

# RESIDENTIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on April 1, 2024, between:

**LANDLORD:** Mr. Suresh Patel

Address: House No. 15, Sector 21, Dwarka, New Delhi - 110075, India  
("Landlord" or "Lessor")

**AND**

**TENANT:** Ms. Anjali Sharma

Address: Flat 204, Green Park Extension, New Delhi - 110016, India  
("Tenant" or "Lessee")

**PREMISES:** Flat No. 502, Tower A, Skyline Residency, Plot No. 42, Sector 18, Dwarka, New Delhi - 110078

## 1. LEASE TERM

- 1.1 Commencement: The lease shall commence on April 1, 2024.
- 1.2 Duration: The initial term shall be for 11 months, ending on February 28, 2025.
- 1.3 Renewal: May be renewed upon mutual written agreement 30 days before expiration.

## 2. RENT AND PAYMENT TERMS

- 2.1 Monthly Rent: The Tenant shall pay monthly rent of Thirty Thousand Rupees (₹30,000) per month.
- 2.2 Payment Schedule: Rent shall be paid on or before the 5th day of each calendar month.
- 2.3 Late Payment: A late fee of ₹500 per day shall be charged for payments after the 5th.

## 3. SECURITY DEPOSIT

- 3.1 Amount: The Tenant shall pay a refundable security deposit of ₹90,000 (three months' rent).
- 3.2 Refund: The deposit shall be refunded within 30 days of lease termination, after deducting any amounts due.

## 4. USE OF PREMISES

- 4.1 The Premises shall be used solely for residential purposes.
- 4.2 Maximum occupants: 4 persons (Tenant and immediate family).
- 4.3 Prohibited: Commercial use, subletting, pets without permission, structural alterations, illegal activities.

## 5. MAINTENANCE AND REPAIRS

- 5.1 Landlord's Responsibilities: Structural integrity, water supply, drainage, common areas.
- 5.2 Tenant's Responsibilities: Cleanliness, minor repairs, broken fixtures, reporting major issues.

## 6. UTILITIES

Tenant pays: Electricity, water, gas, internet, society maintenance charges.  
Landlord pays: Property taxes, building insurance.

## 7. TERMINATION

- 7.1 Notice Period: Either party may terminate with 2 months written notice.
- 7.2 Early Termination: Tenant forfeits one month's rent from security deposit.

**8. GOVERNING LAW**

This Agreement shall be governed by the laws of India. Courts of New Delhi shall have exclusive jurisdiction.

IN WITNESS WHEREOF, the parties have executed this Agreement.

LANDLORD: Mr. Suresh Patel

Date: April 1, 2024

TENANT: Ms. Anjali Sharma

Date: April 1, 2024