This agreement is executed at Kharar on 25 April 2018

Inderjit Singh s/o Madho Singh r/o # 94, Mander Nagar, Kharar, Tehsil Kharar, District S.A.S. Nagar (Mohali), (hereinafter referred to as the land lord) which term shall where the context so admits include his heirs, executors, administrators of the one part of this deed.

AND

Amanjeet Singh s/o Inderjit Singh r/o # 94, Mander Nagar, Kharar, Tehsil Kharar, District S.A.S. Nagar (Mohali) (hereinafter referred to as the tenant) which term shall also where the context so admits include his heirs, executors, administrators, assignees, and legal representative etc. of the other part of this deed.

WHEREAS the above said Landlord is the owner of Shop 9,10, Jhungian road, Kharar, District S.A.S Nagar (Mohali), and the above said tenant has contacted the landlord to take on rent of the said residence and the landlord has also agreed to let out the said premises to the above tenant on the below given terms and conditions :-

1. That monthly rent money of the said premises has been fixed at Rs. 1/- (One rupee) per month and the rent has to be paid in advance by 5th of each English Calendar month.
2. That the tenancy has commenced w.e.f. 25 April 2018 and shall be for a period of twelve months in the first instance.
3. That in case both the parties agree, then the tenancy can be further extended.
4. That the tenant shall not sublet or part with the possession of the premises to anybody else without permission
5. That the tenant shall pay the water and electricity charges to the authority concerned during the tenancy period for the portion under tenancy. If the connection is disconnected, then all the fines etc. shall be paid by the tenant to get the same connected again.
6. That the tenant will be responsible for keeping the premises in clean condition.
7. That the tenant shall allow the landlord to inspect the premises at any moment to see the same are being kept in good condition.
8. That if the tenant does not pay the rent in time then the Landlord is at liberty to take back the possession of the premises and the building without any notice, the tenant will not obstruct the same in anyway and in such an event the rent deed shall come to an end.
9. That the tenant shall not be making any additions or alterations in the said premises without permission from the landlord.
10. That the minor day to day repair will be done by the tenant, whereas any major repair shall be undertaken by the landlord.
11. That the tenant shall abide by the provisions of the by-laws governing the premises under rent.
12. That after the expiry of the period of this agreement the tenant shall handover vacant possession of the premises to the landlord unless the tenancy is further extended mutually by both the parties.
13. That in case the land lord wants to get the premises vacated prior to the said tenancy period or the tenant wants to vacate the premises in the same way then the respective party shall serve a notice of one month upon the other for doing so.

IN WITNESS WHEREOF, the same the parties do hereby set their hands on this deed on this month and year first above written at Kharar.

Witnesses: Landlord

1. INDERJIT SINGH

1. Tenant

AMANJEET SINGH