**RENT AGREEMENT**

This Rent Agreement is made and executed at Noida, Gautam Budh Nagar, on this **(Date), between:-Name of landlord and Address of the property.** (Hereinafter called the first party /landlady)

AND

**Trade Name** (**Mr. Proprietor Name**) **S/o Father name, R/O Resident proof of the proprietor** (hereinafter called the Second Party/Tenant)

The expression of both the parties wherever they occur in the body of this agreement, shall mean and include their respective heirs, executors, administrators, nominees and assigns.

Whereas the first party is absolute owner and in possession and let out his of shop bearing **Address proof the place of business** to **Trade name**  (nature of work define ) (hereinafter called the rented premises).

 **IN THE FOLLOIWNG TERMS AND CONDITINOS:**

1. That the second party/tenant shall pay a sum of Rs. 8,000/- (Rupees Eight Thousand Only) per month to the first party in advance on or before 10th day of each English Calendar Month. That on expiry of this agreement if both the parties agree to extension for another period of 11 months may be done, after the expiry of this agreement a fresh rent agreement will be made by increasing in the rent @ 10%.

2. That a sum of **Rs. 8,000/- (Rupees Eight Thousand Only)** give as a security amount to the first party/landlord, but Rs. 1,000/- deduct per month from the security amount and the balance amount shall be refundable without interest at the time of vacation of said premises. The effective rent is Rs. 8,000 per month.

3. That the tenancy of the premises has commenced w.e.f. 26/September/2018 for a period of 12 months only.

4. That the second party shall pay electricity and water charges per month as per meter reading.

5. That the second party shall use the above said premises for Commercial purpose only.

6. That is it agreed that the tenant shall not make any additions or alteration to the tenancy premises without the consent in writing of the landlord.

7. That landlord/ first party and the tenant/second party shall observe the rent agreement clause strictly, and any breach of the clause of the agreement shall give right to the either party to terminate him Rent Agreement.

8. That the tenant shall be fully bound to return back the possession of the said premises in same condition to the owner /landlord at the time of the termination of the agreement or expiry of the tenancy period without raising any hindrance.

9. That first party shall give one month advance notice to the second party or vice versa, if he wants to terminate the agreement prior to the expiry of the tenancy period. Likewise second party (tenant) shall give one month notice or one month rent in advance to the first party/landlord in case he wants to vacate the tenancy before completion of notice period.

10. That the second party shall abide by the rules and regulations of the entire concerned local bodies/authorities i.e. DDA/MCD/BSES/PVVNL etc. or any other whatsoever may be empowered for time being in force.

11. That the tenant shall permit the landlord or his representatives/ agent to enter into the premises for inspection at reasonable hours.

12 That the tenant should carry out all necessary minor repairs and the tenant shall be in-charge of the day to day maintenance of the said rented property. All the major repairs carried out by the first party.

13. That the present agreement has been executed under free WILL and consent of both the parties and neither party has signed under any pressure, threads coercion etc.

14. That is any dispute arise between the parties and same shall be referred to the Delhi Jurisdiction Only.

 15. I further state that I have no objection if second party uses the address of

 The said premises as their mailing address.

16. IN WITNESS WHEREOF the parties hereto execute and present at New Delhi, on the day, month, and year first above written in the presence of the following witnesses:

 FIRST PARTY SECOND PARTY

 **(Name of Landlord) (Trade Name)**

 **(Pro. name)**

WITNESS- 1 WITNESS -2

* Name:- Name:-
* Father’s Name:- Father’s Name:-
* Mobile number:- Mobile number:-
* Address:- Address:-