Rental Agreement

Party No. 1 (Landlord)

- **Name:** [Full Name of Landlord]
- **Son/Daughter/Wife/Husband of:** [Father's/Son's/Wife's/Husband's Name]
- **Aadhaar Number:** [Aadhaar Number]
- **Permanent Address:** [House Number, Building Name, Place, Post Office, Pincode]
- **Contact Number:** [Phone Number]
- **Email:** [Email Address (if any)] *(Hereinafter referred to as the **'First Party'**)*

Party No. 2 (Tenant)

- **Name:** [Full Name of Tenant]
- **Son/Daughter/Wife/Husband of:** [Father's/Son's/Wife's/Husband's Name]
- **Aadhaar Number:** [Aadhaar Number]
- **Permanent Address:** [House Number, Building Name, Place, Post Office, Pincode]
- **Contact Number:** [Phone Number]
- **Email:** [Email Address (if any)] *(Hereinafter referred to as the **'Second Party'**)*

Property Description

The property being leased under this agreement is described as follows:

- **Type of Property:** [E.g., House / Flat / Apartment]
- **Full Address of Property:** [Building Name, Number, Flat Number (if any), Road, Area, Post Office, Pincode]
- **Taluk:** [Taluk]
- **Village:** [Village]
- **Area/Dimensions:** [E.g., 1200 sq. ft., 3 Bedrooms, 2 Bathrooms, Hall, Kitchen]
- **Other Specifics:** [E.g., Furnished / Semi-furnished / Parking facility]

The aforementioned property is owned by the First Party and complies with all legal requirements. The First Party agrees to rent out the said property to the Second Party for residential purposes only, and the Second Party agrees to take it on rent.

Terms and Conditions

1. **Tenancy Period:** This Rental Agreement shall be valid for a period of **11 (Eleven) months**, commencing from **[Start Date]** to **[End Date]**. After this period, if both parties are willing, the agreement may be renewed with new terms and a revised rent amount.
2. **Rent Amount:** The monthly rent shall be **Rs. 13,000/- (Rupees Thirteen Thousand Only)**. The Second Party shall pay the rent to the First Party on or before the **[Date for Rent Payment, e.g., 5th]** of every English calendar month. The rent can be paid via **bank transfer to the First Party's account / in cash / by cheque** (select as applicable).
3. **Security Deposit:** The Second Party has paid a refundable security deposit of **Rs. 26,000/- (Rupees Twenty-Six Thousand Only)** to the First Party at the time of entering into this agreement. This security deposit shall be refunded to the Second Party within **[e.g., 15 / 30]** days of vacating the property upon the expiry of the tenancy period, provided there are no outstanding rent dues or damages to the property, and all utility bills have been settled. The First Party reserves the right to deduct expenses for any damages caused to the property (excluding normal wear and tear) from this security deposit.
4. **Utility Bills:** The **electricity bill, water bill, gas bill, waste collection charges, and maintenance charges (if it's an apartment)** for the duration of the tenancy shall be the sole responsibility of the Second Party. Upon vacating the property, the Second Party must clear all outstanding bills and provide the receipts to the First Party.
5. **Property Maintenance:**
    - Minor repairs (e.g., changing bulbs, minor plumbing issues, switch repairs) shall be the responsibility of the Second Party.
    - Major repairs, such as structural damages, significant plumbing/electrical failures, or roof leaks, shall be the responsibility of the First Party.
    - The Tenant is bound to keep the property and its surroundings clean and tidy.
6. **Alterations to Property:** The Second Party shall not make any alterations or additions to the property without the prior written consent of the First Party. If alterations are permitted, the First Party shall have the discretion to decide whether they should be restored to their original state or retained upon the termination of the agreement.
7. **Subletting:** The Second Party shall not sublet the whole or any part of the rented property, or transfer its possession to any other person, without the prior written consent of the First Party.
8. **Notice for Termination:** If either party wishes to terminate this agreement before its expiry or at the end of the 11-month period, they must give a **minimum of one month's written notice** to the other party. If the tenant vacates the property before the

completion of the lease term, the clauses regarding the refund of the security deposit in this agreement shall apply.

9. **Landlord's Right of Entry:** The First Party shall have the right to enter the property for repairs or inspection after giving reasonable prior notice to the Second Party. In emergency situations, entry may be permitted without prior notice.
10. **Legal Compliance:** The Second Party is bound to comply with all existing laws and regulations while using the property. The property shall not be used for any illegal activities.
11. **Rent Hike and Renewal:** After the expiry of this agreement, if both parties are willing, the agreement may be renewed. In the renewed agreement, the First Party shall have the right to increase the rent by up to **10% (Ten Percent)** from the current rent amount. The renewed agreement shall be registered again if required.
12. **Dispute Resolution:** In case of any disputes arising from this agreement, both parties shall first attempt to resolve them amicably through discussion. Failing which, the **courts in Kochi** shall have jurisdiction to resolve such disputes in accordance with the relevant laws of Kerala.
13. **Agreement Registration:** If this agreement is required to be registered at the Sub-Registrar's Office, the cost associated with the registration shall be shared equally by both parties. (Registration is mandatory for agreements exceeding 11 months. While not mandatory for 11-month agreements, it is advisable for legal validity.)

Both parties hereby declare that they have read, understood, and agreed to all the terms and conditions of this Rental Agreement, and have signed and executed it in the presence of the witnesses.

Signatures

Party No. 1 (Landlord) (Signature) [Full Name of Landlord]

Party No. 2 (Tenant) (Signature) [Full Name of Tenant]

Witnesses

1. **Witness 1**
    - **Name:**
    - **Address:**
    - **Signature:**
2. **Witness 2**
    - **Name:**
    - **Address:**
    - **Signature:**

Place: Kochi **Date:** July 12, 2025

Important Note: This agreement is a template only. The terms and conditions may need to be modified according to your specific circumstances. It is highly advisable to consult a legal professional for any legal clarifications or advice.