

Drafting Exercise: Room Hire for Holy Dip

You are a lawyer. You recently had a meeting with your client, who has a house overlooking the Ganga river in Rishikesh. The client recently offered to allow a company, Clean-Your-Sins Consultants, to use her house to invite corporate guests to take a dip in the Holy Ganga and cleanse their sins. The company wants its guests to have a good view of the river and to enjoy a buffet and (alcoholic) drinks. You made notes on the discussion with your client as follows:

- Client: Mata Rani, D/o Bhagwan Singh, Bhagwan-ki-chowki, Rishikesh;
 - Company: Clean-Your-Sins Consultants, partnership with premises at 108, Smog Street, Delhi; Senior Partner: Baba Bhakt;
 - The holy dip will take place on Saturday, 23 December 2017, between 5.00 am and 06.30 pm;
 - Clean-Your-Sins will provide a free buffet and drinks for its guests on the banks of the river for lunch.
 - Mata Rani is willing to make the room available on the afternoon before the race.
 - Clean-Your-Sins will arrange for portaloos (toilets) to be erected near the banks of the river;
 - Clean-Your-Sins has given an assurance that the house will not be damaged in any way;
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- Broadstairs will leave the room in the condition they took it over by 10.00 am the next morning.
 - Fee: INR 50,000/- consisting of non-refundable 10% cash down-payment on signature of the agreement, the rest payable by cheque when Clean-Your-Sins enter the house.
 - Any legal costs to be met by Clean-Your-Sins.

Your task:

1. *Plan the agreement by deciding:*
 - *which terms need to be defined*
 - *what will go in the recitals*
 - *what obligations both parties will have*
 - *what discretionary rights both parties have*
 - *what conditions precedent and conditions subsequent should be included*
2. *Sequence the clauses of the agreement.*
3. *Draft the basic parts of the agreement (it is enough to list any boilerplate clauses you think necessary).*