

-:2:-

RENT AGREEMENT

This Rent Agreement is made and executed at New Delhi and this 1st day of [MONTH_Year], between **MRS. SANDHYA NAGPAL W/O MR. HARBANS NAGPAL RESIDENT OF A-23, BHAWANI KUNJ, BEHIND SECTOR- D, POCKET-2, VASANT KUNJ, NEW DELHI-110070**, hereinafter called the “FIRST PARTY”, which expression shall, wherever the context so permits and requires, mean to include his legal heirs, successors, legal representatives, executors, nominees and assignees, of the one part;

AND

[person(s) other info] . hereinafter called the “SECOND PARTY”, of the other part;

WHEREAS the FIRST PARTY is the absolute owner and in possession of {block}, **FLOOR, OF PROPERTY BEARING PLOT NO.-A-31/1, IN BHAWANI KUNJ, SECTOR D2, VASANT KUNJ, NEW DELHI-110070**, and has agreed to let the same of the said premises to the Second Party and the SECOND PARTY has agreed to take the same on the following terms and conditions (hereinafter called ‘the said premises’

NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1. That the SECOND PARTY shall pay the monthly advance rent of Rs. [amt]/- ([amt in word]), payable in advance by cash, on or before the 7th day of each English Calendar month.
2. That the SECOND PARTY shall pay the electricity consumption charges as per meter/sub meter and water charges as per received bill from the concerned authority and also pay the electricity charges of one room also in the premises of A-31, Bhawani Kunj, Sector D2 Vasant Kunj, New Delhi-70.
3. That this Lease is granted for a period of 11 months only commencing from {from} to {to}. This lease may be extended only on mutual consent of both the parties, on the enhancement of rent by at least 10% in the prevailing rent. However, in case of extension of lease, a fresh Agreement will be made and signed by the FIRST PARTY and the SECOND PARTY. In any case the premises vacated before 11 months by Second Party then security become forfeited not to be refunded in any situation.

Contd...3....

-:3:-

5. That the Lessee has paid to the Lessor a sum of Rs. [initial_rent_amt]([initial_rent_amt_in_words]), as an interest free security deposit, which will be refundable only on handing over the physical possession of the said premises after deducting the wear and tear and outstanding bills, if any. That the Lessee will not adjust security amount as the Last month rent.
6. That the SECOND PARTY shall not make any additions or alterations in the said premises, without obtaining prior written permission of the FIRST PARTY, during Agreement. If any Commercial tax applicable by government/department paid by Second Party only.
7. That the SECOND PARTY shall permit the FIRST PARTY or any of his authorized agent or representative to enter the said premises for inspection or to carry out repairs, at any reasonable time, whenever deemed necessary by FIRST PARTY.
8. That the SECOND PARTY shall be responsible to attend all day-to-day repairs such as fuses of bulbs and tubes, etc. at his/her own cost but the major repairs shall be attended by the FIRST PARTY at his own cost. Electricity charges paid by Second Party according to their uses of Commercial Meter of BSES.
9. That the SECOND PARTY shall not sub-let, assign the whole or any part of the said premises to anyone else in any case under any circumstances.
10. That the SECOND PARTY shall not store any inflammable material or explosive in the said premises or do omit to do any act which causes nuisance or annoyance and or a violation of any application rules and law of civil authority, including laws framed or promotion of fire.

Contd....4....

-:4:-

11. That on the expiry of due to termination of Lease, the Tenant shall hand over the vacant possession of the premises of the Owner/Landlord with the fitting and fixtures intact and in working condition. On failure to vacate the premises and hand over the peaceful possession of the premises the Tenant shall pay a penalty rent of Rupees 2,000/- (Rupees Two Thousand only) per day apart from the rent as agreed between the parties.

12. That this Lease can be terminated even before the expiry of lease period, by the either party, by giving one month's written notice to the other party or one month's rent in lieu thereof.

13. That the SECOND PARTY shall not do or cause to be done any act or activities of illegal, immoral, unsocial nature in the said premises and will not create any nuisance to the neighborhood in any in any manner whatsoever.

14. That the SECOND PARTY shall abide be all the byelaws, rules and regulations of the MCD/Local authorities in respect of the said premises.

15. That the SECOND PARTY shall be responsible to restore the said premises in same good running condition with the fittings and fixtures therein to the FIRST PARTY, on termination of this Lease Agreement.

16. That if the SECOND PARTY fails to pay regularly the monthly rent, as hereby agreed upon, the FIRST PARTY shall forthwith terminate the lease, or the lease would stand automatically terminated.

17. That the SECOND PARTY shall handover the vacant and physical possession of the said premises to the FIRST PARTY on the termination of this lease agreement.

Contd...5....

-:5:-

18. That it is mutually agreed between the parties, that the Delhi Courts shall have exclusively jurisdiction to entertain any dispute arising out of in any way touching or concerning this deed.

IN WITNESS WHEREOF the parties hereto have signed this Lease Agreement on the day, month and year first above written in the presence of the following witnesses:

WITNESSES: -

1.

FIRST PARTY

2.

SECOND PARTY