

RENT AGREEMENT

This Rent agreement is made and executed in Noida between following two parties.

MS. PRIYANKA MOHINI D/O SH. ISHWAR CHANDRA SHARMA R/O H.NO.- B-63, SHARFABAD, SEC- 72, NOIDA, G. B. NAGAR, U.P, here in after called as the LANDLORD/LESSER.
AND

MR. AKSHANSH SINGH S/O MR. Munna Lal R/O 18/16 MOULSIRI ROAD SHIPRA SUNCITY INDRAPURAM, MOULSIRI ROAD, NEAR GATE NO- 05, INDIRAPURAM, GHAZIABAD, U.P - 201014, of the TENANT/LESSEE.

Whereas the **Landlord** has agreed to lease out the entire **Flat No. 1401, Tower no-KM14 JAYPEE KOSMOS, sector – 134, Noida (UP)** consisting of **3** bedrooms, **2** bathrooms, drawing-cum-dining room, one kitchen and, etc with total built up area measuring approx. 1364.66sq. feet to the **Tenant** on the terms and conditions hereinafter specified.

AND WHEREAS THE **LANDLORD** has agreed to let out and the **TENANT** has agreed to take on lease/rent the aforesaid premise, hereinafter called Demised Premises for a fixed period of 11 months Commencing from **01/05/2024** and ending on **30/04/2025** for Bonafide purpose of residence of the Tenant and his family.

AND whereas the parties here to are desirous of recording the terms and conditions of their lease Deed, to avoid any future misunderstanding.

TERMS AND CONDITIONS:

- 1) The **TENANT** has paid a sum of **Rs. 41,500/- (Forty-One Thousand Five Hundred Only)** towards 1 month running advance rent i.e **Rs. 23,000/- (Twenty-Three Thousand Only)** and month rent as interest free security i.e **Rs. 18,500/- (Eighteen Thousand Five Hundred Rupees Only)** deposit, which will be refunded at the time of expiry of tenancy period after adjusting any outstanding dues or damages caused by the Tenant.
- 2) That the Tenant shall pay the monthly rent of **Rs. 23,000/- excluding all maintenance** to Landlord up to **16** of every month advance as per English calendar.
- 3) **That the Tenant shall pay the water charge, electricity meter charge & common area light IGL bills excluding rent by due date to the Landlord** concerned department above the monthly rent.
- 4) The present electricity meter reading is ...NIL...
- 5) The present IGL meter reading is ...NIL...
- 6) The Tenant shall handover all original receipts of these payments to the Landlord.
- 7) All the utility bills water, electricity extra shall be paid directly by the Tenant/tenant of the relevant authority (Jaypee.... extra)
- 8) That the Tenant shall not make any additions and shall not make any alterations etc .in the said property.
- 9) That the Tenant shall not sublet the said property to anybody.
- 10) That the Tenant shall use the said property as per Noida Authority bylaws as applicable.
- 11) That the Tenant shall use the said property only for residential purposes.
- 12) That the Tenant shall keep all fixtures & fittings in good conditions (As per annexure).
- 13) Tenancy will start from **01-May-2024**.
- 14) Any damages to all fittings in the flat will be borne and corrected by the tenant and will not be claimed to Landlord.
- 15) That the landlord shall not be responsible for any incidence in the said premises during the tenancy period.
- 16) That the landlord is entitled to inspect/review the said property at reasonable time by pre appointment during the tenancy period for the Tenant shall have no objection.
- 17) That the Tenant shall vacate and handover (give physical possession) of said property to the landlord peacefully at the expiry of tenancy period.

- 18) That each party shall issue one month notice in advance to the other party for vacating the said property before expiry of tenancy period.
- 19) When the property will be vacated, the dues/breakage charges etc. Will be paid by the Tenant.
- 20) That if the Tenant dose not vacate the premises on the expiry of the lease of termination of this lease, the Tenant shall pay a penalty of 1000/- per day in addition to the monthly rent for the duration of overstay till the possession of the premises is handed over to the landlord by the Tenant.
- 21) That the original of this agreement will be retained by the landlord.
- 22) That notwithstanding anything herein before contained it is expressly agreed between parties hereto that in the event of default of the conditions herein referred at before the landlord shall be entitled to and shall always have granted at his absolute discretion and or keep the said premises without subjecting himself to any liability on that account and in such an event the Tenant shall surrender the above premises and deliver the possession of the same to the landlord.
- 23) The Landlord and the Tenant shall have the right to terminate this Agreement by giving **One (1) month** advance written notice.
- 24) Further renewal of the rent deed agreement will be on prevailing market rent and subject to mutual agreed terms and conditions i.e. up to an increase of 10% per annum.
- 25) That both Landlord and Tenant will be bound by the terms and conditions of this agreement.

IN WITNESS THEREOF: Both parties have signed on this rent agreement on the date _____
in presence of following witnesses:

LANDLORD (LESSER)

TENANT (LESSEE)

MS. PRIYANKA MOHINI

MR. AKSHANSH SINGH

Mob. No: -

Mob. No: -9568851308