



हरियाणा HARYANA

L 015655

### RENT AGREEMENT

This Indenture of rent deed (Lease) is made at Faridabad on 12<sup>th</sup> day of April 2023 between

**Sh. Hirdesh Kalra S/o Sh. S.L. Kalra R/o 5D-1, BP NIT-1, Faridabad, Haryana**, (hereinafter called the LESSOR/Land Lord, which expression shall include his/her heirs, executors, successors, legal representatives and assigns) of the One Part.

AND

**Sh. Saurav Jindal (Aadhaar No. 7286 8841 1007) son of Sh. Rajinder Kumar, R/o 14337 A, Oposite Ambica Shuttering Store, Dr. Bhatti Road, Bathinda, Punjab-151001**, (hereinafter called the LESSEE/Tenant, which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, successors, executors, legal representatives and permitted assigns) of the Second Part.

Whereas the Lessor is the owner of House No.532, Sector-46, Faridabad. And Whereas the Lessor has agreed to give on lease the said house except one room, to the lessee and the lessee has agreed to take on the lease the said premises on the following terms and conditions:-

1. That the rent of the said premises will be Rs.22,000/- (Rupees Twenty Two Thousand only) per month.



*(Hirdesh Kalra)*

CONTD.....P.2.

*(Saurav Jindal)*

3150  
12/04/23

Hindesh Kalra st K. 21 Salva

M6

MD  
Aggash

Sawen Jindal





2. That the lessee shall pay Rs.22,000/- (Rupees Twenty Two Thousand only) as one month advance rent and Rs.22,000/- (Rupees Twenty Two Thousand only) as security to the lessor, which will be adjusted /refunded at the time of vacate the said premises.
3. That the tenancy will commence from 15-04-2023 and shall continue for 11 months.
4. That the lessee shall handover vacant possession of the said premises in question to the lessor at the time of termination of the above lease.
5. That the monthly rent of the premises will be paid by the lessee to the lessor in advance every month latest by 15<sup>th</sup> of each English calendar month.
6. That the lessee shall pay electricity, water and sewerage bills etc. regularly to the concerned authorities which are not included in the above rent.
7. That the lessee shall not sublet the premises in whole or its part thereof in any circumstances and the premises will be used by the lessee only for Residential purpose.
8. That the lessee shall not make any construction in the building as well as in the open space without permission from the lessor.
9. That day to day repairs such as fuse, leakage in water taps, will be carried out by the lessee at his own costs, but the major repairs such as cracks in the building etc. will be done by the lessor when informed by the lessee.
10. That in case the second party would fails to pay the monthly rent to the first party consequently for two months then the second party shall have to vacate the premises in question immediately.
11. That the lessee shall permit the lessor or any of his/her authorised person to enter the said premises at reasonable time for inspection.
12. That the lease can be terminated by giving one month advance notice by either side during the period of lease.
13. That the lessee shall remain bound by the laws and bye-laws of the local authorities and Government as per rule.
14. That the lessee shall keep the premises in good tenantable conditions and shall not cause any loss/damage to it subject to a normal general wear/tear of the premises in question. Any item damages will be replaced by the lessee at his/her own expenses.
15. That the rent will be increased @ 10% per annum in case lease is renewed.

CONTD.....P.3.



*[Signature]*  
HIRDESH KALRA

*[Signature]*  
SAURAV JINDAL

16. That the said premises is having an electrical connection from the concerned department. That the lessee will be responsible and liable for making payments, towards electricity consumption during this tenancy period. That the lessee will also be liable for any misuse of the said connection and also for any electricity theft if it occurs. That under any circumstances the Lessor will not be responsible for any theft/department case against the said electricity connection and it will be sole responsible of the lessee.
17. That the terms and conditions of this agreement is stated above shall be binding on both parties. The terms and conditions are final and are irrevocable.

IN WITNESS whereof both the parties have set their respective hands to this deed on the date, month & year hereinabove written.

WITNESSES:

1. APPOINTED BY GOVT.

BHUPINDER

2.

I know the Deponent and He/She  
Signed Print. His./Her Thumb  
Impression in My Presence

LESSOR *Hirdesh Kalra*

LESSEE *Saurav Jindal*

ATTESTED AS IDENTIFIED

Notary Faridabad (Haryana)

12 APR 2023