**# Rental Agreement**

\*\*Date:\*\* [Date of Agreement]

\*\*Place:\*\* [Place of Agreement]

\*\*This Rental Agreement\*\* is made and entered into on the date written above between Gautam Girdhar (hereinafter referred to as the "Owner") and Harshvardhan (hereinafter referred to as the "Tenant").

\*\*1. Property Description and Permitted Use:\*\*

The Owner hereby leases to the Tenant the property located at Ludhiana (hereinafter referred to as the "Property"). The Property is a fully furnished [Apartment/House/Unit - specify type]. The Tenant shall use the Property solely as a private residence and for no other purpose.

\*\*2. Rent Payment Terms and Due Dates:\*\*

The Tenant agrees to pay the Owner a monthly rent of Rs. 20,000 (Rupees Twenty Thousand only). Rent is payable in advance on the [Day] of each month, commencing on [Start Date of Rent Payment]. Rent shall be paid by [Specify payment method, e.g., cash, bank transfer, check] to [Specify payment details, e.g., bank account number, UPI ID].

\*\*3. Security Deposit:\*\*

The Tenant shall pay a security deposit of Rs. 3,000 (Rupees Three Thousand only) to the Owner upon execution of this agreement. The security deposit shall be refunded to the Tenant within [Number] days of the termination of this agreement, less any deductions for unpaid rent, damage to the Property beyond normal wear and tear, or other breaches of this agreement.

\*\*4. Utilities and Maintenance Responsibilities:\*\*

The Property is fully furnished. The Owner is responsible for [Specify Owner's responsibilities, e.g., property taxes, major repairs]. The Tenant is responsible for [Specify Tenant's responsibilities, e.g., minor repairs, keeping the property clean].

\*\*5. Tenant and Landlord Obligations:\*\*

\* \*\*Tenant Obligations:\*\* The Tenant agrees to keep the Property clean and in good condition, abide by all building rules and regulations, and not disturb other residents. The Tenant shall not make any alterations to the Property without the Owner's prior written consent.

\* \*\*Owner Obligations:\*\* The Owner agrees to provide the Tenant with quiet enjoyment of the Property and to address any necessary repairs in a timely manner.

\*\*6. Terms for Lease Termination and Renewal:\*\*

This agreement shall be for a fixed term of 2 months, commencing on [Start Date of Lease] and ending on [End Date of Lease]. This agreement may be renewed upon mutual agreement of the parties in writing. Either party may terminate this agreement with [Number] days' written notice to the other party.

\*\*7. Standard Legal Clauses:\*\*

\* \*\*Governing Law:\*\* This agreement shall be governed by and construed in accordance with the laws of India.

\* \*\*Entire Agreement:\*\* This agreement constitutes the entire understanding between the parties and supersedes all prior negotiations and agreements, whether oral or written.

\* \*\*Severability:\*\* If any provision of this agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

\* \*\*Force Majeure:\*\* Neither party shall be liable for any delay or failure in performance caused by events beyond their reasonable control, including but not limited to acts of God, war, and natural disasters.

\* \*\*Damage Clause:\*\* Any damage to the property caused by the Tenant, beyond normal wear and tear, will be subject to a fine, the amount of which will be determined by the Owner based on the cost of repair or replacement.

\*\*8. Signatures:\*\*

\*\*Owner:\*\*

Gautam Girdhar

[OWNER\_SIGNATURE]

Date: [Date]

\*\*Tenant:\*\*

Harshvardhan

[TENANT\_SIGNATURE]

Date: [Date]

\*\*Witness (Optional):\*\*

Name: [Witness Name]

Signature: [Witness Signature]

Date: [Date]

Name: [Witness Name]

Signature: [Witness Signature]

Date: [Date]

**Signatures:**

|  |  |
| --- | --- |
| Owner's Signature | Tenant's Signature |
|  |  |
| Gautam Girdhar | Harshvardhan |