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RENT AGREEMENT

This rent agreement ("Agreement") is made on **25th day of October, 2023** at **Ahmedabad**, **Gujarat**

BETWEEN:

LANDLORD(s)

Vasudev Kanubhai Gothi having Aadhaar Number: **688325673730**, resident of **7, Shivam Villa, Opp Aanal Tower, Near Commerce Six Roads, Ahmedabad, Gujarat - 380009**...(hereinafter referred to as the "LANDLORD") which expression shall, unless repugnant to the context, mean and include his heirs, executors, and permitted assigns.

AND:

TENANT(s)

Dhaval Vasudev Gothi having Passport Number: **W4612338**, resident of **E-1803, Mantri Manyata Lithos, Manyata Tech Park, Nagavara, Bengaluru, Karnataka - 560077**...(hereinafter referred to as the "TENANT") which expression shall, unless repugnant to the context, mean and include his heirs, executors, and permitted assigns.

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WHEREAS

The said **LANDLORD(s)** is sole and absolute (Landlord/Landlady) of the Property: **7, Shivam Villa, Opp. Aanal Tower, Near Commerce Six Roads, Ahmedabad, Gujarat 380009** (hereinafter referred as "**PROPERTY**"), and the above said **TENANT(s)** has contacted the **LANDLORD(s)** to take the property on rent and the **LANDLORD(s)** has agreed to let out the Property to the above **TENANT(s)** on the below-given terms and conditions.

NOW, THIS DEED FURTHER WITNESSETH AND AGREED BY AND BETWEEN THE SAID PARTIES AS FOLLOWS:

1. **Term of Tenancy:** The term of this agreement shall be for **11 months**, commencing from **25/10/2023** and ending on **25/09/2024**.
2. **Rent and Security Deposit:**

a. The monthly rent for the property is **₹10,000.00** (**Ten Thousand Rupees only**) per month.
b. The tenant agrees to pay the monthly rent on or before **5th** day of each month.
c. A security deposit of **₹20,000.00** (**Twenty Thousand Rupees only**) has been paid by the tenant to the landlord and this amount will carry no interest. The security deposit shall be refunded at the end of the tenancy period, subject to deductions for any damages or outstanding dues.

3. **Utilities and Maintenance:**
   a. The tenant will be responsible for paying utility bills including electricity, water, gas, and any other applicable charges.
   b. Society Maintenace charges if any, are inluded in the monthly rent paid by the Tenant.
   c. The tenant shall maintain the property in good condition and shall be responsible for any damages caused beyond normal wear and tear.
   d. The landlord shall be responsible for regular maintenance and repairs, including plumbing, electrical, and structural maintenance.
4. **Use of Property:**
   a. The property shall be used solely for residential purposes by the tenant.
   b. Subletting, assigning, or transferring the property to any third party, in whole or in part, without the prior written consent of the landlord is strictly prohibited. Any subletting or assignment requires the landlord's explicit written approval.
5. **Termination and Notice:**
   a. Either party may terminate this agreement by providing **30 days written notice** to the other party through any suitable channel.
   b. Upon termination, the tenant shall return the property in the same condition as at the beginning of the tenancy, minus normal wear and tear.
6. **Repairs and Alterations:**
   a. The tenant shall promptly inform the landlord of any necessary repairs or maintenance issues.
   b. The tenant shall not make any structural alterations or modifications to the property without the written consent of the landlord.
7. **Entry and Inspection:**
   a. The landlord has the right to enter the property with prior notice to inspect its condition or make repairs.
   b. The landlord shall provide reasonable notice, except in cases of emergencies.

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8. **Default and Eviction:**
    a. Failure to make regular rent payments or violation of terms can result in eviction.
    b. The landlord will be within their right to evict the Tenant without the issuance of any legal notice.
9. **Use of Premises:**
    a. The tenant shall not use the premises for any illegal, immoral, or commercial purposes.
    b. The tenant shall not engage in any activity that might cause a nuisance or disturbance to neighbours.
10. **Furnishings and Appliances:** The tenant shall be responsible for the reasonable care and maintenance of provided furnishings and appliances.
11. **Renewal of Agreement:**
    a. If both parties agree, this agreement may be renewed for another term subject to updated terms and conditions.
    b. Renewal terms and any rent adjustments should be discussed and agreed upon in writing prior to the renewal date.
12. **Maintenance Charges:** The tenant shall be responsible for any increases in maintenance charges applicable during the tenancy period.
13. **Notice of Absence:** The tenant shall provide the landlord with written notice if they plan to be away from the premises for an extended period.
14. **Dispute Resolution:** In case of any disputes or disagreements, both parties shall first attempt to resolve the matter amicably through negotiation. If unresolved, mediation or arbitration can be pursued before pursuing legal action.
15. **Force Majeure:** In the event that either party is unable to fulfil its obligations due to circumstances beyond their control (such as acts of God, natural disasters, government actions), the affected party shall be excused from such obligations during the period of disruption.
16. **Indemnity:** The tenant shall indemnify and hold the landlord harmless from any claims, damages, or liabilities arising from the tenant's use of the premises.
17. **Notices:** All notices and communications shall be in writing and shall be deemed properly delivered if sent via registered post or other medium as per the convenience of both parties.

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In Witness Whereof, the Parties hereto have set their hands and signatures on the date and year first above mentioned.

Landlord(s) Signatures



Vasudev Kanubhai Gothi resident of **7, Shivam Villa, Opp Aanal Tower, Near Commerce Six Roads, Ahmedabad, Gujarat - 380009**, having Aadhaar Number: **688325673730**

Tenant(s) Signatures



Dhaval Vasudev Gothi resident of **E-1803, Mantri Manyata Lithos, Manyata Tech Park, Nagavara, Bengaluru, Karnataka - 560077**, having Passport Number: **W4612338**

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