

TENANCY AGREEMENT

This tenancy agreement is executed on day ____ month_____ year _____, between the Dungsam Polymers Ltd. (DPL), here-in-after called the EMPLOYER on the one part, and Mr./Mrs. _____ Employee ID No. _____, CID No. _____, Village _____, Gewog _____ Dzongkhag _____, here-in-after called the TENANT on the other part,

Providing for renting of quarter as described below:

DESCRIPTION OF PREMISES

The Quarter is bearing _____ located at DPL Colony.

NOW THIS DEED WITNESSTH AS FOLLOWS:

1. The house shall be on chargeable basis as per the allocation criteria of the Company's Allotment Rules
2. The quarter is considered to be handed over by the Employer after the Allotment Oder is issued and Tenancy Agreement is signed with the Tenant together with an inventory of all fixtures in use-worthy condition as attached (Annexure I).
6. The monthly rent amounts to Nu. _____ (Ngultrum _____) and shall be deducted from his/her monthly salary. A periodic revision/re-fixation of rental charges may be determined and levied as decided by the DPL Management.
7. The quarter shall be used only for residential purpose and it shall not be sublet in part or in whole to any party/individual including relatives. Involvement in such practices shall result in the Tenant:
 - i. Immediate cancellation of Tenancy Agreement and Allotment Order;
 - ii. Eviction from the quarter;
 - iii. Debarring from DPL's housing facility in future.
8. If the allottees possesses any pets such as dogs, cats, etc. they should be kept indoors in order to prevent littering in the surrounding areas and inconvenience caused to other tenants. Violation of this clause shall result in eviction of the allottee according to Clause 13.1.3 (d) of the Tenancy Act.
9. Rearing of livestock shall not be allowed for health and hygiene reasons.

10. The allottee shall not use the surrounding vacant land for the construction of unauthorized garages, stores and extensions or for any other purposes without written permission of the Lessor.
11. The allottee shall permit and extend their full co-operation to the Lessor and its representatives to enter the premises for inspection and for carrying out maintenance activities as and when necessary.
12. All solid wastes shall be dumped/ disposed in the garbage bin provided by the Dungkhag. It shall be the duty of the tenants to advise their children not to throw waste disposals within the compound/complex. The cleanliness of the individual building compound must be maintained every weekend with the co-ordination of the other tenants of that particular building. In the event, any objection is raised from the Dungkhag regarding cleanliness cum hygienic environment; the Lessee/tenant shall be fully responsible.
13. All toxic /chemical / hazardous wastes shall be disposed in proper place as per the environmental rules and regulations, NECS etc.

16. The allottee shall hand over the possession of the quarter to the Lessor with all items listed in the **inventory (Annexure I)** in use-worthy condition. The Lessee shall be held financially responsible for repairs/replacement in case of inflicted damages and *any breakage or damage should be repaired, replaced or deducted from the his salary or retirement benefits after valuation by Housing Committee.*
17. The allottee shall pay for electricity through DPL, telephone and other utilities and services to the concerned authorities. Should any complaint against the Allottee be received from any organization on such account, the Lessor shall reserve the right to terminate the tenancy agreement and the allotment order without notice.
18. Upon transfer, resignation, termination, demise, the allottee shall be allowed to retain the quarter for period of fifteen (15) days only. Failing to surrender the quarter beyond that period shall result application of penalty Clause 8.1 of Housing Allotment Rules;
19. Any other clause not covered in this agreement shall be as per the DPL's Housing Allotment Rules; Tenancy Act of Bhutan, and other relevant laws.
20. In general, the Lessor shall have unilateral right to evict and repossess the housing units from the allottees inter-alia under the following conditions:
 - a. Units not surrendered by a tenant upon his/her transfer to other duty stations.
 - b. Genuine requirement of the allotted property for other important development purposes.
 - c. Allottees who have acquired the allotment of quarters through supply of false information.

- d. Allottees and residents causing serious & repeated social disorders/nuisance within housing complex.
- e. Allottees and residents causing serious damages to the rented properties and other public facilities.
- f. Unauthorized subletting/conversion of the use of quarters.
- g. Other serious breach of the provisions of DPL's Housing Allotment Rule, tenancy agreement, other related Regulation and the Tenancy Act 2004.
- h. Operation of unlawful and illegal activities in the unit.

26. The **Annexure I** - Inventory List is a part of this agreement.

In witness whereof the Lessor and Lessee here-unto subscribe their hand on this day, month and year first written.

(EMPLOYER)	(TENANT)
Chairperson Housing Allotment Committee	Name: Designation:
Witnesses	
Dy. Manager (HRA)	<i>Witness to Lessee</i> Signature of Witness : Full Name Designation CID No. :