**# Rental Agreement**

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

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

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

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

The Owner hereby leases to the Tenant the fully furnished property located at Ludhiana (hereinafter referred to as the "Property"). The Tenant shall use the Property solely as a residential dwelling and for no other purpose.

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

The Tenant agrees to pay a monthly rent of Rs. 20,000 (Rupees Twenty Thousand only). Rent is payable in advance on or before the 5th day of each month. The preferred method of payment is [Specify payment method, e.g., bank transfer, check]. Late payment charges of [Specify late fee amount or percentage] will be applied for payments received after the due date.

\*\*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. This deposit will be held by the Owner to cover any damages to the Property beyond normal wear and tear, unpaid rent, or other breaches of this Agreement. The security deposit will be returned to the Tenant within [Number] days of the termination of this Agreement, less any deductions for damages or unpaid dues.

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

The Property is fully furnished. [Clearly specify which utilities are included in the rent, e.g., electricity, water, gas, internet]. The Tenant is responsible for [Specify tenant responsibilities, e.g., keeping the property clean, minor repairs]. The Owner is responsible for [Specify owner responsibilities, e.g., major repairs, structural issues].

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

\*\*Tenant Obligations:\*\*

\* To pay rent on time.

\* To keep the Property clean and in good condition.

\* To not sublet the Property without the Owner's written consent.

\* To comply with all applicable laws and regulations.

\* To inform the Owner of any necessary repairs.

\*\*Landlord Obligations:\*\*

\* To provide the Tenant with peaceful enjoyment of the Property.

\* To perform necessary repairs in a timely manner.

\* To provide reasonable notice before entering the Property.

\*\*6. Lease Term and Renewal:\*\*

The initial term of this lease is 2 months, commencing on [Start Date] and ending on [End Date]. This Agreement may be renewed upon mutual agreement of the parties in writing prior to the expiration of the initial term. The terms of any renewal shall be mutually agreed upon.

\*\*7. Termination of Lease:\*\*

This lease may be terminated by either party with [Number] days written notice. The Owner may terminate this lease immediately for any breach of this Agreement by the Tenant, including but not limited to non-payment of rent or damage to the Property.

\*\*8. Additional Terms:\*\*

Any damage caused to the Property by the Tenant will result in a fine. The amount of the fine will be determined by the Owner based on the extent of the damage. (Koi tod fod kiye jaane pe fine lgega.)

\*\*9. Governing Law:\*\*

This Agreement shall be governed by and construed in accordance with the laws of India.

\*\*10. Entire Agreement:\*\*

This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous communications and proposals, whether oral or written.

\*\*Signatures:\*\*

\*\*Owner:\*\*

Gautam Girdhar

[OWNER\_SIGNATURE]

Date: [Date]

\*\*Tenant:\*\*

Harshvardhan

[TENANT\_SIGNATURE]

Date: [Date]

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

Name:

Signature:

Date:

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

Name:

Signature:

Date:

**Signatures:**

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