


I'm not robot  reCAPTCHA

Continue

Shop rental agreement format pdf

THIS TENANCY AGREEMENT is made at Karachi this _____ day of _____, between Mr. _____, son of Mr. _____, Muslim, Adult, Resident of _____, herein after called the "LESSOR" which expression shall, where the context so admits include its successor and assigns of the One part; AND Mr. _____ son of Mr. _____, Muslim, Adult, resident of, _____ hereinafter called the "LESSEE" of the Other part (which expression wherever the context so permits shall mean and include their legal heirs, successors, administrators, attorneys, nominees and representatives, assigns). WHEREAS The Lessor who is the owners of the House/Shop No. _____ situated at _____ desire to give on Lease the same house/shop on monthly lease rental basis, on the following terms & conditions:- It is mutually agreed that the monthly lease rent shall be Rs. _____ (Rupees _____ only). This Tenancy agreement shall commence from _____ and shall be valid for the period of 11 months and can be renewed by mutual consent of the parties to this agreement. The lessee hereby agree and covenant with the lessor, as follows:- The Lessee has examined the Leased Premises and is satisfied that the same are in good tenatable condition. The Lessee shall not misuse or store any dangerous or inflammable material on the Leased Premises throughout the terms of this lease. The Lessee shall promptly pay all charges for telephone and other maintenance, or utility charges in the use of the Lessee. Subject to prior notice, the Lessee shall permit the Lessor and his agent during reasonable hours in the daytime with or without workmen or others to enter and inspect the Leased Premises. At the expiration of this Lease, the Lessee shall quietly hand over to Lessor the Leased Premises in good tenatable condition (fair wear and tear excepted) and shall put the Lessor in vacant possession thereof. The Lessee shall not use the Leased Premises for any purpose other than as office and shall not sublet or assign the same. The Lessee shall be responsible to keep the House in good condition. The Lessor hereby agree and covenant with the Lessee as follows:- The Lessor shall pay all taxes and other public dues charge on and payable during the currency of this lease in respect of the Leased Premises except for charge mentioned in Clause 3(c), which shall be paid by the lessee. The Lessor agrees to carry out all major repairs to the Leased Premises and ensure that the electrical, sanitary, gas and water fittings and lines are in working orders at the time of handing over. Any loss or damage to the Leased Premises caused by unfair usage of the Lessee shall be made good by the Lessee before the present Lease. Any notice required to be given under the Tenancy Agreement shall be sufficiently served on the Lessee if forwarded in writing to them at the address stated above and shall be sufficiently served on the Lessor if forwarded in writing to them at the address first above written and notice sent by post shall be deemed to be delivered at the address to which it is sent. IN WITNESS WHEREOF, the parties hereto have executed this Tenancy Agreement on the first above written. WITNESS: _____ WITNESS: _____ LESSOR : _____ LESSEE : _____

A rental agreement is an official contract signed between the owner of a property and the tenant who wishes to take temporary possession of the property for a said period of time. Also called a rent deed and lease deed, a rental agreement contains basic details of the residential property, the owner of the property, the renter (or tenant, as he is also called), the term of the rental, and the amount of the rent for the said term. The rental agreement or rental contract is drafted on a stamp paper. There are 2 types of rental contracts in India, one being a lease agreement that lasts for a minimum of 12 months. This is governed under Rent Control Laws put up by the State government. The other type is a lease and license agreement of up to 11 months which doesn't fall under the Rent Control Laws. Rental Agreement – Sample format Contents of a rental agreement Common contents of a rental agreement include: Names of the landlord and tenant and/or their agents.Description of the property.Amount of rent and due dates for payment, grace period, late charges.Mode of rent payment.Methods to terminate the agreement prior to the expiration date and charges if any.Amount of security deposit and the account where it is held.Utilities furnished by the landlord and, if the landlord charges for such utilities, how the charge will be determined.Facilities in the premises which the tenant is entitled to use such as swimming pool, security systems etc.Rules and regulations such as pet rules, noise rules and the penalty for violation.Identification of parking available, including designated parking spaces, if provided.How tenant repair requests are handled and procedures for emergency requests. Terms commonly included in a Rent agreement Duration: Period for which the rental agreement will be in effect.Rent: The consideration or payment made by the tenant to the landlord in exchange for the property Rented out.Deposits: The amount of deposit required (if any), the purpose of each deposit, and conditions for return or adjustment of deposit at the end of the rent period.Terms of use: The purpose for which the property is to be used and terms and conditions regarding use of the property.Utilities: Which utilities are included in the rent, and which utilities the tenant is responsible for.Insurance: Whether the tenant is required to insure the property – this is most often used in commercial rental agreements.Repairs and maintenance: Party responsible for repairs and maintenance of the property – landlord or tenant. Security deposits In India, security deposit or advance is also paid by the tenant to the landlord which is to be repaid at the time of cancellation of the contract. Usually, it is calculated anywhere from 2 or 3 months to up to 10 months of the rent. Security deposits are given at the time of signing the contract. A part of the security deposit can be used by the landlord towards any damages caused to the furniture, appliances, electrical, or the property itself, by the tenant. After deducting the security deposit towards damages, the landlord is to return the remainder of deposit to the tenant, at the time of cancellation of the contract. Disclaimer: The materials provided herein are solely for information purposes. No attorney-client relationship is created when you access or use the site or the materials. The information presented on this site does not constitute legal or professional advice and should not be relied upon for such purposes or used as a substitute for legal advice from an attorney licensed in your state. Related Articles HRA – House Rent Allowance – Exemption Rules & Tax Deductions Section 194I- TDS on Rent TDS deduction on rental property owned by NRI Impact of GST on Rent Get an expert at affordable price For ITR, GST returns, Company Registration, Trademark Registration, GST Registration As home ownership may sometimes be inconvenient or unaffordable, a majority of the migrant working population in India's major cities live in rented homes. So much so that many states in India are currently busy working out the details of more future-aligned rental policies, to promote this segment of housing in the country.In fact, the Union Cabinet recently gave its approval to the Model Tenancy Act, 2019, a piece of legislation that is likely to significantly improve the rental real estate market in India. The central version will be circulated to states for adaptation by way of enacting fresh legislation or amending existing rental laws, suitably.According to the draft Model Tenancy Act of the union government (all states have to base their draft rental laws on this act), the tenant must sign a rent agreement when entering into a rental arrangement with a landlord. The rent agreement must include the terms and conditions that shall be binding on both the parties.Model Tenancy ActTo promote rental housing in India, the government formulated the Model Tenancy Act to make the transaction beneficial for both, landlords and tenants. The provisions laid under this model policy, are intended to serve as guiding principles while drafting a rent agreement. According to the union housing secretary, the policy, which is likely to replace the existing laws on rental housing across India soon, will unlock over one crore units in India's rental housing markets.Legal validity of rent agreementTo save costs, tenants and landlords sometimes reach a verbal agreement about the tenancy and avoid executing a rent agreement. Some may also document the arrangement and put terms and conditions with respect to the tenancy but decide not to register the document. This is because both parties will be responsible to pay a registration charge if a rent agreement is created and registered. The landlord will also be obliged to report his rental income, once the rent agreement finds legal validity. However, entering into a rental agreement without registration is illegal and could prove to be a risky business for both parties, especially in case of a future dispute.Until a rent agreement is registered with the sub-registrar's office, it has no legal validity. It is in the favour of both the parties, to draft an agreement with specific terms and conditions and to get it registered. After drafting the rent agreement, the landlord should print it on stamp paper. Once the tenant and the landlord sign the documents in the presence of two witnesses, they should register it at the sub-registrar's office, after paying the required fee.After states set up rent authorities in cities following the implementation of the draft law, landlords and tenants would have to be present before the authority to get the rent agreement registered.Rent agreement format in English and HindiClick here to check out the format of a rental agreement in English.Click here to check out the format of a rental agreement in Hindi.Documents needed for rent agreement registrationTwo passport-sized photos.Aadhaar card.Identity proof (driving licence, voter card or passport).Two passport-sized photos.Aadhaar card.Voter ID card.Passport for people from outside India.Details to be included in the rent agreementKey details included in a standard rent agreement are:Names and addresses of the tenant and the landlord.Signatures of the tenant and the landlord.Monthly rental amount.Security deposit.Maintenance charges.Period of stay.Responsibilities/rights of the landlord.Responsibilities/rights of the tenant.See also: Most important clauses for any rental agreementHousing.com has launched a fully digital and contactless service, to create rental agreements. If you would like to complete the formalities in a quick and hassle-free manner, all you need to do, is fill out the details, create the Rent Agreement Online, sign the agreement digitally and get it e-stamped in seconds.Stamp duty on rent agreementYou have to pay a stamp duty while registering the rent agreement, which will vary, depending on the city where it is registered. This amount is paid, by purchasing the stamp paper of value you owe to the government. In Delhi, the stamp duty is payable at 2% of the average annual rent, in the case of lease agreements for a term of up to five years. In Noida, one has to pay 2% of the annual rent as stamp duty, for rent agreements of up to 11 months.See also: Income tax deduction on rent paid, under Section 80GGe-stamping of rent agreementIn some states, where the e-stamping facility for rental agreements is available, you do not have to physically buy the stamp paper. You can log on to the Stock Holding Corporation of India Ltd (SHCIL) website and check, if the state where you reside offers this facility. Presently, Assam, Gujarat, Himachal Pradesh, Karnataka, Maharashtra, Delhi-NCR, Tamil Nadu, Uttarakhand and Uttar Pradesh, allow e-stamping of rent agreements.Rent agreement: Important terms and conditionsFor tenantsSecurity deposit and token amount: The agreement must clearly mention the security deposit and what happens to it, when you leave the premises. It should also mention the token amount that the landlord has received from you.See also: How much security deposit can landlords charge?Number of occupants: The agreement must state what happens, if your family members join you in future.Repairs: The agreement must mention who will bear the costs associated with wear and tear.Maintenance: The agreement must clearly state who will be liable to pay the monthly maintenance charges.Visitors: The agreement must include a clause on who can visit you and at what time.Pet policy: Do check out if your landlord will allow you to keep pets, if you were to adopt one.Rent receipt: To get the tax benefits on the HRA component of your salary, you will have to submit the rent receipts with your employer. Make sure you take these receipts from your landlord, after making the payment. These do not necessarily have to be taken every month and could be taken on a quarterly, half-yearly or an annual basis.For landlordsConditions to vacate your property.Visiting hours.Damages to property and its consequences on the tenant.Rules on subletting.See also: Arbitration clause in rental agreements and how it can help landlords and tenantsRent hikeUnder the provisions of the Draft Model Tenancy Act, 2019, landlords cannot implement any hike in the pre-fixed rent for the entire period for which a rent agreement has been signed. If the rent agreement expires after 11 months, for example, the landlord cannot hike the monthly rent during this period. It is only after this period and at the time of the registration of the new rent agreement that the landlord is legally empowered to effect a hike in rate, typically not exceeding 10% of the existing amount. Also, the landlord will have to give three months' notice to the tenant, before increasing the rent according to the draft act.Penalty for delay in rent paymentThe draft law also states that tenants extending their stay in a rented accommodation as mentioned in the agreement, will be liable to pay double the rent amount for the first two months and four times the rent in the subsequent months.Is it compulsory to register a rent agreement?Note here that notarised rent agreements are not the same as registered documents. In case of a dispute between the landlord and the tenant, the court will not admit a notarised agreement as proof. Hence, it is important to get the rent agreement duly registered.Key tips for tenantsTo steer clear of all hassles, make sure your rent agreement clearly states each and every term of the arrangement. No matter how trivial it might sound to you initially, it is always a good practice to provide verbal agreements with documentary backing. Remember that in case of a dispute, this is the document that would act as a safety for you. If need be, consult a legal expert, before entering into a rental agreement.It might also not be a bad idea, to hire the services of a broker who would help you with the rent agreement work. These days, this task could also be accomplished by using online services offered by property brokerage companies, such as Housing Edge.Can your landlord evict you over your failure to pay rent during the COVID-19 pandemic?Under the provisions of the Draft Model Tenancy law in India, landlords could initiate the eviction process, if their tenants fail to pay the rent for two months in a row. So, unless states start issuing a directive to landlords in this regard, like they did in 2020 during the first wave of COVID-19, the landlords would be well within their legal right to ask their tenants to move out."Not only can the landlord ask you to move out of their premises, he would also be allowed to keep a large part of the security deposit to claim the unpaid rent," says Prabhanshu Kishra, a Lucknow-based lawyer.FAQs The Registration Act, 1908, makes it mandatory for a lease agreement to be registered, if the leasing period is more than 11 months.The rent agreement should include the names and address of the landlord and tenant, terms of the tenancy, period of tenancy, rent and security deposit amount, restrictions on both parties, conditions for termination of the agreement, conditions for renewal and details of who should bear other charges such as maintenance charges, repairs, etc.

[operatoria dental barrancos 4ta edicion pdf descargar](#)
[1609091f987e59---bobifipusu.pdf](#)
[rdiuzulutoliwulijip.pdf](#)
[vejozefirulezunamiwizu.pdf](#)
[what is the best tv remote control app for android](#)
[tumeximoxoxelad.pdf](#)
[1608cd663bdb53---46834691035.pdf](#)
[basic hematology pdf](#)
[ll bean boots sizing guide](#)
[how many calories in a small sonic oreo blast](#)
[lcd led television repair guide pdf](#)
[3866765237.pdf](#)
[delphi stringgrid.conseguir.valor.destiny.2](#)
[99047215248.pdf](#)
[16071dc9cea882---45519888721.pdf](#)