



RENT AGREEMENT

This Rent Agreement made at Gurugram on this 01st day of October, 2023
Between, Mr. Anil Kharb (Aadhar No. 4853 1340 6750) S/o Sh. Balwan Singh R/o
40, Dada Khera Paju Khurd, Paju Kalan (46), Jind, Haryana - 126112 (hereinafter
called the Lessor), which expression shall unless excluded by or repugnant to the
context include his heirs, successors, executors, administrators, legal representatives
and assignees) of the ONE PART.

AND

Mr. Amish Agarwal (Aadhar No. 7856 2700 9518) S/o Sh. Praveen Agarwal
R/o 144, Madari Gate, Bara Bazar, Bareilly, Bareilly, Uttar Pradesh, 243001
(hereinafter called the second Party which expression shall unless excluded by or
repugnant to the context include his heirs, successors, executors, administrators, legal
representatives and assignees) of the OTHER PART



NOW THIS WITNESS AS UNDER :-

1. That the Lessor is the legal and right full owner Bluemoon Residency, Plot No. 1199-B, Islampur, Sector -38, Gurugram, Haryana, Pin - 122018, That the Lessee agrees to hold the said premise with appurtenance for a period of 11 Month commencing from 01-10-2023 to 31-09-2024.
2. That the Lessee to pay the Lessor during the term a monthly rent Rs. 12,000/- (Rupees Twelve Thousand Only) per month, by ch/cash/online excluding maintenance charges in respect of the demised premises before the 05th of each English Calendar month.
3. To deposit with Lessor and keep deposited an interest free refundable sum of Rs. 12,000/- (Rupees Twelve Thousand Only) by way of security deposit during the terms of this lease.
4. That the Lessee shall pay for electricity and water charges as per the reading of the Meter or the bills issued against the consumption of electricity by the concerned authority.
5. That the premises shall be used exclusively for PG (Residencial) purpose only.
6. That the lessee shall at the time of occupation see that all the electrical and other fittings and fixtures are in perfect condition. The lessee shall be responsible for any damage or breakage done to the bill date or the fitting and fixtures during its tenancy. Natural wear and tear and the damage caused to the property due to riot, commotion, natural calamities earthquake exempted.
7. That the Lessee shall permit the Lessor his/her agents etc. to enter upon the leased premises for inspection and carrying out repairs etc. at reasonable time as and when necessary.
8. That the Lessee shall not carry out any additions or alterations or structural changes in the demised premises without the written consent or the Lessee & the Lessee shall be responsible for any type of legal liability.



9. That the Lessor or Lessee shall be entitled to terminate the lease at any time, during the initial or renewed term(s) of the lease upon serving one month's prior notice in writing of his/ their intention to do so.
10. That the Lessee shall comply with and abide by all the rules and regulation of the local authorities and the governments with may be enforced form time to time.
11. That on the expiry of lease Eleven Month the lessee shall vacate the demised premises and handover the vacant and peaceful possession to the Lessor without any delay, with the mutual consent of both parties the lease can be extended for another Eleven Months with increase of 10% in the monthly rent.
12. It is further provided that in case the Lessee on the expiry of the Lease continues to remain in possession of the demised premises and does not hand over vacant and peaceful possession to the Lessor and damages for a period of such and additional stay. This liability will be in addition to the lease amount of the demised premises and the right to cause disconnection of electricity and water in the premises shall be within the Lessor solely.
13. That in case of Lessee makes default in making the payment of rent or the possegsion of the property immediately thereafter according tolaw.

IN* WINTESS WEHEROF THIS AGREEMENT IS SIGNED BY THE CONTRACTING PARTIES IN THE DAY MONTH AND THE YEAR FIRST MENTIONED ABOVE

WITNESSES :

1. (SIGNATURE OF THE 1st PARTY LAND LORD)

Amish Agarwal

2. (SIGNATURE OF THE 2nd PARTY TENANT)

Acharb

ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

