

LEASE DEED

This Lease Deed is executed on this 24th day of April '2025

BETWEEN

MR Gurpreet Singh S/O SHRI PIRTHIPAL SINGH R/P C902 JM AROMA Sector-75 Noida
DIST- GAUTAM BUDH NAGAR (hereinafter called the Lessor(s)/ Owner(s) which expression unless repugnant to the subject or context thereof shall include his heirs, successors, executors, administrators, legal representatives etc.

AND

MR.Deepak Kumar S/o Awadhesh Prasad Verma R/O plot No if 1,Flat No 4,Gupta Colony,Khirki Extn,VTC:Malviya Nagar,District:South Delhi,State:Delhi PIN Code:110017,
,(Hereinafter called the Lessee/ Tenant, which expression unless repugnant to the subject or context thereof shall include its successors, executors, administrators, legal representatives etc.)

WHEREAS, the Lessor(s) is the sole and absolute owner and is in actual, physical peaceful possession of the premises at **APARTMENT/ UNIT No. 901 in TOWER NO- H , located at **Great Value Sharanam , Sector- 107 , Noida, UP-201301** hereinafter referred to as the "Said Premises").**

AND Whereas on request of the lessee, the Lessor aforesaid has agreed to let-out the said premises and 'lessee' after his satisfaction has agreed to take on lease the 'said premises' for RESIDENTIAL purpose and shall not use it for any other purpose and whereas the lessee has

agreed to execute and sign this deed of rent agreement as per terms and conditions mentioned below :-

NOW THIS LEASE DEED WITNESSETH AS UNDER:

1. That the rent for the demised property and fittings provided therein payable by the tenant of the owner shall be Rs. 43000/- (Rupees forty Three Thousand only excluding maintenance) which shall be directly payable by tenant & will be applicable from 01-May-2025.
2. The tenant shall deposit Rs. 86,000/- (Rupees Eighty-Six Thousand only) through cheque/online as a security deposit to the owner, free of interest. This deposit shall be refunded to the tenant upon the expiry of the lease, after deducting any arrears on rent, electricity, water dues, any damage, and cleaning costs of the flat, if any. This clause will apply after the flat is vacant and will not be adjustable against the rental.
3. That the lease is for a period of 11 months w.e.f. 1st May 2025 to 31th March 2026.
4. The monthly rent shall be payable **on or before 5th** of each English Calendar month by Online transfer directly to owners account.
5. That after the expiry of 11 months period the rent shall be **increased by 10%** if the tenancy shall be continued and tenant to deposit rent by 10% increase after 11th month (i.e. 1st April 2026).
6. That the electricity charges, Gas(IGL) and water charges and other society charges shall be paid by the lessee directly to the Estate Office or concerned authority as per the meter installed therein. That the monthly Society maintenance charges shall be paid by the lessee directly to the Estate office or concerned authority before the due date as per monthly invoice.
7. That the Lessee or his occupants shall not sub-let, assign or part with possession of the said premises in question or any portion thereof in any manner whatsoever.
8. That the Lessee shall permit the Lessor or its agents/authorized person to enter the deemed premises to inspect, click photos of flat premises and view the state and condition thereof at reasonable times during the tenancy period, but with an advance notice.
9. That the lessee shall not carry out any permanent or temporary structural additions or alterations to the building layout.
10. That the lessor shall effect all major repairs such as major leakage in water pipes or major structural cracks etc. at his / her own cost immediately upon such defects being notified to him / her by the lessee and all minor repairs will be borne by the lessee
11. The interest free deposit shall be refundable on termination of lease subject to handing over of vacant physical possession and all fixtures & fittings in working conditions, by the lessor after adjustment of Water, Electricity Charges, Gas, cleaning Etc. if outstanding in any case.

12. That the Lessor / Lessee shall be at liberty to revoke the present lease at any time by serving two month notice in writing or by paying One month rent in lieu thereof.
13. That the lessee shall not store in the demised premises or any part thereof any such goods of combustible or explosive nature, provided that nothing contained in this sub-clause shall apply to the storage of kerosene, lanterns etc. kept for day-to-day use.
14. On the expiry of the terms of this license, the Licensee shall remove itself, its servants and goods from the said FLAT without demur and without raising any objection of any sort or kind whatsoever and shall not claim any tenancy rights in the said FLAT.
15. That the Lessee shall comply with all the rules & regulations of the local authorities and Society, whatsoever with relation to the use and occupation of the said premises.
16. That the Tenant shall use the said premises only for residential purposes of self and dependent family and not for any other purposes.
17. That the tenant/second party shall not sub –let the said premises of any portion thereof to any persons or persons under any circumstances
18. The Lessee shall not carry out any acts or activities which are obnoxious, antisocial, illegal or prejudicial to the norms of decency or etiquette or society by laws which cause a nuisance to the other members of the society in the building.
19. If Lessee terminate the lease before 6 month of start date , the security amount will not be refundable.
20. The Lessee agrees to deliver vacant and peaceful possession of the said FLAT on the expiry of this agreement in good and clean condition as it was when the lessee obtained possession unless extended for a further period of 11 month by mutual consent.
21. In the event that the Owner decides to sell the property, the Tenant agrees to accommodate reasonable requests for property viewings and inspections by potential buyers, provided that the Tenant is given at least 24 hours' notice
22. That in accordance with the requirement of law, the lessee shall get police verification done and produce document/s for satisfaction of the said authority.
23. That the Lessor is providing furnished flat consisting of 3 BHK + Study.
24. Lessor is providing 2 car park in the society premises for exclusive use of the tenant **Deepak Kumar** & his family and not to sublease the parking further.

IN WITNESS WHEREOF, the parties have placed their respective hands and signed this Lease Deed on this date Day of _____, in the presence of the following witnesses.

(LESSOR/FIRST PARTY)

(LESSEE / SECOND PARTY)

Witness 1. _____

Witness

2.

Annexure

LIST OF FURNITURE & FIXTURES

S.NO.	ITEM	DESCRIPTION
1	Prepaid Metering System Display	
2	Ceiling Fans	6 Nos.
3.	Tube lights/ Wall Lights/Ceiling Lights	6 LED Tubelights
4..	Fan Regulators,	In all rooms
5.	Electric Bell	1 Nos.
6.	Geyser	1 in master bed Toilet
6.	Electric Auto Clean Chimney	1 in the Kitchen
7.	Mirror	2 in the both Toilet.
7.	Modular Wood Work cabinet	In the Kitchen
8.	Fixed Almirah	Both Bedrooms
10.	Keys	Single key of every door
11.	Other Facilities	Club Facilities provided by builder. Usage on chargeable basis

Lessor

Lessee