**RENTAL AGREEMENT**

This Agreement of Rental is made and executed on this \_\_\_\_ day of \_\_\_\_\_\_, 2019 by and between:

1. NAGESHWARA RAO, aged about --- years, R/o ---------------------

Hereinafter called the “OWNER/LANDLORD” which terms shall mean and include his legal heirs, administrators, executors, assignees, etc., on the ONE PART.

**IN FAVOUR OF**

1. SRI/SMT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, S/o \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, aged about \_\_\_ years, Occ: \_\_\_\_\_\_\_\_\_, R/o --------------------------------- hereinafter called the “TENANT” which terms shall mean and include his legal heirs, administrators, executors, assignees, etc., of the OTHER PART.

Whereas, the Landlord is an absolute owner of House ----------------------------------.

WHEREAS the Landlord has offered to the said House on rent and the Tenant has accepted the same offer agreeing to take the said house on rent as per the terms and conditions set forth herein, with effect from \_\_\_\_\_\_\_\_\_\_.

**Whereas the rental agreement witnesses as Follows**:

1. That the Tenant hereby agreed to pay to the Landlord the sum of Rs. \_\_\_\_\_\_\_(Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ only ) per month as rent.
2. That the Tenant shall pay the rent to the Landlord or to any person authorized by the Landlord in advance by 7th of every month during the tenancy period without any reminder from the landlord.
3. That the Tenant shall use the said house for residential purpose only.
4. That the rental agreement shall be effective for a period of Eleven months i.e; with effect from \_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_ and the tenant hereby agrees to handover the vacant possession of the house in sound condition to the Landlord after expiry of tenancy period.
5. That the Tenant hereby agrees to pay the Municipal/G.P. water and Electricity, House maintenance charges and day to day repairs if any in respect of the said house during the period of rental agreement. However, the Municipal House tax shall be paid by the Landlord only.
6. That the tenant hereby undertakes to keep the house in good and habitable condition during the tenure of this rental agreement and further agrees to compensate to the Landlord any damage to the house installation and fittings (as mentioned in the List of Fittings below) in the house and to the premises.
7. That the rental hereby create shall be terminable at the option of either party giving to the other party \_\_\_\_ month/s prior notice in writing.
8. That the tenant hereby agrees that he/she will not transfer the rental hold rights to any third party.
9. The tenant shall not install any machinery which may tend to injure the said premises and cause disturbance to neighbors. The tenant shall not cause any nuisance or disturbance to the neighbors.
10. The tenant has paid a sum of Rs. \_\_\_\_\_\_\_\_\_\_\_\_( Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_only) to the house owner towards rental deposit. The said deposit amount shall be free of interest and the Tenant will have no right to claim its adjustment in the rentals of covered premises. The tenant shall be entitled for refund of the said rental deposit after vacating the covered premises.
11. The Tenant shall have to vacate the premises peacefully in case the rent is not paid consecutively for two months.
12. The Landlord may in his sole discretion extend the period of this rent for and additional period of one to eleven months with a revised rent after \_\_\_\_\_\_\_\_\_\_.

**SCHEDULE OF THE PROPERTY**

**LIST OF FITTINGS**

1. Two ceiling fans of Crompton Greaves in Master Bed room and Children Bed room respectively.
2. Three Tube Lights in two bedrooms and hall repectively.
3. Six LED bulbs in two bedrooms, two bathrooms and hall respectively.

WITNESSES: Signature of the Landlord/Owner

1.

2. Signature of the Tenant