

## **RENT AGREEMENT**

This Rent Agreement is made on this **26/05/2021** (date of rent agreement) by **ASHOK KUMAR SINGH** (name of the landlord) S/o Late DharamNath Singh (father's name of the landlord),

**AND**

**SHASHI BHUSHAN KUMAR** (Name of the Tenant), called Lessee/Tenant, Party of the Second Part, S/o KAMALA PANDEY (father's name of the tenant).

Owner has agreed to let out two room, one toilet/bathroom and one Kitchen at

**Add:** Shri RAM LAGAN SINGH, C/O Ashok Kumar Singh, KAHASMAHAL ROAD NO-3 CHIRAINYATAR PATNA- 800001 BIHAR (Address of property)

to the Lessee/Tenant and the Lessee/Tenant has agreed to take the same on rent of Rs. Five Thousand Five hundred only /- (In words) per month for period of **11 month**. This lease will end on 26/04/2022.

### **RULES AND CONDITION UNDER:-**

1. That the Tenant/Lessee shall pay as the **monthly rent of RS. \_\_\_\_5500\_\_\_\_/-** per month, excluding electricity. The amount can increase by 10% after 8 month as per agreement between owner and tenant.
2. That the Tenant shall pay rent before 5<sup>th</sup> of every month.
3. That the Tenant /Lessee shall not sub-let any part of the above said demised premises to anyone else under any circumstances without the consent of Owner.
4. That the Tenant / Lessee shall abide by all the bye - laws , rules and regulation, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
5. That this Lease is granted for a period of Eleven (11) months only commencing from **26/05/2021** (date of rent commencing from) and this lease can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market .
6. That the Tenant have to pay for any damage to the property.
7. That the Tenant shall pay Electricity charge as per the proportionate consumption of the meter to the Lessor /Owner.
8. That the Tenant/Lessee shall not be entitled to make structure in the rented premises include the installation of temporary decoration, wooden partition/ cabin, air – conditioners etc. without the prior consent of the owner.

9. That the Tenant/lessee can neither make addition/alteration in the said premises without the written consent of the owner, nor the lessee can sublet part or entire premises to any person(s)/firm(s)/company(s).
10. That the Tenant/Lessee shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to other.
11. That the Tenant/Lessee shall carry on all day to day minor repairs at his/her own cost.
12. That this Agreement may be terminated before the expiry of this tenancy period by serving **One month** prior notice by either party for this intention . In case tenant fail to inform owner, tenant has to **pay full one month rent**.
13. That the Lessee/Tenant Shall not store/Keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities .
14. That the Lessee shall pay the one month's advance rent to the Lessor the same shall be adjusted in monthly rent.
15. 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.

**I SHASHI BHUSAN KUMAR (Name of Tenant) have read above rules and will follow all condition mentioned above.**

**Ashok Kumar Singh** (name of the landlord)

**SHASHI BHUSAN KUMAR**  
(Name of the Tenant)  
Aadhaar number - 242245311350

Owner

Tenant