**RENT AGREEMENT**

THIS MEMORANDUM OF RENT AGREEMENT made on this 31ST Day of July, 2020 between **Sri Kaushik Sinha, S/o Late Subrata Sinha Biswas, owner of Flat No. – 202, Jadu-Nir (Anamika) Apartment , DVC Road, Yarpur, Patna – 800001** hereinafter called the **“Lessor”** which term shall include unless repugnant to the context her heirs, successors and assignees and **Sri Umesh Kumar Singh, S/o Late Braj Kishore Singh, resident of Vill.-Amnour Augan, P.O.- Amnour, Distt. – Saran – 841401** hereinafter called the **“Lessee”.**

WHEREAS the Lessor is the absolute owner and possession of the properties being the lease hold rights in and the construction made therein and whereas the Lessor is desirous of giving on rent his **Flat No. 202 (885 sq. Ft. Approx.) of Jadu-Nir (Anamika) Apartment, DVC Road, Yarpur, Patna – 800001.**

It is now agreed the Lessor shall give the Lessee and the Lessee shall take the above mentioned flat on rent on the following terms and conditions :

1. That the terms of the lease would be for Eleven Months only beginning from 1st Day of August, 2020 and ending on 31st Day of June, 2021. Thereafter, the same may be extended further on mutual consent of both the parties.

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1. That the Lessee shall pay to the Lessor a monthly rent of Rs. 8500/= per month (Eight Thousand Five Hundred only) will be paid in advance payment by the lessee by the seventh of each English Calender month.
2. That the Lessee shall pay a monthly maintenance charges to Apartment Society as fixed by the Flat Owners/Tenants of Jadu-Nir (Anamika) Apartment Society towards maintenance of Generator, Elevator, Salaries towards guards & sweepers, charges for electricity maintenance for common area.
3. That the Lessor shall pay all taxes including House Tax etc. As are or hereinafter be assessed on the above flat by Patna Municipal Corporation.
4. That the Lessee shall not sublet, assign or part with the demised premise in whole or part thereof to any person in any circumstances whatsoever and the same shall be used for the bonafied residential purpose only. The Lessee shall comply with the rules and regulations of the concerned apartment society.
5. That all the sanitary, electrical and other fittings and fixtures in the premises shall be handed over from the Lessor to the Lessee in good working condition. Upon returning the premise, all the fittings and fixtures will be restored by the Lessee in a good condition as they are at present, subject to normal wear and tear and damage by act of God.
6. That the day-to-day minor repair will be the responsibility for the Lessee at his/her own expenses. However, any structural or major repairs, if so required, shall be carried out by the Lessor.
7. That during the lease period, in addition to the rental amount payable to the Lessor, the lessee shall pay for the use of electricity (power and light) bills and other what so ever charge. For all the dues of electricity bill till the date of possession of the premise is handed over by the Lessor to the Lessee it is responsibility of the Lessor to pay and clear them according to the reading on the respective meters. At the time of handing over possession of the premises back to the Lessor by Lessee, it is responsibility of the Lessee to pay electricity according to the readings on the respective meter up to the date of vacation of the property.
8. The Rent Agreement will be for 11 months with 10% increase in the gross payment after every 22 months if the agreement may be extended or renewed at the end of 11 months at the discretion of the Lessor on this terms and conditions.

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1. The agreement of tenancy is terminable on two months notice by either party. On termination of this agreement the Lessee shall put the Lessor in possession of the flat after clearing the Electricity bill and other dues, if any.
2. That both the parties shall observe and adhere to the terms and conditions contained hereinabove.
3. In case of dispute arising out of or relation to the terms and conditions and interpretation thereof, the same shall be referred to the appropriate court of arbitration at Patna only whose decision shall be final and binding on both parties.

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS AGREEMENT ON THIS DAY, MONTH AND YEAR FIRST HEREINAFTER WRITTEN IN THE PRESENCE OF THE MENTIONED BELOW.

WITNESS **LESSOR**

1.

(KAUSHIK SINHA)

Aadhar No. 480449693733

2. **LESSEE**

(UMESH KUMAR SINGH)

Aadhar No. 772100895398