

UNDERTAKING BY LANDLORD

I, _____ (Name of Landlord), s/o/D/o/W/o _____ resident of _____ (full address), being the owner of the premises situated at _____ (complete address of the premises), do hereby solemnly undertake and declare as follows:

1. That I am the absolute and lawful owner of the premises, having valid and marketable title, free from all encumbrances, liens, charges, and litigation & I am voluntarily offering my premises on lease/rent to the employee of the Bureau of Indian Standards (BIS) for residential purposes.
2. That I have full authority and right to lease the premises, and no consent from any third party (bank, co-owner, mortgagee) is required, or if required, such consent has been obtained and is attached.
3. That I undertake to ensure peaceful and undisturbed possession of the premises to the employee throughout the lease term, and shall not interfere with the employee's lawful use of the premises.
4. That in case any increase in rent becomes necessary after the completion of the agreed lease period, the same shall be proposed by me in writing along with legitimate reasons (such as revision in municipal taxes, government notifications, or other justified grounds) and duly communicated to BIS at least two (02) months in advance of such proposed increase.
5. That I shall provide minimum one-month notice in writing if I intend to terminate the lease prematurely for any reason, except in case of breach by the employee.
6. That I acknowledge receipt of security deposit of Rs. 18,000/- and undertake to refund the same within [30 days] of vacation after adjusting any legitimate dues, along with interest as per agreement.
7. That I certify under oath that the proposed rental value does not exceed the prevailing market rate for similar accommodation in the vicinity.
8. That I undertake to declare the rental income in my income tax returns and pay applicable taxes thereon. I acknowledge that BIS will deduct TDS as per Income Tax Act provisions and provide Form 16C.
9. That I have no criminal background or pending criminal cases, and I authorize BIS to conduct police verification if deemed necessary.
10. That I shall indemnify and keep indemnified BIS and the employee from and against all claims, demands, actions, proceedings, losses, damages, costs, and expenses arising out of any defect in my title, breach of representations, or non-compliance with applicable laws.

11. Section 5, Mediation Act, 2023, All disputes under the Lease Agreement shall be resolved first through Mediation Act, 2023, and any mediated settlement shall be final and enforceable. Under Section 28, one can challenge the appeal only on limited grounds in the appropriate civil court.

12. That I further confirm no arbitrary or unjustified increase shall be demanded and that all revisions, if any, shall strictly follow the provisions of the lease agreement and relevant rules.

13. 5. That this undertaking shall form an integral part of the lease/rent agreement executed between me and BIS/the concerned employee.

14. I have read and understood the Term and Conditions outlined in the lease agreement with the Bureau of Indian Standards and I agree to abide by the same.

I hereby declare that the above statements are true to the best of my knowledge and belief.

Signature of Landlord

Date:

Name:

Place:

Contact No.:

Address: