

हरियाणा HARYANA

AA 651475

RENT AGREEMENT

This Rent agreement is hereby executed at Faridabad on dated 09/06/2025 between: MR. VEDPAL S/O RAM SINGH CHAUDHARY R/O FARM HOUSE MOHNA ROAD, VILLAGE CHANDWALI CJHANDOLI(82), BALLABGARH, FARIDABAD, HARYANA 121004 (hereinafter referred to as First party/landlord) which expression shall mean and include his heirs, successors, legal representatives and assigns etc.

AND

M/S RINKU ELECTRIC WORKS THROUGH ITS PROP. MR RINKU S/O MR DEEPCHAND R/O HOUSE NO 1517, SAHOOKA MOHALLA, ALAWALPUR (62), PALWAL, HARYANA 121102(hereinafter called the tenant/Second party) of the other part, which expression shall mean and include his heirs, successors, legal representatives and assigns etc.

Whereas the first party is owner in possession Whereas the first party is owner in possession agreed to SHOP NO 1, NEAR PROPERTY PONIT OFFICE MOHANA ROAD, CHANDAWALI IMT FARIDABAD, HARYANA 121004 let out the said on as monthly rent basis to the second party /tenant.

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NOW THIS AGREEMENT WITNESSETH AS UNDER: -

- That the rate of the rent of the said premises is settled at RS. 2,500/- (RUPEES TWO THOUSAND FIVE HUNDRED ONLY) per month exclusive of water, electricity and other incidental charges.
- That the rent of the said premises shall be effective from 09/06/2025 and shall be continued initially for a period of eleven months.
- 3. That the period of tenancy may be extended for its further period only on the option of the first party and in that event the rate of rent shall be increased 10% after every years on its previous rent.
- That the monthly rent shall be payable by the second party to the first party latest by the 01ST TO 10TH day of each English Calendar month in advance.
- 5. That in case the second party would fail to pay the monthly rent to the first party consequently for one month, then the second party shall have to vacate the premises in question immediately.
- 6. That the second party shall hand over the vacant physical possession of the rented premises to the first party at the time of expiry of the tenancy period positively.
- 7. That the second party shall be abide by all the rules and regulations of the local authorities.
- 8. That the second party shall use the rental premises only for **Commercial purpose**.
- 9. That the second party shall pay the electricity charges extra than the said agreed rent of the first party regularly as and when the bills for such expenses/charges are produced by the concerned authorities.
- 10. That the second party shall not damage the fittings and fixtures in the rented premises and shall , maintain the same in good condition and shall also make arrangements for the repair and/or replacement of the damaged fittings and fixtures whatsoever would be required at his own expenses.
- 11. That the second party shall not sublet part with the posses0sion or assigns the same to any person in any manner.
- 12. That the second party shall not make any constructions or additions or alterations in the building as well as the open space and roof without the written consent of the first party.
- 13. That the day to day repairs such as fuse, leakage in water taps etc. shall be carried out by the second party on his own expenses and the major repairs like cracks in walls and building etc. shall be borne by the first party on his own expenses when so informed by the second party.



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- 14. That the lessee shall permit the lessor or any of their authorized person to enter the said premises at reasonable time for inspection purposes.
- 15. That the first party shall pay all the taxes such as property tax, house tax etc as are or may hereinafter be assessed by the local authorities in respect of the premises in question.
- 16. That all trade taxes relating to business shall be paid by the second party directly and shall clear all govt, and private dues time to time.
- The second party will give peaceful positive possession to first party at the time of vacation of premises.
- 18. That the second party shall have to give one month advance notice in writing to the first party in case of his vacating the premises in question before the period of tenancy, and the tenancy, and the tenancy may also be terminated by the first party be giving one month notice to the second party for getting the premises in question vacated.
- 19. That the second party will not engage any partner or outsider in the business without the written consent of the first party. In that case be must have to vacate the premises.
- 20. That the terms and conditions of this Agreement as stated above shall be binding on both the parties. The terms of this Agreement are final and irrevocable.

IN WITNESS WHEREOF the parties hereto have signed this agreement on the date, month and year first above written in the presence of witnesses at Faridabad.

(FIRST PARTY) LAND LORD WITNESSES:	SECOND PARTY (TENANT) WITNESSES:
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ATTESTED AS IDENTIFIED