

त्तर प्रदेश UTTAR PRADESH

GF 827476



Tenancy Agreement

THIS AGREEMENT is made here at Kanpur on 07th day of November 2024 (Seventh Day of November Two Thousand Twenty-Four) BETWEEN VIRENDRA SINGH son of Shri Late M Singh and Smt. Meenu Singh W/o Virendra Kumar Singh resident of 108/180 Sisamau P. road Kanpur -208012 who is the absolute owner of the property bearing Flat No. 904, nineth Floor, Mayur Utsav Apartment, Singhpur, Kanpur-208017, Uttar Pradesh.

This agreement is being executed by Mr. **Virendra Singh** hereinafter will referred as the "LESSOR" which expression shall include his Legal heir & Legal representatives and assignees, successors and administrators of the **ONE PART**.

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AND

HIGHBAR TECHNOCRAT LIMITED, (CIN U72100MH2010PLC210078) having its corporate office at D-Wing, 14th Floor, Empire tower, Reliable Cloud city, office: Thane Belapur Road, Airoli, New Mumbai-400 708, Tel+91-22 62792000 Website: highbartechnocrat.com through ANURAG SINGH; Mob; +91-9628340299 Aadhaar No. 6022 35276249 hereinafter called the LESSEE (which expression shall unless excluding by or repugnant to the context be seemed to include its successors and assigns) of the SECOND PART.

Whereas the Lessor is the legal owner of Flat No. 904(ARAJI no 684, nineth Floor, Mayur Utsav Apartment, Singhpur kachhar, Kanpur-208017, Utter Pradesh with absolute right to lease out the said premises on such terms and conditions as she may think fit through her attorney.

The LESSOR has hereby agreed to let out on lease the said premises having fully furnished 3 Bed Rooms with attached Toilet, 1 kitchen with dining room and Drawing Hall along with sitting as fully furnished along with the air conditioners, washing machine, RO water purifier, Fridge, LED in hall installed in working condition. The said flat is having approx. 1600 sq ft of covered area, which will hereinafter be referred to as the HIGHBAR TECHNOCRAT LIMITED, D-Wing, 14th Floor, Empire tower, Reliable Cloud city, office: Thane Belapur Road, Airoli, New Mumbai-400 708, Tel+91-22 62792000 for running their Residence/Guesthouse.

Now this agreement witnessed as follows: -

- That the Lessors shall allow above offer of the Lessee to whom the premises
 are proposed to give on rent for residence purpose of its staff to the extent
 of, to possess, use and enjoy quietly and peacefully the said premises during
 the terms of lease without interruption from the Lessor or any person
 claiming under him subject as over said the Lessee shall not sublet or assign
 the tenanted premises.
- 2. That the lease shall be for a period of **24 (twenty-four)** months commencing from 01-10-2024
- That the above premises are offered on rent having a locking in period of 11 months.
- 4. That the Lessee shall pay to the Lessor for the said premises a rent of **Rs. 25,300/-** (Rupees Twenty Five Thousand Three Hundred ONLY) per month plus **2,000/-**maintenance charges extra to be borne by the Lessee, payable according to English calendar month by the 10th of each month in advance.
- 5. The rent shall be paid after deducting TDS if applicable.
- 6.\ The Lessee has already been deposited an interest free Security Deposit of Rs.58,000/-(Rupees Fifty Eight Thousand), which will refunded after adjustment of damages, if any, at the time of vacating the premises or on termination of contract plus one month rent in advance as of Rs 25,300/-

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7. That all the payments shall be made in favor of Mr. Virendra Singh, who is the owner of the said premises and has been authorized accordingly to collect the Rent and Security in his name on behalf of the owner of the

8. That the Lessee shall hand over the possession along with the fixtures as per the list, in the same condition as he has been handed over by the lessor and if needed at the time of handing over of the possession the lessee at his own expenses promptly carry out all repairs to the flat and its fixtures and fittings as may be necessary at the time of handing over the possession and shall keep the flat with in decent habitable condition. It will be duty and mandatory for lessee to keep the premises in the same condition as provided.

9. That the lease has commenced from 01st of October 2024 and it will be for a period of 11 months from the date of commencement and shall be renewed on 30th August 2025 with 10% increase in rent for next renewal, or as for the time as agreed upon and mutually agreed conditions. At least a notice of one

month is required for vacation of the premises from both the parties.

10. That the Lessee shall make no changes premises without the consent of the

11. The Lessor shall bear and pay all the municipal taxes or similar levied by the

government on the premises if any.

12. That the Lessee shall pay for all the relevant, electricity and water charges and gas used charges as per actual meter reading for which the Lessor shall provide a separate meter if needed or the meter reading will be notified of the existing meter.

13. That after the expiry of 24 months period, for which the present lease subsist both the Lessor and Lessee shall have the option to renew the lease on mutually agreeable terms and conditions for a period as considered fit by

14. That the Lessee shall have the right to terminate the lease at anytime during the subsistence of the lease by giving 30 days' notice in writing to the Lessor

but subject to a locking period of 11 month.

15. The lessor is providing fully furnished and AC premises with the other equipments and furnishings as per enclosed list. It will be responsibility of the lessee to protect the equipments from damages, if any damage is caused that should be repaired or replaced by the lessee at his cost.

16. That damages occurred during previous tenancy dated 10/05/2022, is yet to be adjusted, which will be adjusted after assessment at the end of this tenancy. The Second party will be bound to reimburse all the damages since

first tenancy dated 10/05/2022 to the end of this tenancy.

17. This present tenancy has been reduced to solve residential problem of company's staff upto four persons only on the aforesaid agreed rent of Rs 25,300/- if more than four persons ever found in the said portion the rent shall be Rs.31,900/- + 10% escalation per annum.

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- 18. That on expiry of this lease, the Lessee shall hand over vacant possession of the premises and the equipments and furnishings in order and in decent condition as was received by him at the time of possession, to the Lessor.
- 19. The Lessee shall hand over the said premises with all the equipments/ fittings/furniture/furnishings and fixtures in proper order as per schedule, the reasonable wear and tear expected, before leaving the premises and settle all dues in respect of rent, water, electricity, CUGL Gas or any other dues that may be payable by the Lessee.

IN WITNESSES WHERE OF THE AFORESAID HERE TO PUT THEIR RESPECTIVE SIGNATURE ON THE DAY MONTH AND YEAR FIRST WRITTEN.

ANURAG SINGH

Virendra Singh

Authorized Signatory

HIGH BAR TECHNOCRATE, D-Wing, 14th Floor, Empire tower, Reliable Cloud city, office: Thane Belapur Road, Airoli, New Mumbai-400 708, Tel+91-22 62792000, Mob; - +91-9628340299,

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Authorized Signatory

Authorized Signatory

LESSEE

LESSOR

WITNESSES:-

Gagan Bahrani Ting Gasun. R/o. 108/180 P-Road, Kanpur.

2. Suraj Mishra S/o. Late K.N. Mishra R/o. 37/35 Gilis Bazar, Kanpur.

Item	Quantity 4 Big + 8 Small	
Bowl	4 Big + 8 Sman	
Glass	1	
Teaspoon		
Rice Serving Spoon	3	
Big Plate	3	
Katore	3	
Tea Kattel		
Water Jug		
Casserole		
Bhagona	1	
Tasla	1	
Kadhai	1	
Steel Container	1	
Clutch	1	
Chanauta		
Kalchul		
Knief	1	
Lighter	1	
Chimta	1	
Chauka Belan	1	
Tawa	1	
Jhala	2	
Plastic Bucket	2	
Mugs	2	
Bathroom Stool	1	
Water Cooler	OF THE PROPERTY WHICH CONSISTS OF	

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Rice Plate	1
	6
Bowl	6
Glass	6
Teaspoon	6
Table Spoon	4
Serving Spoon	1
Rice Spoon	6
Big Plate	6
Small Plate	3
Serving Bowl	
Tastari	6

OTHER FITTINGS AND FIXTURE IN THE FLAT

Ceiling Fan	7
Double Bed	3

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Seater Sofa	
Center Table	8
Television	1
Dressing Room	2
Dining Table with Six Chair	1
AC	3
Geiser	1
Fridge	1
Dressing Table	2
Washing Machine	1
R.O.	1
Extra Single Bed Folding	1
Wooden Glass Cabinmate all room	1

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12/11/24 NOTA

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