**< Make Changes whereever necessary and print it on stamp paper>**

**House Rent Agreement**

 This agreement made on this 1st day of october, 2012 Between -------------------------------- W/o- ---------------------------.., aged about 34 years, resident of --------------------------------------- Para .,Post/Ps/Dist-Titilagarh /Bolangir (here-in-after called the owner of house) of the **FIRST PART**

 **AND**

 Smt Rolin Dixit **,** W/o- … Sibananda Dixit ..,resident of …… Raghunath Para ., Center Director of **KAMPA BHAI VOCATIONAL tRAINING iNSTITUTE** Situated at Raghunath Para .,Post/Ps/Dist-Titilagarh /Bolangir bearing Firm Registration No 211 of 2008 under Indian Partnership Act 1932 , Registrar of Firms Cuttack (Hire-in-after called the tenant of the house) of the **SECOND PART**.

Whereas as the party of the first owns a double storied building at Raghunath Para…… Po/Ps/Dist – …titilagarh………….. ( ward No.4) intends to let the Upstair floor on rental basis and the party of the second part desires to take the said portion of the building for use as Training institute & Social work.

**Now this agreement** between the aforesaid parties **witness** as follows:-

1. This agreement is valid for the period from 01.10.2012 to 30.12.2020 and the tenant has to pay the rent fixed upto the month of December 2020.

2. The monthly rent of the Ground floor is Rs. 5,000.00 (Rupees Five Thousand only) excluding electric consumption charges and the rent shall be reckoned w.e.f. 1.10.2012

3. The rent shall be paid on or before 10th of the following month without fail.

4. The tenant cannot make any addition or alteration in the existing structure without permission of the owner.

5. The tenant cannot use to building for any other purpose than running the Training institute, Social work & other programme.

6. The tenant is to maintain the house properly and incurs some amount towards maintenance expenditure for keeping the latrine, bathrooms & house cleaned.

7. The tenant is to pay compensation charges if any furniture and fittings, doors and windows etc. are damaged during the period of their occupation.

8. The tenant is to pay Rs. 30,000.00 (Rupees Thirty Thousand only) as security and will be refunded after vacation of the building.

9. The tenant is to make fresh agreement on fresh terms and conditions before two month of the termination of this agreement if they want to continue further.

10. The tenant is to give notice before 2 months of the date of termination of the agreement and if they want to vacant earlier. They have to pay rents for all the remaining months before vacation.

11. The tenant is to ensure calm and discipline during the period of occupation and maintain silence while passing through the staircase since the place of worship is adjacent to the staircase for the interest of both the parties.

12. The tenant is to remain as custodian of their assets kept for their use and the owner is not responsible for any theft or damage or loss.

13. The owner is to allow peaceful use of the hired building till termination of the agreement subject to fulfillment of above mention condition by the tenant.

14. The owner is at liberty to ask the tenant to vacate the building if any of the terms and condition of this agreement is violated or objectionable activities are seen by giving 2 months notice.

 **In witness whereof** the parties have signed this agreement on this day and year first written above.

**Owner TENANT**

**(Party of the First Part) (Party of the Second Part)**

**Witness :**

1…………………………………………………………………..

2…………………………………………………………………..