

This Rental Agreement is made and executed on this \_\_\_\_ day of \_\_\_\_ , 20, at [City], Maharashtra, between:

**1. The Owner/Lessor:**

Mr./Ms. \_\_\_\_\_,  
Aged about \_\_\_\_ years,  
Residing at \_\_\_\_\_,  
(PAN No.: \_\_\_\_\_),  
hereinafter referred to as the "Lessor/Owner",  
**AND**

**2. The Tenant/Lessee:**

Mr./Ms. \_\_\_\_\_,  
Aged about \_\_\_\_ years,  
Residing at \_\_\_\_\_,  
(Adhaar No.: \_\_\_\_\_),  
hereinafter referred to as the "Lessee/Tenant".

Both the parties agree to the following terms and conditions:

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**1. Property Details**

The Lessor hereby agrees to let out and the Lessee agrees to take on rent the residential premises bearing address:

**Flat No.** \_\_\_, **Building Name** \_\_\_\_\_,  
**Society Name** \_\_\_\_\_, **Locality** \_\_\_\_\_, **City** \_\_\_\_\_, **Maharashtra – Pincode** \_\_\_\_\_.

The premises consist of **1 Bedroom, Hall, and Kitchen (1BHK)** with attached bathroom and balcony (if any).

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**2. Duration of Tenancy**

This agreement shall be valid for a period of **11 (eleven) months**, commencing from //20\_\_\_\_ and ending on //20\_\_\_\_, unless terminated earlier as per the terms herein.

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**3. Rent**

The monthly rent shall be Rs. \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **only**), payable on or before the **5th day** of each English calendar month.

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#### **4. Security Deposit**

The Tenant shall pay a refundable security deposit of Rs. \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **only**) at the time of execution of this Agreement.

This deposit shall be refunded at the time of vacating the premises, after adjusting dues (if any) towards electricity, maintenance, damage, or rent arrears.

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#### **5. Maintenance and Utilities**

- The Tenant shall pay **electricity, water, and gas bills** as per actual consumption.
  - **Society maintenance charges** shall be borne by the (*Owner/Tenant*) [choose one].
  - The Tenant shall maintain the premises in good and habitable condition.
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#### **6. Use of Premises**

- The premises shall be used **only for residential purposes**.
  - The Tenant shall **not sublet**, assign, or transfer the premises to any third party.
  - The Tenant shall not cause any nuisance, damage, or illegal activity within or around the property.
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#### **7. Termination**

Either party may terminate this agreement by giving **one (1) month's written notice** to the other party.

In case of premature termination without notice, the security deposit may be forfeited or adjusted proportionally.

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#### **8. Renewal**

This agreement may be renewed for a further term by mutual consent of both parties with revised rent and conditions.

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## **9. Indemnity**

The Tenant agrees to indemnify the Owner against any loss, damage, or claim arising from the Tenant's actions during the tenancy.

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## **10. Registration and Stamp Duty**

This agreement shall be **registered** as per the provisions of the **Maharashtra Rent Control Act, 1999**, and **stamp duty & registration charges** shall be borne by the (*Owner/Tenant/Both*).

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## **11. Jurisdiction**

Any dispute arising out of this agreement shall be subject to the jurisdiction of the courts at [City], Maharashtra.

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**IN WITNESS WHEREOF, both the parties have signed this Agreement on the date and year first above written.**

**Owner/Lessor:**

(Signature) \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Mobile: \_\_\_\_\_

**Tenant/Lessee:**

(Signature) \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Mobile: \_\_\_\_\_

**Witnesses:**

1. \_\_\_\_\_ (Name & Signature)

2. \_\_\_\_\_ (Name & Signature)