

Rent Agreement

This Rent Agreement is made and executed on this ___ day of _____, 20 at _____.

1. Parties

This Agreement is entered into between:

Landlord / Lessor

Name: _____

Father's / Husband's Name: _____

Age: _____ years

Occupation: _____

Permanent Address: _____

Current Address: _____

PAN / Aadhaar / ID No.: _____

Mobile No.: _____

Email ID: _____

And

Tenant / Lessee

Name: _____

Father's / Husband's Name: _____

Age: _____ years

Occupation: _____

Permanent Address: _____

Current Address: _____

PAN / Aadhaar / ID No.: _____

Mobile No.: _____

Email ID: _____

The above parties shall hereinafter be referred to as the **Landlord** and the **Tenant** respectively.

2. Recitals

The Landlord states that the Landlord is the lawful owner or otherwise legally entitled to let out the premises described below. The Tenant has approached the Landlord to take the premises on rent, and the Landlord has agreed to let out the same on the terms and conditions recorded in this Agreement.

3. Description of Premises

The Landlord hereby lets out to the Tenant the following premises:

Full Address of Property:

Property Type: Flat / Builder Floor / Independent House / Shop / Office / PG / Other:

Area / Floor / Unit No.: _____

Parking, if any: _____

Common areas / facilities, if any: _____

A list of fixtures, fittings, furniture, appliances, and inventory handed over with the premises may be attached as **Schedule A** and treated as part of this Agreement.

4. Nature of Use

The premises shall be used only for the following purpose:

Residential / Commercial / Family Stay / PG Accommodation / Office Use / Other:

The Tenant shall not use the premises for any unlawful, immoral, hazardous, prohibited, or unauthorized purpose, and shall comply with applicable municipal rules, society by-laws, police verification requirements, and other applicable laws.

5. Term of Tenancy

The tenancy shall commence from _____ and shall continue for a fixed term of _____ months, ending on _____, unless terminated earlier in accordance with this Agreement.

If the Parties wish to continue the tenancy after expiry, they may renew or extend the arrangement by a fresh written agreement or written renewal on mutually agreed terms.

6. Monthly Rent

The Tenant shall pay a monthly rent of INR _____ (Rupees _____ only).

The monthly rent shall be payable on or before the _____ day of each English calendar month.

Mode of payment: Bank Transfer / UPI / Cheque / Cash / Other:

Landlord bank details, if applicable:

Account Holder Name: _____

Bank Name: _____

Account Number: _____

IFSC: _____

If any increase in rent is agreed, it shall be as follows:

7. Security Deposit

The Tenant has paid / shall pay a refundable security deposit of INR _____ (Rupees _____ only) to the Landlord.

The security deposit shall be refundable at the time of vacating and handing over possession of the premises, after adjustment of unpaid rent, utility charges, damage beyond normal wear and tear, and any other dues lawfully payable by the Tenant.

The refund shall be made within _____ days from the date of complete handover and settlement of accounts.

8. Utilities and Outgoings

Unless otherwise agreed in writing, the following shall apply:

- Electricity charges: To be paid by _____
- Water charges: To be paid by _____
- Gas charges: To be paid by _____
- Internet / broadband charges: To be paid by _____
- Society maintenance / common area maintenance: To be paid by _____

- Property tax and ownership-related charges: To be paid by the Landlord unless otherwise agreed in writing.

The Tenant shall pay charges for actual consumption and usage during the tenancy period.

9. Possession

The Landlord has delivered / shall deliver peaceful and vacant possession of the premises to the Tenant on _____.

The Tenant confirms that the premises have been inspected and accepted in usable condition, subject to the following recorded defects, if any:

10. Maintenance and Repairs

The Tenant shall keep the premises clean and in tenantable condition and shall take reasonable care of the premises, fixtures, fittings, and appliances.

Minor day-to-day repairs due to ordinary use shall be borne by the Tenant, unless otherwise agreed. Major structural repairs, defects in title, and major repairs not caused by the Tenant's misuse or negligence shall ordinarily be borne by the Landlord.

The Tenant shall not make structural changes, permanent additions, demolition, major drilling, or material alterations without prior written consent of the Landlord.

11. Restrictions

The Tenant shall not, without prior written consent of the Landlord:

- Sublet the premises or any part thereof.

- Transfer or assign tenancy rights.
- Part with possession in favour of any third party.
- Use the premises for illegal or prohibited activities.
- Cause nuisance, disturbance, or annoyance to neighbours or the housing society.
- Keep hazardous, explosive, or prohibited goods on the premises.

12. Guests and Occupants

The following persons, if any, shall ordinarily reside in or use the premises with the Tenant:

No additional long-term occupant shall be inducted without the Landlord's written consent where such consent is required under the arrangement, society rules, or applicable law.

13. Entry and Inspection

The Landlord or authorized representative may enter the premises for inspection, repair, maintenance, or showing the premises to prospective tenants or purchasers, after giving reasonable prior notice of _____ hours / days, except in emergencies.

14. Lock-in Period

Lock-in period, if any: _____ months.

During the lock-in period, neither party shall terminate the Agreement except in case of material breach, non-payment of rent, illegal use, damage to property, mutual written consent, or any other ground specifically agreed below:

15. Notice Period and Termination

Either party may terminate this Agreement by giving _____ days / months prior written notice to the other party.

The Landlord may terminate the tenancy earlier in accordance with law in case of non-payment of rent, breach of terms, illegal use, nuisance, unauthorized subletting, material damage to the premises, or other lawful grounds.

The Tenant shall remain liable for rent and other dues during the notice period unless the Landlord accepts earlier handover in writing.

16. Delay in Rent Payment

If the Tenant fails to pay rent on time, the following late fee / interest, if agreed and legally permissible, shall apply:

Repeated default in payment shall constitute a breach of this Agreement and may give rise to termination subject to applicable law and notice requirements.

17. Compliance and Verification

The Tenant shall provide identity proof, address proof, and other KYC documents reasonably required for documentation, police verification, society records, or legal compliance. In many localities, police verification and tenant information formalities are commonly required or expected by local administration or housing societies.

18. Registration and Stamp Duty

This Agreement shall be executed on appropriate stamp paper or e-stamp paper of the value required under the applicable state stamp law. Registration shall be carried out

wherever compulsory or otherwise desired by the Parties, and agreements exceeding 11 months commonly require registration practice depending on state law and local implementation.

Stamp duty, registration fees, drafting charges, and incidental expenses shall be borne by: _____

19. Indemnity

The Tenant shall be responsible for any loss, penalty, damage, or liability arising from the Tenant's unlawful use, negligence, breach of this Agreement, or violation of applicable law.

The Landlord shall be responsible for claims arising from defective title or lack of authority to let out the premises, subject to law and evidence.

20. Dispute Resolution and Jurisdiction

The Parties shall first attempt to resolve disputes amicably.

If the dispute is not resolved, the matter shall be subject to the jurisdiction of the competent courts / rent authority / civil courts at _____, subject to applicable law.

21. Entire Agreement

This Agreement contains the complete understanding between the Parties in relation to the tenancy of the premises and supersedes prior oral discussions relating to the same subject.

Any amendment shall be valid only if made in writing and signed by both Parties.

22. Special Clauses

Insert any negotiated clause here, such as pet policy, painting condition, society NOC, commercial signage, GST on commercial rent if applicable, furnishing conditions, parking terms, business use restrictions, or family occupancy conditions:

23. Signatures

Signed by the Parties on the date and place first mentioned above.

Landlord / Lessor

Name: _____

Signature: _____

Date: _____

Tenant / Lessee

Name: _____

Signature: _____

Date: _____

24. Witnesses

Witness 1

Name: _____

Address: _____

ID Proof: _____

Signature: _____

Witness 2

Name: _____

Address: _____

ID Proof: _____

Signature: _____

Schedule A: Inventory and Fixtures

- Main door keys: _____
- Bedroom keys: _____
- Electricity meter no. and reading: _____
- Water meter no. and reading: _____
- Furniture items: _____
- Appliances: _____
- Other fixtures: _____
- Existing defects, if any: _____