

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