**COMPROMISE AGREEMENT**

This Compromise Agreement (this “Agreement”) is entered into as of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [[Effective Date]] (the ‘’Effective Date’’) at \_\_\_\_\_\_\_\_ (Place).

**BETWEEN:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm")]], a company, duly incorporated and registered under the Companies Act, 2013, with its principal place of business located at \_\_\_\_\_\_\_\_\_\_ [[Company Address]], (the “Company”), through its [[Authorised signatory: Name of the Person]], (the “Landlord” which expression shall include their heirs, legal representatives, successors and assigns).

**AND:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“company”, "corporation", "limited liability partnership", "limited partnership", "proprietorship firm")]], (the "Agency"), a company, duly incorporated and registered under the Companies Act, 2013, with its principal place of business located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ [[Company Address]], (the “Company”), through its [[Authorised signatory: Name of the Person]], (the “Tenant” which expression shall include their heirs, legal representatives, successors and assigns).

**PREAMBLE**

WHEREAS \_\_\_\_\_\_\_\_\_\_\_\_\_\_ [[Name of the Landlord]] is the absolute owner of the property situated at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ [[Complete Address of the Property]] consisting of number of bedrooms, living room, family lounge, kitchen, servant room and inbuilt fittings & fixtures and inventory of the equipment as detailed in annexure-1, hereinafter referred to as "Demised Premises".

WHEREAS the landlord has let out the premises to the tenant at a rent of Rs. \_\_\_\_\_\_\_\_\_\_\_\_\_\_(Amount) per month under the lease deed dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Date)

NOW THEREFORE in consideration of the mutual promises and covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. INCREASE IN THE AMOUNT OF RENT
	1. Ever since the letting out of the said premises the rents of the premises in the locality have gone up considerably
	2. The landlord intends to enhance the rent of the said premises and the tenant has agreed to the said enhancement of the rent on the terms hereinafter stated.
	3. That since (Date) the tenant shall pay Rs. (Amount) per month as rent to the landlord for the said premises instead of monthly rent of Rs. (Amount) as paid by the tenant at present.
2. CONSTRUCTION OF NEW TOILETS

That the landlord shall construct one additional toilet in the said premises on or before\_\_\_\_\_\_\_\_\_\_and the said additional toilet, when constructed, shall be put under the tenancy of the said tenant on the terms and conditions as envisaged in the agreement dated (Date)

1. DURATION OF THE RENTAL AGREEMENT

The rent in respect of the “Demised Premises” shall commence from Starting Date of Agreement and shall be valid till Expiry Date of Agreement. Thereafter, the same may be extended further on mutual consent of both the parties.

1. RECONSTRUCTION OF THE SHIPS
	1. That the tenant shall vacate and give peaceful possession of the said shop to the landlord on or before\_\_\_\_\_\_\_\_\_\_.
	2. That the landlord shall demolish the said shop and construct the two shops of the aforesaid measurements in its place on or before\_\_\_\_\_\_\_\_\_\_.
	3. That out of the aforesaid shops the landlord shall let out one shop measuring\_\_\_\_\_\_\_\_\_\_to the tenant on the same terms and conditions as before on or before\_\_\_\_\_\_\_\_\_\_.
	4. That the tenancy of the tenant shall be termed as continuous and shall not be deemed broken on account of the reconstruction and re-allotment of the shop.
2. OTHER CONDITION OF COMPROMISE

IN WITNESS WHEREOF, each party to this agreement has caused it to be executed at [[Place of Execution]] on the date indicated above.

By First Party: \_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_

By Second Party: \_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WITNESSES:

1. Name of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_

Address of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_

1. Name of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_

Address of the Witness: \_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_