

C.G.BHADA NIYANTRAN ANUKULAN NIYAM, 2016 (SANSHODHAN)

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\$1 fûü a-fy 2. eirqi. 7 2017 7—76/2014/32. 348 (3) \$1 7—2—2017 82 (2) 7 2017 Naya Raipur, the 7th
February 2017 NOTIFICATION . In exercise of the powers conferred by Section 13-A of the Chhattisgarh
Rent No. F 7- 762014/32 — Control Act, 201 1 (No. 19 of 2012), the State Government, hereby, makes
the following amendment in the Chhattisgarh Rent Control Adaptation Rules, 2016, namely :-
AMENDMENT In the said rules,- For Format-I, the following shall be substituted namely: - "Format— I
(See rule 14) Tenancy Agreement This agreement is made and on (Date) at . years, occupation (city)
between.. PAN (Name) aged about UID.. Residing at (hereinafter called the which expression shall mean
and include his heirs, successors, assignees, executors and administrators) AND . , aged about..... UID
PAN Years. occupation Residing at (hereinafter called the 'Tenant', Which expression shall mean and
include his heirszsuecessors, assignees, executors and administrators). WHEREAS, the Landlord is in
absolute possession of and/or otherwise well and sufficiently entitled to accommodation described in
Schedule hereunder (which shall hereinafter. for the sake of brevity called or referred to as
accomlifOdäfi01hHind is/are desirous of giving the said premises on Rent Control Act, 201 1 (No. 19 of
2012). AND WHEREAS, the Tenant herein is in need of aforesaid accommodation for his residential
purpose/commercial or business purpose and tenant herein has/have approached the Landlord with a
request to allow to use and occupy the said premises on rent under tenancy basis for a period of, on
such terms and subject to and ending on commencing on conditions as hereinafter provided. AND
WHEREAS, the Landlord have agreed to allow the Tenant herein to use and occupy the said
accommodation for his aforesaid purposes only, on rent on tenancy basis for above mentioned period. on
terms and subject to conditions hereinafter provided. NOW THEREFORE IT IS HEREBY AGREED TO
AND RECORDED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:- 2

3. Period.— That the Landlord hereby grants to the Tenant herein, a revocable leave to occupy the
accommodation on rent under tenancy basis without creating any rights, title and interest in favor of the
..... and ending on Tenant. for a period of . commencing from .,per month Rent and Deposit. — That
the Tenant shall pay to the Landlord rent Rs... . as interest free refundable deposit. The amount of rent and
security deposit of Rs.... shall be payable within first five days or the concerned month of tenancy. Payment
of Deposit. - That the Tenant shall pay the above mentioned security deposit and rent by Cash (Rs... 7
2017 OR 82 (3) That the Tenant shall pay the above mentioned security deposit and rent by Demand Draft
bearing drawn, (Bank) (Branch) Dated.. No... OR That the Tenant shall pay the above mentioned
security deposit and rent by Cheque, bearing No..... dated..(Bank) (Branch) drawn on 4. 5. 6. 8. 9

10. Maintenance charges.— That the Tenant shall bear and pay all the maintenance charges in respect of
the accommodation. Use. — (1) That the accommodation shall only be used by Tenant for
residential/commercial/business purpose. The Tenant shall maintain the accommodation in its existing
condition and damage, if any, caused to the accommodation shall be repaired by the Tenant at his/her own
cost subject to normal wear and tear. (2) The Tenant shall not do anything in the accommodation which is
likely to cause a nuisance to the others, shall not do anything to prejudice. in any manner to the rights of
Landlord in respect of said premises, shall not do any unlawful activities prohibited by the State or the
Central Government and shall not commit any breach of law. Alteration. - That the Tenant shall not make
or permit to do any alteration or addition to the construction or arrangements (internal or external) to the
accommodation without previous consent in writing from the Landlord. No tenancy. — That the Tenant
shall not claim any right and shall not have any right to transfer. assign and sublet or grant any
lease/license or sub-lease/sub-license in respect of the accommodation or any part thereof and also shall
not mortgage or raise any loan against the accommodation. Inspection. — That, the Landlord shall on
reasonable notice given to the Tenant, have a right of access either by himself or through authorized

representative to enter, view and inspect the accommodation at any time and also at reasonable Cancellation. — That, if the Tenant commits default in regular and punctual payments Of monthly rent as herein before mentioned or commits breach of any of the terms and conditions of this agreement or if any legislation prohibiting the tenancy is imposed. the Landlord shall be entitled to revoke and/or cancel the tenancy hereby granted, by giving notice in writing and the Tenant too, will have the right to vacate the said premises by giving a notice in writing to the Landlord. Possession. — That, immediately, on the expiration or termination or cancellation of this agreement, the Tenant shall vacate the said premises without delay with all his goods and belongings and shall handover possession to the Landlord. In addition to above, the Tenant and Landlord shall enjoy rights according to Schedule I and 2 Of the Chhattisgarh Rent Control Act, 201 1, respectively and shall obey obligations according to Schedule 4 and 3 of the said Act respectively. (Note :- In addition to above parties have liberty to incorporate any additional terms and conditions available to them under any law binding on them.) 82 (4) 2017 SCHEDULE (Being the correct description of Accommodation) In witness whereof, the parties hereto have set and subscribed their respective signatures hereto in the presence of witness who are identifying the executants and have also set and subscribed their respective signatures on day of. . (Month) . .. (Year). Signature (landlord) . Signature (tenant) . Witnesses : 2.... By order and in the name of the Governor of Chhattisgarh, REGINA TOPPO, Joint Secretary. - 201 T

