**RENTAL DEED**

THIS RENTAL DEED is made and executed at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Place)\*, on this \_\_\_\_ day of \_\_\_\_\_\_\_\_(Month)\*, \_\_\_\_\_\_(Year)\* by and between:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Name of Owner) aged about \_\_\_\_(age)\* years, Occupation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Resident of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Owner Address)\*.

(Herein after called the “OWNER” wherever occurs shall mean and include his Executors, Legal representatives, successors and assignees the party of the first part).

**AND**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Name of Tenant)\*, S/o \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_(Father's name)\* aged \_\_\_\_ years, Occupation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, resident of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_(Address of Tenant)\*

(Herein after called the “TENANT” wherever occurs shall mean and include its administrators, executors, Legal representatives, successors and assignees the party of the Second part).

The term "OWNER" and "Tenant" shall mean and include their respective Heirs, Successors, Legal Representatives, Administrators, Executors, Assigns or anyone claiming through or under them.

Whereas the OWNER is the absolute owner and possessor of premises at bearing \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Property Address)\*. And offered the same on rent to the Tenant for running a business of "\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"(Nature of business)\* under the name and style of "\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"(Name of the business)\*. And the Tenant accepted the offer on the following terms and conditions.

THIS DEED OF RENTAL WITNESS AS FOLLOWS:

That the Owner has agreed to let out for commercial use and the Tenant has agreed to take on rent for "\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"(Nature of Business)\* under the name and style of "\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"(Name of Business)\*. The Tenant should not sub-let the same to any other person/s.

1. The Rental Deed is with effect from \_\_\_\_\_\_\_\_\_\_\_\_\_\_(Date)\*.

2. That the agreement shall be for a period of 11 months and renewal thereafter on mutual understanding and agreement amongst the Owner and Tenant.

3. That the tenant has agreed to pay monthly rent of Rs.\_\_\_\_\_\_\_\_\_\_/- (Rent)\* (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) (Rent in words)\* on or before 5th day of every month.

4. That the tenant agreed to pay a 4 month security deposit at the beginning of the rental period, which will be released at the time of tenant vacating the said premises or termination of this agreement after considering the dues if any.

5. That the tenant shall pay the electricity & utilities consumption charges in respect of the electricity & utilities consumed for the said premises.

6. That the tenant shall pay the security, common area maintenance (CAM), other consumption charges for the said premises to the housing society / building association committee / owner where applicable.

7. That if the Tenant commits defaults in payment of monthly agreed amount or contravene the terms agreed hereto, the Owner should be entitle to terminate the rent and take the possession of the premises and recover the amount due from the Tenant.

8. That the tenant shall keep the premises in neat, clean and habitable condition and the Owner shall be free to inspect the premises at any reasonable time.

9. That the tenant is not allowed to make any alteration in the said premises without the written consent of the owner.

10. That the tenant shall follow all the rules, regulations, code of conduct, by-laws set by the housing society, building committee, local authorities in respect of the leased premises and will not get involved or do illegal activities in the leased premises.

11. That the Owner has to give 3 months prior notice to the Tenant, if he tends to sell/vacate the premises.

12. Expenses to handle any loss or damage to the premises due to negligence in maintaining the premises properly would be born by the tenant.

13. On breach of any conditions aforementioned this rental deed shall stand revoked at once and Tenant shall deliver vacant possession to the Owner without any notice on demand of the Owner.

In witness where of parties here to have signed on the day, the month and the year stated above.

**WITNESSES**: **SIGNATURE OF OWNER**

1.

2. **SIGNATURE OF TENANT**