

Whereas the landlord presents that he is the absolute owner of the flat/house at , **Indore (M.P)** (hereinafter referred to as said the "**Said Property**") and has absolute ownership , peaceful and uninterrupted enjoyment of the same .

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS :

1. Whereas the tenant herein approached the landlord for the said property consisting of **Bedrooms** , hall , kitchen , toilet bath , hereinafter called "The said premises" with fitting affixed in the premises , for the purpose of residence on the terms and conditions herein contained .
2. The Tenant agrees to pay a monthly rent of **Rs. (Rs Only) Including Society Maintenance Charges** for eleven months starting from **20.... to 20.....** .
3. That the tenancy shall be monthly in nature , commencing from 1st day of each English calendar month , The tenancy has started w.e.f. **20....** for 11 months till **20....** .
4. The Tenant has/will deposit a sum of **Rs. (Rupees only)** as a security deposit advance , is transferred by Neft/Cheque to landlord account ,which will be refunded at the time of vacating the said premises after settlement of any claim including the damages of the property if any furniture , electricity , water , building society maintenance charges , dues etc. . It shall carry no interest .
5. The Tenant promises to pay the monthly rent till the last month of stay , advance given would not adjusted as last month's rent . Advance payment would be returned at the time of vacating the flat after clearing MPEB electricity bill and damages done , if any .
6. If Tenant vacates within six months then 15 days rent would be deducted from deposit. Incase if problem is due to or in premises no amount would be deducted.

.....**Cont....3....**

7. The rent will be increased by **5-10%** of present rent with mutual consent of both the parties after completion of aforementioned tenancy period , i.e. 11 months .
8. The tenant agrees to pay the monthly rent in-advance before the **5th** Day of each month according to the English calendar .
9. Final settlement of the deposit will be done after settlement of all electricity & other charges dues at the time of disengagement .
10. That Tenant shall keep the said premises in neat and habitable condition .
11. The Tenant shall not make any alteration or additions in the said premises without the written permission of the Landlord .
12. The Tenant agrees to pay the Electricity charges , which is as per the actual usages , Today Meter Reading is
13. The Landlord has provided.....**Fans.....Tube lights**
..... **ETC.** which have to be returned in working condition at the time of vacation of the flat.
14. Insurance cover of movable and fixed items mentioned above will be of tenants , responsibility to cover against theft and any other loss , landlord will not be responsible for such loss .
15. The said property is let out exclusively for residential and the Tenant is not permitted to use the said premises for any other commercial purpose .
16. The Tenant shall not sub-license, assign or sublet the part or whole of the said premises to anybody during the tenancy period.
17. The Tenant shall not create any nuisance annoyance or hindrance in the said premises or its surrounding neighborhood and the Society / Colony / Association's rules and regulation will be binding to the tenant and its occupant. The tenant shall not do any illegal activity or activities in the aforesaid property .The Tenant hereby declares that he was not involve in illegal activities in country till date. The Tenant shall not do any illegal activity or any activities which comes under the against the national interest of India . The landlord shall reserves the right to terminate the tenancy , if the tenant violates any of the conditions of the agreement .

....Cont...4....

18. The Tenant will give the vacate possession to the landlord on termination of the tenancy in reasonably good condition atleast in which he had taken possession of the premises .
19. The Landlord shall terminate this agreement at any time during it's subsistence by giving One month's notice in writing to the tenant and the tenant can also surrender the premises and terminate this agreement by giving One month's notice to the Landlord .
20. That in case Tenant does not vacate the said house after termination of the tenancy , then the Landlord will have the right to get the said house vacated by initiating a suit for ejectment in the competent court of law at Indore and the Tenant will be responsible for all costs and consequences for the same .
21. That the original copy of this agreement will be retained by the Landlord and a Duplicate copy on a non-judicial stamp paper will be retained by the tenant .
22. Information regarding the tenant will be submitted to the police by the Landlord . The Tenant has to submit proof regarding working or residential documents like Driving License, PAN Cards or Passport, references to the Landlord .

**IN WITNESS , whereof the parties hereto have signed this Rental agreement
, on the**

LANDLORD

TENANT

(_____)

(_____)

Witness:-

1.	2.
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