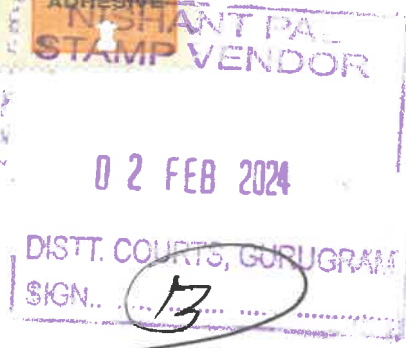


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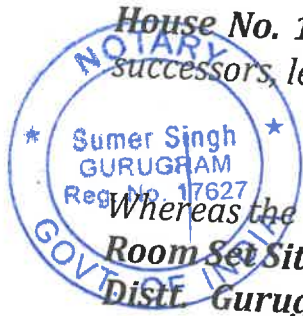


## RENT / AGREEMENT

THIS RENT AGREEMENT IS MADE at Gurugram on 2<sup>nd</sup> day of February, 2024 Between **Mr. Atre Sharma S/o Sh. Hari Kishan ( Aadhar No. 4354, 5118 5038) R/o Village Basai, Near Primary School, Gurugram Haryana- 122006** hereinafter called the first Party/ Landlord) which expression shall wherever context so required or permit be, deemed to mean and include their legal heirs, successors, legal representatives and assigns) of the First Part.

AND

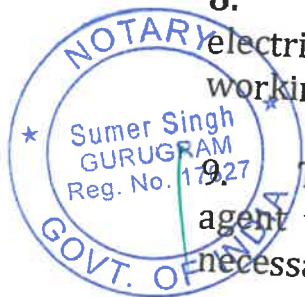
**Mr. Ashutosh Sharma (4228 0317 2645) S/o Sh. Sharvan Kumar R/o House No. 142/22, Ward No. 22, Kishan Pura, Panipat Haryana** heirs, successors, legal representatives and assigns) of the Other Part.



Whereas the lessor is the law full owner in possession **Ground Floor, i.e. Three Room Set Situated at Village Basai ( Within Lal Dora) Sub Tehsil Kadipur, Distt. Gurugram Within the Municipal Corporation Area Gurugram Haryana** ( hereinafter referred to as "THE SAID PRPOPERTY")

Whereas the said property is given on lease to the Lessee by the Lessors on the following terms and conditions:-

1. That the Lessee shall pay to the Lessors for the above said Property the rent of **Rs. 25,000/- (Rupees Twenty five Thousand only)** per month on or before 10<sup>th</sup> day of each English calendar month.
2. The possession of the said property has been given to the Lessee by the Lessors on **01/03/2024** on lease for a fixed period of **13Month** i.e. from **01/03/2024** to **31/03/2025** and Lease can be extended or renewed at the end of this Lease Period with the increase of rent @ 10% by mutual consent.
3. That the first party has also received **Rs. 25,000/- (Rupees Twenty five Thousand only)** as the one month security deposit This amount is refundable without any interest at the time of handing over the peaceful vacant possession of the property to the Lessors after adjusting charges for damages and arrears if any.
4. That the Lessee shall use the exclusively property for **Residential Purpose** only and shall not sublet the properties without the written permission of the Lessors.
5. That the Lessee shall pay for **water, electricity and common area charges** according to the bills from the appropriate authority.
6. That the Lessee shall comply with all the rules and regulations of the local authorities whatsoever in relation to the said property.
7. That the Lessee shall not carry out any structural additions or alterations to the building layout, fittings and fixtures without the prior consent of the Lessors.
8. That the Lessee at the time of occupation shall see that all the electrical, sanitary fittings and fixtures are intact and or in perfect working order.
9. That the Lessee shall permit the Lessors or any his authorized agent to enter upon the property for inspection and to carry the necessary repair at all reasonable times.



10. That the day-to-day repairs such as fuses, leakage of water taps, replacement of bulbs, tubes etc. have to be done by the Lessee at his own costs.
11. That at the expiry of lease period the Lessee shall handover its physical vacant possession to the Lessors with all the fittings and fixtures intact and in perfect working order.
12. That this lease can be terminated by both the parties by serving one-month notice. Only after Lock- in- Period of Six Months.
13. That in case the Lessee makes default in making the payment of rent or commits any breach in this deed the Lessor shall be entitled to get back the Possession of said property immediately thereafter according to Law.

IN WITNESS WHEREOF THE LESSORS AND LESSEE HAVE SET THEIR HANDS AT GURGAON ON THE DATE, MONTH AND YEAR HEREINABOVE MENTIONED THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

WITNESSES:-

1. Dev Shama

Dev Shama  
V.P.O Basai, Gurugram

[Signature]

LESSORS

2. Jitender  
Jitender Shamma  
V.P.O Basai Gurugram

Ashutosh

LESSEE

