

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 01/03/2023

Certificate No. G0A2023C125



GRN No. 99228509



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tejpal Malik

H.No/Floor : B7

Sector/Ward : Na

LandMark : Na

City/Village : Dilshad garden

District : East delhi

State : Delhi

Phone: 88*****40



Buyer / Second Party Detail

Name : Kalluru Srimannarayana Sharat gupta

H.No/Floor : 1/296

Sector/Ward : Na

LandMark : Na

City/Village: Agiripalli

District : Krishna

State : Andhra pradesh

Phone : 88*****40

Purpose : Lease Deed

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

LEASE DEED

THIS Lease Deed is made at Gurugram on this 26th day of February. 2023 between TEJPAL MALIK S/O KHEM CHAND ADDRESS -H.NO. B-7/S-1,DILSHAD GARDEN ,EAST DELHI DELHI-110095 PHONE NO. (9868393732) (Hereinafter called the "LESSORS", which expression shall unless repugnant to the context mean and include his successors, administrators, executors and legal representative of the one part).

AND

MR.KALLURU SRIMANNARAYANA SHARAT GUPTA S/O VENKATA NAGA SRINIVASA RAO ADDRESS - 1-296,AGIRIPALLI, KRISHNA, ANDHRA PRADESH- 521211 Aadhar Card Number (0082) Hereinafter called the "LESSEE") which expression shall unless repugnant to the context mean and include his successors, administrators, executors, legal representative of the other part.

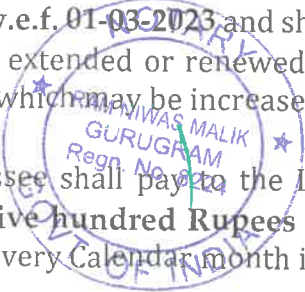
WHEREAS the LESSORS are the lawful owners in possession of Flat no. G-703, Ansal Heights, Sector-86, Gurugram, Haryana.

Lessors have agreed to give on lease and the Lessee has agreed to take on lease Flat No. G-703, Ansal heights, Sector 86 Gurgaon, Haryana consisting of Two BHK well maintained house (HEREAFTER CALLED "THE SAID PREMISES").

NOW THIS DEED WITNESSETH AS FOLLOWS:

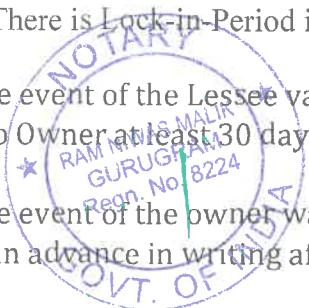
1 That the Lessors will give the possession of the said property to the Lessee and the lease shall commence **w.e.f. 01-03-2023** and shall remain valid for a period of **11 months i.e. up to 31-01-2024**. The lease can be extended or renewed at the end of this lease period on the same terms and conditions except rent, which may be increased by 10% on mutually agreed terms.

That the Lessee shall pay to the Lessor for the above said Property the rent of **RS 15500 (fifteen Thousand five hundred Rupees Only)** including maintenance per month **in advance** on or before 10th day of every Calendar month in account and UPI MODE.



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2. That the Lessee has paid **Rs. 15500 (fifteen Thousand five hundred Rupees only)** as **interest free security deposit** to the Lessor which is refundable after deducting the electricity charges and any other pending bills/charges/repairs etc. at the time of handing over the peaceful vacant possession of the Property to the Lessor.
3. That the Lessee has also paid **Rs. 15500 (fifteen Thousands five hundred Rupees only)** which is paid as first month advance rent.
4. That the Lessee shall use the property exclusively for the residential purpose and **shall not sub-let** the property in any manner whatsoever and will not be allowed to accommodate any paying guest. If lessee accommodates any paying guest, then he is liable to vacate the rented premises within 10 days and compensate the lessor by paying 3 times of the rent received from the paying guest besides losing the security deposit.
5. That the **Lessee shall pay for electricity (in advance because there is prepaid meter)** etc. from timeto time whenever these are due for the said premises.
6. That the Lessor and Lessee shall comply with all the rules and regulations of the local authorities and the society whatsoever in relation to the said premises.
7. That the Lessee shall not carry out any structural additions or alterations to the building layout, fittings and fixtures without the prior written consent of the Lessor.
8. That the Lessee at the time of occupation shall see that all the electrical, sanitary fittings and fixtures are intact and are in perfect working order.
9. The Lessor shall not be liable for any theft, loss, damage or destruction of any assets or properties of the Lessee kept in the Premises and the Lessee themselves shall take all reasonable care of the same.
10. That the Lessee shall permit the Lessor or any of the authorized agents to enter upon the said premises for inspection and to carry the necessary repairs with prior appointment at a reasonable time.
11. That day to day repairs and maintenance such as fuses, tube light, fittings, fans, connecting pipes, showers, sink, geysers are the responsibilities of the Lessee at his own cost.
12. However major repairs such as structural repairs, leakages in electricity, bursting of sanitary pipe, replacement of electrical wiring, defective sewage system, corroding of water pipes, etc shall be completed by the Lessor at his cost.
- 13.If the **Lessee does not pay the rent within 10 days of the due date**, then owner has the right to get the said premises vacated without any notice
- 14.That There is Lock-in-Period in six months this agreement both side.
15. In the event of the Lessee vacating the premises after the period mentioned herein above, he has to inform to Owner at least 30 days in advance, failing which Lessee will pay one month rent to the Lessor.
16. In the event of the owner wants to get the said premises vacated from Lessee, they have to inform 30 days in advance in writing after lock in period of six months.



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17. Lessee has agreed and understood that in the event of refusal on the part of Lessee to vacate and hand over vacant possession of the Premises to the Lessor on expiry of the lease hereby granted, the Lessor shall be entitled to adopt proceedings to recover possession of the Premises from the Lessee.

18. This Deed is executed in duplicate, the original being retained by the Lessor and the duplicate by the Lessee.

19. That in case of any dispute that may arise in between both the parties, in that case the dispute/case will be handed over to the concerned court of law of Gurgaon (Haryana) and case will be handed over to the jurisdiction of Gurgaon.

20. That after the expiry of this Lease Period, Lease can be extended for only by the consent of the Lessor with 10% increase in monthly rent or by the mutual understanding of both parties.

21. Notwithstanding anything contained above this lease may be terminated after lock in period before its normal expiry period but only after giving **one month's advance notice**.

In witness whereof the LESSOR and the LESSEE have here to set their respective hands-on day, month and year herein above mentioned in the presence of the witnesses given below:

WITNESS:

1. Mr. Manish Kumar
M: 8800589840
Address:

2. Mr. Mukesh Kumar
M:
Address

LESSORS



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA


LESSEE