

THIS DEED OF HOUSE RENTAL AGREEMENT

executed at ----- on -th day of ---- 2022.

BETWEEN

Mr. _____ **s/o.** _____, aged about ___ years Hindu, presently residing at _____, _____-600000. _____ District, Tamilnadu (Aadhar no.7000 4000 5000), hereinafter called the “**HOUSE OWNER**”, which term shall mean and include wherever the context so admits or permits his legal heirs, representatives, administrators, executors and assigns. Mobile. +91 _____ PAN no. _____

AND

Mr. _____ **S/o.** _____ aged about ___ years currently residing at _____, _____, _____-600000. _____ District, Tamilnadu (Aadhar no. 5200 0900 6000), hereinafter called the “**TENANT**” which term shall mean and include wherever the context so admits or permits the legal heirs, legal representatives, administrators, executors and assigns. Mobile. +91 _____, PAN no. _____

WHEREAS the **HOUSE OWNER** is the absolute owner of the property admeasuring an total extent of _____ sq.ft of land at survey no ____ and a building situated at _____, _____ -600000. _____ District, Tamilnadu, hereinafter referred as '**schedule property**'.

AND WHEREAS the TENANT has offered to take on rent, the said premises and whereas the HOUSE OWNERS have agreed to rent the schedule mentioned property subject to the following terms and conditions: -

- 1) The house rental agreement has commenced from **16-05-2022** and it shall be for a period of **ELEVEN** months till **16-04-2023**
- 2) The TENANT shall pay a monthly rent of **Rs.4000/-** (Rupees four thousand only) on or before 5th of every succeeding month.
- 3) This house rental agreement stands cancel upon rent due for more than two months and the TENANT has to vacate the premise immediately within 15 days without any further written notice from the **HOUSE OWNER**
- 4) The TENANT has paid to the HOUSE OWNER an advance of **Rs.12,000/-** (Rupees Twelve thousand only) which will become refundable at the time of **TENANT** is vacating the premises after deducting arrears of Rent / Maintenance charges and Electricity charges, if any.

This advance amount will not carry any interest and will on no account be adjusted against rent
- 5) This house is rented to the tenant for residential purposes only. No commercial use is permitted without informing the **HOUSE OWNER**
- 6) The **TENANT** shall pay the Electricity Bill every month with any advance or CC charges included in the bill amount
- 7) General sweeping or cleaning charges will be imposed if house area is not kept neat and maintained clean

- 8) The **TENANT** shall not make any alterations in the house without prior permission of the **HOUSE OWNER**, any such fittings or construction works done in the house, the same should be rectified to the original condition when vacating and handing over the house to its **HOUSE OWNER**
- 9) The **TENANT** undertakes to keep the original house door keys or lock keys and the same shall be returned at the time of vacating the premises
- 10) Two months prior notice should be given by either side for vacating the premises or on early cancelation of this house rental agreement
- 11) The **TENANT** shall on expiry or earlier termination of the rental agreement deliver vacant, peaceful possession of the schedule premises in as good as order the schedule premises were on the date of commencement of the agreement, normal wear and tear excluded
- 12) As per the new tenant act 2017, a double rent will be applicable if the **TENANT** did not vacate the premise after early termination of the house rental agreement or on expiry of this 11 months agreement period or further not renewed the agreement
- 13) The **TENANT** agrees and permits the **HOUSE OWNER** to disconnect the electric supply and water connection to the premise upon termination of the agreement period or if rent arrears any
- 14) That the **TENANT** shall not sublet or assign the tenancy in trust in the said portion under his occupation to any one or sublet the whole or part thereof to anyone
- 15) Not to do or suffer to be done in or upon the demised premises or other parts of the said building in common with other persons anything whatsoever, which may be or become a nuisance or annoyance to or in any way interfere with the quiet or comfort of the **HOUSE OWNER** or other **TENANTS** and occupiers of the said building.
- 16) The **TENANT** shall permit the **HOUSE OWNER** or his authorized representative to enter the premises for inspection at any time suitable to both parties as may be mutually agreed upon

- 17) The **HOUSE OWNER** is not liable for any theft, loss, fire, destruction of any assets or properties of the **TENANT** kept in the premises and the **TENANT** shall take reasonable care of the same
- 18) The **TENANT** will repay the losses to the **HOUSE OWNER** on any damage to the premise, electrical fittings, walls, door, windows or any amenities of the premise
- 19) Any dispute arises between two parties; the same shall be dealt under the new tenant act 2017 in the jurisdiction of the RDO even after the expiry of the agreement period
- 20) The **HOUSE OWNER** hereby puts the **TENANT** in absolute possession and enjoyment of the portion let out to them on the above terms and conditions

It is hereby expressly agreed and declared that if the **TENANT** commits default in the payment of the monthly rents for a period of 2 months the **HOUSE OWNER** shall notwithstanding the period of 11 months herein before stipulated for proceeding against the **TENANT** to evict the **TENANT** from the said portion more fully described in the schedule hereunder and to recover possession of the place and also the amenities provided and described.

SCHEDULE PROPERTY DETAILS:

HOUSE/ RENTED BUILDING MEASURING _____ SQ.FT (Approximately), Ground floor with _____ Bed rooms, Kitchen, Hall and _____ bathrooms. The common area is 3 ft approximately in front of the house corridor, with _____ bike parking area, excludes car parking/. The common terrace is provided to the tenant for public use only.

IN WITNESS WHEREOF THE HOUSE OWNER AND THE TENANT HAVE SIGNED THIS DEED OF HOUSE RENTAL AGREEMENT ON THE —th DAY OF ----- 2022.

Signature of TENANT

Signature of HOUSE OWNER

WITNESS:-

1.

2.