

RENTAL AGREEMENT

(leave and licence for residential use - a fictional specimen)

This agreement is made at Sampleton on the 25th day of September 2026 between:

Licensor: Sam Specimen, 7 Example Avenue, Sampleton 000 000

Licensee: Alex Example, 19 Testing Street, Sampleton 000 000

1. PREMISES

Flat 4B, Specimen Residency, 12 Example Road, Sampleton 000 000, a two-bedroom flat with one covered parking space, together with the fittings listed in the Schedule.

2. TERM

The licence is for eleven (11) months, beginning on 1 November 2026 and ending on 30 September 2027, unless ended earlier under clause 7.

3. LICENCE FEE

The monthly licence fee is ₹18,500 (eighteen thousand five hundred rupees), payable in advance on or before the 5th day of each month by bank transfer.

4. SECURITY DEPOSIT

The Licensee has paid an interest-free security deposit of ₹55,000, to be returned within 15 days of the Licensee handing back the keys, less any amount due for damage.

5. MAINTENANCE

The Licensee shall pay the society maintenance charge and the electricity and water bills for the period of the licence. Major repairs remain the Licensor's responsibility.

6. USE

The premises shall be used for residence only. The Licensee shall not sub-let them or keep anything unsafe or unlawful in them.

7. NOTICE

Either party may end this agreement by giving one (1) month's notice in writing. The first three months are a lock-in period during which neither party may end it.

8. ACCESS

The Licensor may inspect the premises on giving 24 hours' notice, at a reasonable time of day.

9. RENEWAL

The agreement may be renewed by mutual consent, with the licence fee increased by not more than five per cent.

SCHEDULE OF FITTINGS

Item	Number
Ceiling fans	3
Tube lights	6
Geyser	1
Wardrobes	2
Kitchen chimney	1

Signed by the Licensor:



Sam Specimen Date: 25/09/2026

Signed by the Licensee:



Alex Example Date: 25/09/2026

Witness: Jo Sample, Sampleton (fictional)