or any other charges whatsoever, till such time the Owner refunds the security deposit to the Tenant. This is without prejudice and in addition to the other remedies available to the Tenant to recover the amount from the Owner.
7. That all the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Owner to the Tenant in good working condition.
8. .That the Tenant shall not sublet, assign or part with the demised premises in whole or part thereof to any person in any circumstances whatsoever and the same shall be used for the bonafide residential purposes only
9. That the day-to-day minor repairs will be the responsibility for the Tenant at his/her own expense. However, any structural or major repairs, if so required, shall be carried out by the Owner.
10. That no structural additions or alterations shall be made by the Tenant in the premises without the prior written consent of the Owner but the Tenant can install air-conditioners in the space provided and other electrical gadgets and make such changes for the purposes as may be necessary, at his own cost. On termination of the tenancy or earlier, the Tenant will be entitled to remove such equipment and restore the changes made, if any, to the original state.
11. That the Owner shall hold the right to visit in person or through his authorized agent(s), servants, workmen etc., to enter upon the demised premises for inspection (not exceeding once in a month) or to carry out repairs / construction, as and when required.
12. That the Tenant shall comply with all the rules and regulations of the local authority applicable to the demised premises. The premises will be used only for residential purposes of its employees, families and guests.
13. That the Owner shall pay for all taxes/cesses levied on the premises by the local or government authorities in the way of property tax for the premises and so on. Further, any other payment in the nature of subscription or periodical fee to the welfare association shall be paid by the Owner.
14. That the Owner will keep the Tenant free and harmless from any claims, proceedings, demands, or actions by others with respect to quiet possession of the premises.
15. That this Rent Agreement can be terminated before the expiry of this tenancy period by serving One month prior notice in writing by either party.
16. The Tenant shall maintain the Demised Premises in good and tenable condition and all the minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. shall be carried out by the Tenant. That it shall be the responsibility of the Tenant to hand over the vacant and peaceful possession of the demised premises on expiry of the Rent period, or on its early termination, as stated hereinabove in the same condition subject to natural wear and tear.
17. That in case, where the Premises are not vacated by the Tenant, at the termination of the Rent period, the Tenant will pay damages calculated at two times the rent for any period of occupation commencing from the expiry of the Rent period. The payment of damages as aforesaid will not preclude the Owner from initiating legal proceedings against the Tenant for recovering possession of premises or for any other purpose.
18. That both the parties shall observe and adhere to the terms and conditions contained hereinabove.
19. That the Tenant and Owners represent and warrant that they are fully empowered and competent to make this Rent. That both the parties have read over and understood all the contents of this agreement and have signed the same without any force or pressure from any side.
20. In case of any dispute to this agreement and the clauses herein, the same will be settled in the jurisdiction of the (city) civil courts.
21. That the Rent Agreement will be registered in front of the sub of assurances and the charges towards stamp duty, court fee & lawyer/coordinator will be equally borne by the Owner and Tenant.
22. "The Tenant is/is not permitted to keep pets on the premises. If pets are allowed, the Tenant agrees to pay an additional pet deposit of Rs. (Amount) and adhere to the following pet-related rules: (Specific rules)."
23. The Tenant is allotted (Number) parking space(s) for (Vehicle type). The parking space is located (Location), Parking is not included in the rent.
24. If the rent is not paid by the (nth) day of the month, a late fee of Rs. (Amount) will be charged.
25. A late fee of (Percentage) of the monthly rent will be charged for each day the rent is overdue
26. The Tenant has the option to renew the agreement for an additional (Number) months, subject to a rent increase of (Percentage)/ The Owner and Tenant will mutually agree on renewal terms (rent, duration) at least (Number) days before the agreement's expiry
27. An inventory and condition report of the premises will be conducted at the start and end of the tenancy. Both parties will sign the report, acknowledging the condition of the property
28. The Tenant is responsible for obtaining renter's insurance to cover their personal belongings
29. The Owner maintains insurance for the building structure.
30. During the last (Number) days of the tenancy, the Owner has the right to show the premises to prospective tenants with reasonable notice to the Tenant.
31. Any disputes arising from this agreement will first be attempted to be resolved through mediation./ Any disputes will be resolved through arbitration.
32. The (name Specific Appliances )provided are the property of the Owner. The Tenant is responsible for minor maintenance
33. The Tenant will be held responsible for damages caused to the provided appliances due to misuse.
34. If any portion of the agreement is deemed unenforceable, the rest of the agreement still holds.
35. The Owner consents to reasonable alterations to the Demised Premises, as required by the Tenant to accommodate a disability as defined under applicable laws, upon receiving written notice from the Tenant
36. The Tenant is responsible for maintaining the Demised Premises in a clean and sanitary condition to prevent pest infestations. In the event of a pest infestation, the responsibility for pest control shall be determined as follows: (a) if the infestation is due to the Tenant's negligence, the Tenant shall bear the cost; (b) if the infestation is due to structural issues or conditions beyond the Tenant's control, the Owner shall bear the cost.
37. The Tenant shall have the right to use common amenities such as( name the amenities), subject to the rules and regulations established by the building/complex management. The Tenant agrees to pay any applicable fees or charges for the use of these amenities, as determined by the management.
38. If the Demised Premises are equipped with a security system, the Tenant shall be responsible for its proper operation and maintenance. The Tenant agrees to pay any monitoring fees associated with the security system. In the event of a false alarm caused by the Tenant's negligence, the Tenant shall be responsible for any fines or penalties imposed.
39. The Tenant shall comply with the local garbage disposal and recycling regulations. The Tenant is responsible for properly disposing of garbage and recyclable materials in designated areas. Any fines or penalties imposed due to the Tenant's failure to comply with these regulations shall be the Tenant's responsibility.
40. The Owner acknowledges the Tenant's right to quiet enjoyment of the Demised Premises. The Owner agrees that, except in cases of emergency or with the Tenant's explicit consent, the Owner or their agents shall provide the Tenant with a minimum of [Number] hours written notice before entering the premises for any non-emergency reason, including inspections, repairs, or showings. The Owner agrees to schedule such visits at reasonable times and to minimize disruption to the Tenant's peaceful occupancy.