



उत्तर प्रदेश UTTAR PRADESH

CG 459408

Rental Agreement

This Rental Agreement is executed at Varanasi on 20-02-2021

BETWEEN

Asha Devi, aged 48 years residing at Room no T-2/48 , Police Line, Pandeypur, Varanasi,  
Uttar Pradesh-221002.

Herein called the OWNER of the First Part

AND

Mr. Vipin Kumar Yadav, age 27 years, S/o Mr. Chandra Jeet Yadav residing at H.No. 37,  
Rampur Bakhariya, Khurhar, Mau, Uttar Pradesh-276403.

Herein called the TENANT of the Second Part.

WHEREAS the details mentioned in the First Part is the OWNER of premises Vill- Bhitari  
(Shaktipuram colony), Post - Lohata, Lahartara, Varanasi, Uttar Pradesh-221107 described in  
the Schedule.

WHEREAS the Tenant approached the Owner and the Owner agreed to let out the Schedule  
mentioned house for a period of Twelve months on the following terms and conditions.

**NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Owner hereby let out the Schedule mentioned Flat for a period of 12 (Twelve) Months from 01-04-2020 to 31-03-2021. The tenancy shall be renewable for any further period at the option of the Owner.
2. The Tenant shall pay Rs. 13,000/- (Rupees Thirteen Thousand only) per month as rent to the Owner or his Agents, on or before 4<sup>th</sup> day of succeeding English Calendar month. This amount is exclusive of Electricity, Water and common Maintenance charges.
3. The Tenant shall pay the Electricity charges separately to the Board in the name of the Owner.
4. The Tenant has paid Rs. 26,000/- (Rupees Twenty Six Thousand Only) to the Owner as Security Deposit. This amount shall not carry any interest and would be refunded to the Tenant at the time of his vacating and handing over vacant possession in good condition as it was when the tenant had occupied it in the beginning. The refund is subject to any outstanding deduction of rent, electricity bill repair and maintenance bills, if any.
5. The Tenant shall not make any additions or alterations to the structure of the building or cause any disturbance or nuisance to the occupants of other portions of the building. In respect of minor repairs, the Tenant shall obtain written permission from the Owner.
6. The Tenant shall use the premises only for residential purpose and shall not use the same for any other purposes.
7. The Tenant shall not sub-let or underlet the premises.
8. The Tenant shall keep the premises in good and tenantable condition.
9. The Tenant should permit the Owner or his Authorized agents to visit the premises for inspection at reasonable times.
10. The Tenant shall not keep any offend able things and highly inflammable things which are prohibited by Government in any manner.
11. The second party shall not carry out any repairs, electrical alterations or insert any nails in the walls without the written consent of the first party.
12. In the event of either of the party desiring to terminate the tenancy before completion of the tenanted period, the desiring party shall give Two Month's Notice to the other Party.
13. In case the Tenant wants to vacate the house immediately, then two month's rent amount has to be paid by the Tenant to the Owner for not informing in advance.

### SCHEDULE

The House bearing Vill- Bhitari (Shaktipuram colony), Post - Lohita, Lahartara, Varanasi, Uttar Pradesh-221107 having a measurement of 1750 sq.ft. with 4 bedrooms with bath attached, one common Hall, Kitchen and Bath Fittings:

Tube Ligths (CG GOLD) -6 nos.

Fans (Ceiling) -6 nos.

Door keys -2 nos.

IN WITNESS WHEREOF the Owner & Tenant have signed on the day, month & year written above, in the presence of

#### WITNESS

1. Sumit Yadav  
(Sumit Kumar Yadav)

31/2/2011  
OWNER

2. Amit Yadav  
(Amit Kumar Yadav)

Vipin  
TENANT