

RENTAL AGREEMENT (Expanded - Simulated)

This RENTAL AGREEMENT (hereinafter called the 'Agreement') is made and executed at Gurugram on this 16 September, 2025 by and between:

OWNER / LANDLORD:

Name: Mr. Rahul Sharma

Father's Name: Mr. Suresh Sharma

Permanent Address: Flat No. 302, Building A, Green Meadows, Sector 14, Gurugram, Haryana - 122001

Contact: +91 98765 43210, rahul.sharma@email.example.com

TENANT / OCCUPIER:

Name: Ms. Priya Verma

Father's Name: Mr. Arun Verma

Organization: Infosys Ltd., Gurugram Office

Permanent Address: H.No. 12, Pocket C, Mayur Vihar, Delhi - 110091

Contact: +91 91234 56789, priya.verma@email.example.com

DEMISED PREMISES:

The Owner is the absolute and sole owner of the residential unit situated at **Flat No. 302, Building A, Green Meadows, Sector 14, Gurugram, Haryana - 122001** (hereinafter referred to as the 'Demised Premises' or 'Premises'). The Premises comprise a 3 BHK set including living room, kitchen, bathrooms and balconies, together with one covered parking space as described in Annexure I.

TERM:

1. The tenancy shall commence from 1st September, 2025 and shall continue up to and inclusive of 31st August, 2026 (the 'Term'), unless terminated earlier in accordance with the provisions of this Agreement. On expiry, the Agreement may be extended by mutual written consent.

RENT, DEPOSITS & OTHER CHARGES:

2. Monthly Rent: The Tenant shall pay to the Owner a monthly rent of Rs. 25,000/- (Rupees Twenty Five Thousand only) payable in advance on or before the 7th day of each calendar month by electronic transfer/cheque in favour of the Owner. Late payments will attract interest as set out in clause 8.

3. Maintenance Charges: The Tenant shall pay a monthly maintenance charge of Rs. 2,000/- (Rupees Two Thousand only) towards the society/complex maintenance and common expenses.

4. Security Deposit: The Tenant has paid/shall pay an interest-free refundable security deposit of Rs. 75,000/- (Rupees Seventy Five Thousand only) by cheque no 045678 dated 01-09-2025 at the time of execution of this Agreement. The Owner will retain the deposit and return it after adjustment of dues within 30 days of vacation.

5. Mode of Payment: Rent and maintenance shall be paid by the Tenant to the following bank account by NEFT/RTGS or through post-dated cheques as agreed: Bank: HDFC Bank, A/C No: 123456789012, IFSC: HDFC0001234 (for electronic transfers).

LATE PAYMENT AND DEFAULT:

6. If the Tenant fails to pay rent on or before the due date, a late fee of 2% per month on the outstanding rent amount shall be levied for every month or part thereof until payment is made in full. Repeated defaults (3 or more defaults in a 12-month period) will constitute a breach and entitle the Owner to terminate this Agreement after giving 15 days' notice to the Tenant.

UTILITIES, BILLS AND TAXES:

7. Electricity, Water and Gas: The Tenant shall be responsible for payment of all electricity, water, gas and other utility charges consumed at the Premises during the Term. The Owner shall have the right to recover any unpaid utility bills from the Security Deposit.

8. Property Taxes: All municipal or property taxes assessed on the Premises shall be paid by the Owner unless required by law to be borne by the Tenant; however, where any tax is charged on account of use or occupancy by the Tenant, the Tenant shall be liable for the same.

REPAIRS, MAINTENANCE AND ALTERATIONS:

9. Routine Repairs: Day-to-day minor repairs such as changing bulbs, tap washers, and similar small items shall be the responsibility of the Tenant at the Tenant's expense. The Tenant shall keep the Premises clean and in good tenantable repair.

10. Major/Structural Repairs: The Owner shall be responsible for major structural repairs to the building or Premises as necessitated by wear and tear or by reasons beyond the Tenant's control. The Tenant shall inform the Owner promptly of any defect requiring major repair.

11. Alterations and Fixture Removal: The Tenant shall not make any structural alterations, additions or removals to the Premises without the prior written consent of the Owner. Any fixtures, fittings or alterations made without consent may be removed by the Owner at the Tenant's cost and the Tenant shall be liable for any resultant damage.

USE OF PREMISES:

12. The Tenant shall use the Premises solely for residential purposes and shall not carry on any trade or business from the Premises without the prior written consent of the Owner. The Tenant shall not permit any nuisance or illegal activity to be committed on the Premises.

13. Subletting: The Tenant shall not sublet, assign, mortgage, charge or part with possession of the Premises or any part thereof without the prior written consent of the Owner, which consent shall not be unreasonably withheld.

INVENTORY & FIXTURES - ANNEXURE I:

Item	Condition	Quantity
Ceiling Fans	Good	5
Lights (CFL/LED)	Good	8
Geyser	Good	1
Modular Kitchen with Chimney	Good	1
Refrigerator	Working	1
Washing Machine	Working	1
Curtains	Good	3
AC Points	Available	3
Water Heater (Solar Backup)	Working	1

PARKING AND COMMON AREAS:

14. Parking: The Tenant shall be allotted one four-wheeler covered parking and one two-wheeler parking for the term of tenancy. The Tenant shall not park commercial vehicles or any vehicle that causes obstruction to other occupants. The parking privileges are subject to society rules.

15. Common Areas: Use of common areas such as garden, corridors, lifts and staircases shall be governed by the society/complex rules. The Tenant shall ensure that their family and visitors comply with such rules.

INSURANCE AND LIABILITY:

16. Insurance: The Owner shall maintain standard building insurance for structural damage. The Tenant is advised to obtain contents insurance for personal belongings at the Tenant's own cost. The Owner shall not be liable for loss or damage to the Tenant's personal property except where caused by the Owner's gross negligence.

17. Indemnity: The Tenant agrees to indemnify and keep indemnified the Owner against any claims, costs, damages or liabilities arising out of the Tenant's use of the Premises or any breach of the terms herein.

PETS, VISITORS AND BEHAVIOUR:

18. Pets: The Tenant may keep small pets (e.g., cats or dogs) only with the prior written consent of the Owner; any nuisance or damage caused by such pets shall be the responsibility of the Tenant.

19. Visitors: The Tenant shall be responsible for the conduct of their visitors and for any damage caused by them. Overnight guests staying beyond a period of 7 continuous days should be intimated to the Owner.

TERMINATION, NOTICE PERIODS & VACATION:

20. Early Termination: Either party may terminate this Agreement by serving a written notice of one calendar month (30 days) to the other party. If the Tenant terminates before the expiry of the Term without valid reason, the Security Deposit may be forfeited in whole or in part as liquidated damages.

21. Vacation: On expiry or earlier termination, the Tenant shall hand over vacant and peaceful possession of the Premises together with all keys and remove all personal effects. The Tenant shall surrender the Premises in the same condition as received, subject to normal wear and tear.

22. Holding Over: If the Tenant continues to occupy the Premises after the Term without the Owner's consent, the Tenant shall be treated as a monthly tenant at double the prevailing monthly rent until vacation.

DISPUTE RESOLUTION:

23. In the event of any dispute, difference or claim arising out of or in connection with this Agreement, the parties shall endeavor to settle the same amicably within 30 days. Failing which, the dispute shall be referred to arbitration by a sole Arbitrator under the Arbitration and Conciliation Act, 1996, whose seat shall be Gurugram and whose decision shall be final and binding on the parties.

FORCE MAJEURE:

24. Neither party shall be liable for any failure to perform its obligations if and to the extent such failure is caused by events beyond the reasonable control of that party (including but not limited to acts of God, natural disasters, government restrictions, pandemics, strikes), provided that the affected party notifies the other party within 14 days of the occurrence.

NO WAIVER:

25. No failure or delay by either party in exercising any right or remedy shall operate as a waiver thereof nor shall any single or partial exercise preclude any other or further exercise.

ADDITIONAL TERMS & SPECIAL CONDITIONS:

26. Quiet Enjoyment: The Owner covenants that on payment of rent and performance of the Tenant's obligations, the Tenant shall peacefully and quietly enjoy the Premises without any interruption from the Owner or any person lawfully claiming through the Owner.
27. Permission for Installations: Installation of air conditioners, water purifiers or any large appliances shall be done only at designated points and at the Tenant's expense. The Tenant shall ensure professional installation and will repair any damage caused during such installation.
28. Smoking: Smoking inside the Premises is permitted but the Tenant must ensure that it does not cause nuisance to neighbours or damage to the property.
29. Subscriptions and Services: The Tenant shall be responsible for arranging and paying for internet, cable or other subscription services for the Premises.
30. Keys and Locks: The Tenant shall not change any locks without prior written notice to the Owner. Duplicate keys must be handed over to the Owner upon request in emergencies.
31. Government Notices: Any notice from municipal authorities affecting the Premises shall be promptly shared with the other party and complied with.
32. Energy Conservation: The Tenant shall follow reasonable practices for conservation of electricity and water and avoid wastage.
33. Compliance with Society Bye-Laws: The Tenant shall abide by all society bye-laws and regulations and shall be responsible for any penalties imposed for breaches attributable to the Tenant.
34. Rent Escalation: The Owner may propose an annual rent escalation of up to 5% on each anniversary of the commencement date subject to mutual agreement. Any change in rent will be documented by written addendum to this Agreement.
35. Background Checks: The Tenant consents to reasonable background checks including verification of employment and references prior to or during tenancy.

MAINTENANCE SCHEDULE & RESPONSIBILITIES (ANNEXURE II):

Responsibility	Owner	Tenant	Frequency/Notes
Paint - External Walls	Yes	No	As required (Owner)
Paint - Internal Walls	No	Yes	Touch up at Tenant expense
Plumbing - Major	Yes	No	Owner to arrange
Plumbing - Minor	No	Yes	Tenant to arrange
Electrical - Major	Yes	No	Owner to arrange
Electrical - Minor (bulbs, switches)	No	Yes	Tenant to arrange
Pest Control	Optional (Owner)	Tenant may arrange	Recommended quarterly

CONTACTS FOR NOTICES & EMERGENCIES:

Owner: Mr. Rahul Sharma, +91 98765 43210, rahul.sharma@email.example.com, Address: Flat No. 302, Building A, Green Meadows, Sector 14, Gurugram, Haryana - 122001

Tenant: Ms. Priya Verma, +91 91234 56789, priya.verma@email.example.com, Address: H.No. 12, Pocket C, Mayur Vihar, Delhi - 110091

Permanent Notices as required to be served to: Owner at: Flat No. 302, Building A, Green Meadows, Sector 14, Gurugram, Haryana - 122001 and Tenant at: H.No. 12, Pocket C, Mayur Vihar, Delhi - 110091. Any change of address must be notified in writing within 7 days.

PAYMENT SCHEDULE (EXAMPLE):

Due Date	Particulars	Amount (INR)	Mode
01-Sep-2025	Security Deposit	75,000	Cheque No: 045678
01-Sep-2025	First Month's Rent	25,000	NEFT/RTGS
01-Oct-2025	Monthly Rent (Oct 2025)	25,000	NEFT/RTGS
01-Nov-2025	Monthly Rent (Nov 2025)	25,000	NEFT/RTGS

DEFAULT & REMEDIES:

36. Upon breach by the Tenant of any covenant herein, including non-payment of rent, the Owner may serve a notice giving 15 days to remedy the breach. Failure to remedy will entitle the Owner to seek possession and appropriate relief through courts or arbitration as per this Agreement.

37. The Tenant shall not withhold rent for claims of repair or other grievances without following the dispute resolution procedure set out herein.

SIGNATURES & ATTESTATION:

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first above written.

For the Owner:

Name: Mr. Rahul Sharma

Signature: _____

Date: 16 September, 2025

For the Tenant:

Name: Ms. Priya Verma

Signature: _____

Date: 16 September, 2025

WITNESSES:

1.	Name: _____	Signature: _____	Address: _____	_____
2.	Name: _____	Signature: _____	Address: _____	_____

ANNEXURE III - FLOOR PLAN / APPROXIMATE AREA:

Approximate carpet area: 1100 sq. ft. (including balconies). The layout comprises three bedrooms (one master with attached bathroom), living/dining area, modular kitchen, two common bathrooms and utility space. A rough floor sketch is attached separately if required.

DECLARATION:

We, the undersigned, hereby declare that the information provided in this Agreement is true to the best of our knowledge. We agree to abide by the terms and conditions contained herein and to execute any further documents required to give effect to this Agreement.

Signed at Gurugram on 16 September, 2025.

Disclaimer: This document was generated as a simulated, fictitious rental agreement for demonstration purposes only. It is not a substitute for legal advice. For actual use, consult a qualified lawyer and register the agreement and pay applicable stamp duty and registration charges as required by law.