**LEASE AGREEENT**

**THIS LEASE AGREEMENT** made at Patiala, Punjab and entered into this on **14th day of January, 2023** between : **Mrs Mahinder Kaur w/o Mr Bari Singh ,#486 Phase-2 Urban Estate Patiala, Punjab(147002)** (hereinafter called the "LESSOR"), which expression shall unless excluded by our repugnant to the context include his legal heirs, successors executors of the ONE PART;

And

**Mr. Sanyamdeep Singh s/o Mr. Pritpal Singh ,Patiala, Punjab(147002)** (hereinafter called the "LESSEES"), which expression shall include its successors and assignees, of the OTHER PART.

WHEREAS the LESSOR has represented and warranted that he/she is the LESSOR owner of the premises **,#486 Phase-2 Urban Estate Patiala, Punjab(147002)** and intends to lease out the said premise to the LESSE in accordance with the following terms and conditions, agreed between both parties.

**NOW THIS DEED WITNESSESS AS UNDER:**

1. In consideration of the terms and conditions and the rent herein reserved, the LESSOR has agreed to grant lease of the demised premises to the LESSEE to hold the same for period commencing **on 1st June 2022 to 31st  March 2023** and option to renew the lease for another period of eleven months at the option of the LESSOR.
2. The LESSEE shall pay to the LESSOR a monthly rent of **Rs. 16,500/- (Rupees Sixteen Thousand Five Hundred only)** including the maintenance charges. The LESSEE shall pay to the LESSOR monthly by cash/online on or before 7th day of each English Calendar month.
3. The LESSOR has agreed to let out the premises to the LESSEE for residential purpose. The Lease shall automatically stand terminated and the LESSEE shall hand over the actual vacant and physical possession of the premises to the LESSOR forthwith if he opts not to stay in the premise or subletting the premises.
4. Upon the LESSEE paying to the LESSOR the monthly rent hereby fixed and observing and performing the terms of this Agreement, the LESSEE shall be entitled to peacefully and quietly use and occupy the Premises during the period of this Agreement without any interruption or disturbance by the LESSOR.
5. That the LESSOR is going to keep a non-interest-bearing refundable Security Deposit of **Rs. 20,000/- (Rupees Twenty Thousand only)** given by the LESSEE.
6. In the event of prior termination of the aforementioned lease or upon expiry of the Lease, the LESSOR shall refund to the LESSEE the said Security Deposit mentioned above, simultaneously with handing back of vacant possession of the Premises with all fittings, fixtures and equipment in good condition, and after adjustments of outgoing and deductions, if any, relating to the same.
7. The LESSEE shall pay the electricity (Power Back Up+ Direct Line Charges), water, telephone, wifi, and Cable charges according to the meter readings and respective bills.
8. The LESSEE shall share the receipts of water and electricity paid bills via WhatsApp and keep the hard copy in record to produce to handover the LESSOR as when he asked for.
9. The LESSEE will make sure to forward or communicate all the important communication related to society or flat or the LESSOR without any delay.
10. The LESSEE shall not carry out any structural additions and alterations to the premises without the written consent of the LESSOR but the LESSEE shall have the right to install at its own cost and expense electrical domestic appliances, screens, shelves, fittings and partition of non-permanent or non-structural nature. At the end of the Lease or earlier termination, the LESSEE agrees to handover the physical & peaceful possession of the said premises subject to natural wear & tear.
11. All rates, levies and taxes other outgoings on account of ground rent, lease money, property tax and other levies municipal or otherwise will be regularly and punctually paid by the LESSOR.
12. The LESSOR undertakes to perform his obligations hereunder and fully to comply with the requirements of municipal or other authorities and guarantees peaceful possession and operation of the demised premises by the LESSEE, during the period of lease.
13. Upon the expiry of the terms of the lease herein above reserved or sooner termination of the Lease, the LESSEE shall deliver to the LESSOR vacant possession of the demised premises.
14. The LESSOR shall have free and unobstructed access to the premises for inspection and to carryout repairs at all reasonable times during the day with atleast 48 hours prior written notice to the LESSEE.
15. The LESSEE shall not sublet, assign, transfer or otherwise part with possession of the whole or any part of the premises. It is the responsibility of the tenant to hand over the premises in good condition to the owner.
16. All rules, regulations, laws and bye-laws of the municipal corporation or any local authority or authorities having jurisdiction over the demised premises shall be complied with by the LESSEE.
17. The LESSOR and the LESSEE agree that in the event the LESSOR/the LESSEE desires to get vacate or to vacate the Demised Premises before the expiry of the period referred to in Clause 1, the LESSOR and the LESSEE shall have the right to do so by giving the LESSOR/the LESSEE **one(1) month advance notice in writing** or making payment of rent in lieu thereof.
18. The LESSOR represents and warrants that he is fully empowered, authorised and make this lease and that he will hold the LESSEE harmless from any proceedings by others in respect of quiet possession and enjoyment of the premises.
19. There shall be a **5% mutually agreeable** escalation in rent after every 11 months of operation of this and the subsequent continuing agreement if any.
20. The LESSEE shall abide by the rules and regulations of the Society. The LESSEE undertakes not to cause any disturbance to any of the neighbors.
21. That the LESSEE are checked that all the plumbing, electrical fittings and glasses are in place and checked themselves .
22. On the expiry of the period of this Agreement or by prior termination thereof ,if, the LESSEE fails to deliver and hand over the quiet and peaceful possession of the said premises in the Original condition, the LESSOR shall be entitled to, without prejudice to any other rights and remedies to compensation at the rate of Rs.1,000/- per day, for the period during which the LESSEE fails to deliver up such possession, it is hereby expressly understood that the right to claim such compensation shall be without prejudice to the right of the LESSOR to claim from the LESSEES and its partners the damage for the breach of this Agreement.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HAVE HERE TO SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESS : LESSOR

1.

2. LESSEE