

Herein after called the "Lessor", which term shall mean and include his heirs, executors, administrators and assigns, of the one part; and

1. CHIRAG JAIN , aged 22 years

S/O Rajan Jain

Residing at: Topkhana Mohalla, Near Palika Bazar, Jind, Jind, Haryana - 126102

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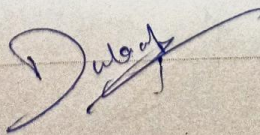
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Herein after called the "Lessee", which term shall mean and conclude his heirs, executors, administrators and assigns of the other part.

WHEREAS the Lessor herein is the owner of the premises more fully described in the schedule hereunder, and whereas the Lessee herein approached the lessor for a suitable accommodation and whereas the Lessor herein has agreed to let out Schedule premised to the Lessee with effect from June 15th 2022 for a period of 11 months on terms and conditions contained herein below.

NOW THIS AGREEMENT WITNESSTH: that

1. The tenancy in respect of the schedule mentioned house property in favor of the lessee shall be for a period of 11 months with effect from June 15th 2022.
2. The Lessee has this day deposited a sum of 75,000/- (Rupees Seventy Five thousand rupees with the lesser as a security for the prompt observance of the terms and conditions of this lease agreement and the lessor acknowledge the receipt of the said amount. This deposit amount of Rs. 75,000/- (Rupees Seventy Five thousand only) shall be refundable to the lessee by the Lessor immediately on termination of the lease/at the time of vacating the premised, without interest subject to adjustment of dues, if any payable be the lessee to the lessor.
3. The Lessee shall pay rent at the rate of 20,000/- (twenty thousand rupees only) per month with respect to the leased premises, to the lessor or to his Bank account incase so directed by the Lessor, or to this authorized agent/s for the said lease period on or before the 5th day of every succeeding English calendar month and shall receive proper from the Lessor/his person.



4. Electricity charges, water charges and maintenance charges shall be paid by the lessee to the concerned authorities as and when it falls due without fail and the payment receipt shall be handed over to the lessor at the termination of lease.
5. The lessor shall pay all the taxed, levies and charges payable with respect to the leased premises to the concerned authorities and shall ensure peaceful possession of the leased premises by the lessee during the entire lease period.
6. This tenancy may be renewed by mutual consent of the parties for further period/periods. In such events the monthly rents shall be enhanced by 5% (five) percent of the current rent at the time of such renewal.
7. The lessee shall keep the premises clean, tidy, healthy and in good repair during the period of lease. He shall keep and maintain all the fixtures and fitting in the scheduled premises with utmost care and if any damage is caused to the same by the act of the lessee, he shall be liable to compensate the lessor for the same. However the lessee shall not be liable for normal wear and tear and any loss caused by circumstances beyond his control.

Either party may terminate the lease by serving two months prior notice in writing to the other party.

8. The lessor shall have the right to forfeit six month's rent from the advance in case of violation of this clause by the lessee.
9. The lessee shall use the premises only for residential purpose and he shall not use the premises for any illegal activities.
10. The Lessee shall not sublet or create any charge over the premises.
11. The lessee shall not use the premises for any kind of construction, wood work, storage of any construction material.
12. The lessee shall maintain the house painting, wardrobes, woodwork and electrical items and should be in good condition at the time of vacating the house, as it was maintained at the time of occupying the house.
13. Lessee shall not make any permanent alterations to the leased premises without the written consent of the lessor.



14. Any dispute arising out of this agreement shall be settled amicably according to law.
15. The lessor shall not interfere with the peaceful possession of the lessee during the lease period without reasonable cause.
16. The lessee shall allow the lessor to inspect the leased premises in all reasonable hours.
17. The party failing to comply any of the above said conditions shall be liable to pay damages to the other party.

SCHEDULE

Fully semit-furnished flat at Flat No. 101, Block-1, ARK Serene County, Channasandra, Near MVJ College, whitefield, measuring 1750 sqft.

Fixtures and fittings:

Wardrobes in fully operational, Kitchen cabinets in fully operational, Fans 6 Nos, tube Lights 6, lights 9 and Geysers 3 Nos (all electrical items are in fully operational and in good condition).

IN WITNESS WHEREOF the Lessor and the Lessee have signed here unto on the day, month and year first above written.

Witnesses:

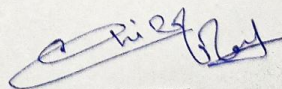
1) Duba chandaa Sekhar



LESSOR

2) CHIRAG JAIN

3) Kanishak Garg
Kankar



LESSEE