

MONTH TO MONTH RENTAL AGREEMENT

PARTIES -

This Month to Month Rental Agreement (hereinafter referred to as the “Agreement”) is entered into on 25-11-2021 (the “Effective Date”), by and between Juhi Karna, with an address of Darbhanga, Bihar (hereinafter referred to as the “Landlord”), and Keshav Sharma, with an address of (hereinafter referred to as the “Tenant”) (collectively referred to as the “Parties”).

CONSIDERATION -

The Tenant hereby agrees to pay the Landlord the amount of money as mentioned in this Agreement to lease the property owned by the Landlord on a month-to-month basis.

TERM

- This Agreement shall be effective on the date of signing this Agreement (hereinafter referred to as the “Effective Date”) and will commence on a month-to-month basis.
- Upon the end of the term of the Agreement, this Agreement will not be automatically renewed for a new term unless both Parties consent to the matter.

PREMISES, USE AND OCCUPANCY

- The premises that is to be rented by the Landlord is located at Darbhanga, Bihar.
- The premises is only to be used for residential purposes and may only be occupied by the registered occupants enlisted below:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

COSTS AND PAYMENT

- The monthly rent to be paid by the Tenant to the Landlord is Rs. 100000.00.
- It is to be paid by the Tenant before the first day of every month, whereas the first rent payment is due on 25-12-2021

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- The method of payment preferred by both parties is Online.
 - In case of late payments made by the Tenant, the Landlord is entitled to charge a Rs. 1000 fine as late fee.
 - Prior to taking the occupancy of the premises, the Tenant will pay the Landlord an amount of 100000.00 as a security deposit to cover the cost of any damages suffered by the premises and cleaning. Such security deposit will be returned to the Tenant upon the end of this Agreement in case the premises is left in the same condition as prior to the occupancy.

UTILITIES

- The Tenant hereby agrees to be responsible for the following utilities and/or services:

1. _____
2. _____
3. _____
4. _____
5. _____

- Whereas the Landlord also agrees to be responsible for the following utilities and or services:

1. _____
2. _____
3. _____
4. _____
5. _____

MAINTENANCE AND REPAIRS

- Hereby, the Parties agree that the following maintenance and repairs will be the responsibility of the Tenant.

1. _____
2. _____
3. _____
4. _____
5. _____

- Hereby, the Parties agree that the following maintenance and repairs will be the responsibility of the Landlord:

1. _____
2. _____
3. _____
4. _____
5. _____

TERMINATION

- This Agreement may be terminated in case the following occurs:

1. Immediately in case one of the Parties breaches this Agreement.
2. At any given time by providing a written notice to the other party 15 days prior to terminating the Agreement.

ABANDONMENT AND THE RIGHT TO ENTER

- In any case the Tenant abandons the premises during the term of this Agreement, the Landlord will be entitled to enter the premises by any means without facing any liability and the Landlord may terminate this Agreement.

- The Landlord is entitled to enter the premises to inspect or repair the premises.

DISPUTE RESOLUTION

- Any dispute or difference whatsoever arising out of or in connection with this Agreement shall be submitted to _____ (Arbitration/mediation/negotiation) in accordance with, and subject to the laws of, _____.

GOVERNING LAW

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

PETS

- The Parties agree that the Tenant will not keep any pets on the premises without priorly obtaining a written consent from the Landlord.

SEVERABILITY

- In an event where any provision of this Agreement is found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain to be enforced in accordance with the Parties' intention.

ENTIRE AGREEMENT

- This Agreement contains the entire agreement and understanding among the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, express or implied, oral or written, of any nature whatsoever with respect to the subject matter hereof. The express terms hereof control and supersede any course of performance and/or usage of the trade inconsistent

with any of the terms hereof.

AMENDMENTS


- The Parties agree that any amendments made to this Agreement must be in writing where they must be signed by both Parties to this Agreement.
- As such, any amendments made by the Parties will be applied to this Agreement.

SIGNATURE AND DATE

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout by their signatures below:

TENANT

Name: Keshav Sharma


A handwritten signature in black ink, appearing to read 'Keshav Sharma', written over a horizontal line.

Signature:

Date: _

LANDLORD

Name: Juhi Karna

A handwritten signature in black ink, appearing to read 'Juhi Karna', written over a horizontal line.

Signature:

Date: 25-11-2021