

1. LANDLORD / LESSOR

Name: _____

Address: _____

Contact No.: _____

Aadhaar No.: _____

(hereinafter referred to as the "**Landlord**", which expression shall include his/her heirs, successors, legal representatives, and assigns)

AND

2. TENANT / LESSEE

Name: _____

Permanent Address: _____

Contact No.: _____

Aadhaar No.: _____

(hereinafter referred to as the "**Tenant**", which expression shall include his/her heirs, successors, legal representatives, and assigns)

3. PREMISES DETAILS

The Landlord hereby agrees to let out to the Tenant the residential premises known as:

Flat No., Floor , Building “ ____ ”, [Society Name], [Full Address], [City], Maharashtra – [Pincode],

consisting of **3 Bedrooms, Hall, and Kitchen (3BHK)**, with fixtures and fittings listed in *Annexure A.*

4. TERM OF AGREEMENT

The tenancy shall commence on **[Start Date]** and shall remain in force for a period of **11 months**, ending on **[End Date]**, unless renewed or terminated earlier as per this agreement.

5. RENT AND PAYMENT

- The monthly rent shall be ₹_____ (Rupees _____ only).
 - Rent shall be payable in advance on or before the ___ day of each month by [bank transfer / cheque / UPI] to:
Bank Name: _____
A/c No.: _____
IFSC: _____
 - A late fee of ₹____ per day/week shall apply for payments delayed by more than ___ days.
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6. SECURITY DEPOSIT

The Tenant has paid to the Landlord a **refundable security deposit** of ₹_____ (Rupees _____ only), free of interest, which shall be refunded upon vacating the premises after adjusting dues (if any) for unpaid rent, utilities, or damages.

(Note: In Maharashtra, typical security deposit = 2 to 6 months' rent, depending on locality.)

7. MAINTENANCE AND UTILITIES

- Society maintenance charges (monthly/annual) shall be paid by [Landlord / Tenant].
 - The Tenant shall pay for **electricity, piped gas, water (if metered), internet, cable/DTH, and telephone** as per usage.
 - Structural repairs shall be the Landlord's responsibility. Minor interior maintenance shall be borne by the Tenant.
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8. USE OF PREMISES

- The premises shall be used **only for residential purposes** by the Tenant and immediate family.
- The Tenant shall not sublet, license, or assign the premises without the Landlord's written consent.
- The Tenant shall not carry out any unlawful or commercial activities in the premises.

9. TERMINATION / NOTICE

Either party may terminate this agreement by giving **one (1) month's prior written notice** or one month's rent in lieu thereof.

If the Tenant fails to vacate after termination, the Landlord shall have the right to take legal possession as per the **Maharashtra Rent Control Act, 1999**.

10. RENEWAL

The parties may mutually renew this agreement for a further term with revised rent and deposit, upon executing a fresh agreement or through e-registration.

11. DAMAGE AND REPAIRS

- The Tenant shall be liable for any damage beyond normal wear and tear.
 - The Landlord shall attend to major repairs such as leakage, electrical wiring, or structural issues.
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12. INSPECTION AND ENTRY

The Landlord or authorized person may inspect the premises with at least **24 hours' notice** to the Tenant.

13. STAMP DUTY & REGISTRATION

- The parties agree to execute this agreement on **non-judicial e-stamp paper** and register it under **Section 55 of the Maharashtra Rent Control Act, 1999**.
- **Stamp Duty:** 0.25% of total rent + deposit amount for the term.
- **Registration Fee:** ₹1,000 (approx., subject to government updates).

(Note: Registration can be done online at <https://igrmaharashtra.gov.in> using Aadhaar and biometrics.)

14. GOVERNING LAW

This agreement shall be governed by and construed in accordance with the **laws of India**, specifically the **Maharashtra Rent Control Act, 1999**, and subject to the jurisdiction of courts at [City, Maharashtra].

15. SIGNATURES

LANDLORD:

Name: _____
Signature: _____
Date: _____

TENANT:

Name: _____
Signature: _____
Date: _____

WITNESSES:

1. Name: _____ Signature: _____
 2. Name: _____ Signature: _____
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ANNEXURE A – FIXTURES & FITTINGS

(List items such as furniture, fans, lights, geysers, modular kitchen, etc.)