

DEED OF TENANCY AGREEMENT

THIS DEED OF TENANCY AGREEMENT is made on this ---- day of May ,2023

BETWEEN

PABITRI BARMAN daughter of late **Akshay Talukdar** by religion-Hindu , resident of – **House no-55, Sitala Mandir Path, Fatashil Manpara, A.K. Dev Road**, in the district of Kamrup Metro, ASSAM, herein called the **FIRST PARTY/OWNER** (which expression unless repugnant to the context shall mean and include his heir, executor, administrator and assigns) of the **FIRST PART**

AND

Sri Geeta Sharma, daughter of **Sib Prashad Sharma** by religion- Hindu, by profession- government service, resident of **Dhirenpara, Ambari Fatashil, Guwahati-25** in the district of Kamrup Metro, Assam hereinafter called as the **SECOND PARTY/ TENANT** (which expression unless repugnant to the context shall mean and include his heir, executor, administrator and assigns) of the **SECOND PART**.

Whereas the landlord is the absolute owner of a residential premises, measuring 1200 sq ft. (approx) consisting four bedrooms and one kitchen and two toilets, situated at House no -55, Sitala MAndir Path,Fatashil Manpara, A.K. Dev. road, Guwahati-25, in the district of Kamrup (Metro) ASSAM more elaborately described in the schedule below.

AND WHEREAS the second party is the tenant, willing to take on rent the above mentioned house on a monthly rent of Rs8500/-(ten thousand)

only per month for residential purpose only. The tenant will stay in the house with his wife and his family member

Now this agreement witnessed as follows

1. That this tenancy has commence from 1st day of May 2023 and will continue for a period of 11 (eleven) month from its commencement.
2. That the monthly rent for the tenancy has been fixed at Rs 8500/- per month for occupation of the house for residential purpose only
3. That the second party/ tenant has paid a sum of Rs 8500/- only to the First party/owner as an advance
4. That the second party will have to pay the electricity bill according to the sub-meter installed in the aforesaid house to the first party/owner on monthly basis along with the house rent
5. That the second party /tenant will have to pay monthly rent to the first party/owner within 10th day of the following month of occupation.
- 6 That the second party is not entitled to sub-let the house or any part thereof to any person whosever.
7. That the second party is not entitled to renovate/ repair the house or any part thereof without written permission of the first party.
8. That the first party will bear the cost of pretty maintenance /repair works as and where necessary.
9. That the second party will not be entitled to keep and store any illegal/objectionable materials in the house
10. That the second party will have to maintain the house properly and keep the house neat and clean.

11. That it shall be the incumbent on the tenant to make good and repair all damage of the house, electric installation, sanitary fittings ,water connections or any other materials.

12. That on expiry of the tenancy period of the agreement, the second party/ tenant will have to vacate and hand over the possession of the house to the first party in good condition as handed over at the time possession.

13. That if either party wish to terminate the agreement prior to the stipulated period, one month notice has to be served to the other party before vacation of the house.

14. That both the party mutually agree to further continue the tenancy beyond the stipulated period a fresh agreement has to be executed with an enhancement of rent by 8% which is mutually agreed.

15. That for any violation of the terms and conditions of the agreement, the second party liable to be evicted forthwith without serving any notice.

SCHEDULE

A residential premises measuring 1200 sq ft situated at House no -55, Sitala MAndir Path,Fatashil Manpara, A.K. Dev. road, Guwahati-25 in the district of Kamrup Metro

IN WITNESS WHEREOF BOTH THE PARTY HAVE SIGNED THE DEED OF TENANCY AGREEMENT on the day , month and year first above written

WITNESSES

1. Signature of the first party

2. Signature of the second party