

RENTAL AGREEMENT

This Rental Agreement is made on **08/08/2025** between:

OWNER (Lessor):

Name: Nikhilesh Jangid

Age: 20

Occupation: Student

Address: B-1 505, Prassidhi Park Nr Pragati Nagar, Piplod, Surat, Gujarat - 395007

TENANT (Lessee):

Name: Kailash Sharma

Age: 35

Occupation: Self Employed

Address: G-104, Nandini 3, Vesu, Surat, Gujarat - 395007

PROPERTY DETAILS:

Address: X-123, ABCDE, XYZ, XYZ, PQR - 123456

Property Type: 2BHK

Property Area: 1200 sq ft

Property Purpose: commercial

Property Furnished Status: semi_furnished

Additional Items: Item 1, 2, 3, 4

Tenure: 2025-08-08 to 2026-07-08 (11_months)

Monthly Rent: ₹15000 (Fifteen Thousand)

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the tenancy shall be initially for the period of 11_months Month with effect from 2025-08-08 to 2026-07-08 and will be renewed every 11 months with mutual consent of both the landlord and tenant.
2. That the rent payable by the tenant to the landlord or his/her Authorized person, in respect of the said premises, shall be ₹15000 (Fifteen Thousand) per month which shall be payable on or before 1 - 8 Date of every succeeding month of the rental period.

3. That the tenant has paid a sum of ₹15000/- (Rupees Fifteen Thousand only) as interest free security deposit, the receipt of which is hereby acknowledged by the landlord by these presents. This advance amount shall be returned to the tenant by the landlord at the time of vacating the said premises after adjusting the dues such as rent, water charges, maintenance charges and electricity dues, apart from cost of damages if any.

4. All the expenses on the said Premises such as Electric Power, Water, Gas, Professional Tax, Municipal Tax, and GST (relating to business of tenant) shall be paid by the Tenant. All the above mentioned paid receipt) will be handed over to the Landlord by Tenant.

5. That the furniture, fittings and fixtures in the house premises are in good condition and the tenant return the same to the landlord in good condition excepting normal wear and tear before vacating the house premises and actual cost of damages if any, shall be reimbursable by the tenant to the landlord.

6. That the tenant has agreed to ensure minimum stay for a period of 11 month. The tenant and landlord has agreed to give 1 month notice before vacating the house.

7. That the tenant shall not sub Rent or sublet either the entire or any part of the said premises. The said premises shall be used only for commercial purpose.

8. That the tenant has agreed to keep the house premises clean and in hygienic condition including the surrounding areas and the tenant has agreed not to do any action that would cause permanent / structural damages / changes without obtaining prior consent from the owner on impact and costs.

9. That the landlord shall be at liberty to inspect to the house premises by himself and or by any other authorized person(s) as and when necessary.

10. That the tenant has agreed to hand over Item 1, 2, 3, 4 to the landlord at the time of vacating the house.

11. It is hereby agreed that if default is made by the tenant in payment of the rent for a period of three months, or in observance and performance of any of the covenants and stipulations hereby contained, the non such default, the landlord shall be entitled in addition to or in the alternative to any other remedy that may be available to him at this discretion, to terminate the Rent and eject the tenant from the said premises; and to take possession thereof as full and absolute owner.

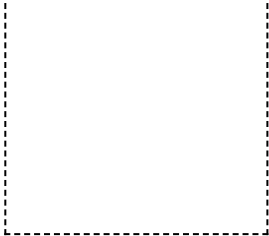
12. That the landlord shall be responsible for the payment of all taxes and levies pertaining to the said premises including but not limited to House Tax, Property Tax, other ceases, if any, and any other statutory taxes, levied by the Government or Governmental Departments. During the term of this Agreement, the landlord shall comply with all rules, regulations and requirements of any statutory authority, local, state and central government and governmental departments in relation to the said premises.

IN WITNESS WHERE OF, the parties here to have set their hands on the day and year first here in above mentioned without any external influence or pressure from anybody.

Nikhilesh Jangid

Landlord

Passport Size Photo



Kailash Sharma

Tenant



Witnesses
