

भारतीय गैर न्यायिक

पचास

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

CE 506800

RENT AGREEMENT

THIS RENT AGREEMENT is made and executed at NOIDA, U.P. made on 26th day of October 2020 in Rajesh Kumar s/o Shri G.P. Verma
252 S.F.S. Flat 8 Ashok Vihar phase 4 Ashok Vihar
North West Delhi 110052

hereinafter called the **FIRST PARTY/LESSOR/OWNER** (which expression shall include his/her heirs, successors, legal representatives, nominees and assigns of the One Part).

AND

AADITYA VASU s/o SHASHANK GAUTAM, DPP.
CIVIL COURT GATE, NALANDA COLLEGE, GARCH
PER, BIHAR SHARIF, PIN 803101

called the **OTHER PARTY/LESSEE /TENANT** (which expression shall include his/her heirs, successors, legal representatives, nominees and assigns of the other part).

[Signature]



Aaditya Vasu

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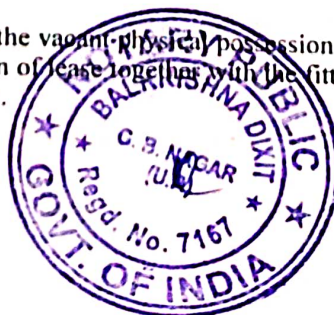
(The expression and words of the Lessor and the Lessee shall mean and includes their legal heirs, nominees, executors, administrators, assigns and all legal representatives respectively). AND WHEREAS the aforesaid Lessor is an actual owner and in possession & ready to let out the premises situated at Tower D 101 Amarpali princely Estate Sector 76 Noida G.B. Nagar U.P. herein after referred to as the PROPERTY.

AND WHEREAS on request of the Lessee, the Lessor aforesaid has agreed to let out the premises for RESIDENTIAL Purpose only. Lessee 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 RENT AGREEMENT WITNESSETH AS UNDER:

1. That the Lease is for a period of 11 months w.e. 29/10/2020 TO 28/09/2021
2. That the monthly rent of the above said premises has been settled between both the parties a sum of Rs. 15000/- (Rs. fifteen Thousand only) ONLY) month in advance. excluding maintenance
3. That the Second Party has paid the Lessor a sum of Rs. 15000/- (Rs. fifteen Thousand only) ONLY) as interest free Security. Security money will be refunded at the time of last day of vacation of the premises after adjusting any outstanding dues or damages.
4. That the rent will be paid on or before 5th day of every English Calendar month by cash/cheque/RTGS/ Online.
5. That the Lessee shall handover the vacant physical possession of the premises referred to above to the Lessor at the time of termination of lease together with the fittings and fixtures duly repaired/replaced if any damaged/breakage occurs.

[Signature]



[Signature]

6. That the **ELECTRICITY (POWER AND LIGHT)**, will be paid by the Lessee as per the Electrical Meter installed at the premises. The original receipt of the Electrical bill will have to handover to the landlord.
7. That the maintenance, safety and security of the House, fittings and fixtures shall be responsibility of the Lessee at its own cost. The House has already been comprehensively painted and varnished at the commencement of the Lease.
8. That the Lessee shall keep the interior of the demised premises in good order and condition and attend to all the required minor repairs at its own cost.
9. That the Lessee at the time of occupation shall see that all the sanitary, electrical and other fittings, fixtures and furniture are in perfect working order, nothing broken or missing, the Lessee shall be responsible to restore them in the same condition natural wear and tear and damage acts of God may be exempted.
10. That not to use the said premises for any illegal or immoral purposes or any other purposes prohibited by the local authorities/Society. If the Lessee is found to be doing so, the Lessee will have to vacate the premises immediately and the Security deposit shall be forfeited.
11. That the Lessee shall not sublet the whole or any part of the demised premises in any case. The Lessee will not be permitted nor undertake any structural change in the house. The Lessee shall use the premises for **RESIDENTIAL PURPOSE**.
12. That the Lessor or any of his authorized representative of the Lessor can visit/enter the said premises for inspection/repair at any time during the normal working hours with the permission of Lessee.
13. That the Lessor will not be responsible for any financial transaction made by the Lessee to the Govt/Financial Institutions or any private parties during the effective lease agreement period.
14. That in the event of any dispute or difference arising out of this Agreement the matter will be referred to an Arbitrator approved by the Lessor and his decision will be binding on both the parties.
15. That the terms and conditions of this Lease Agreement stated above shall be binding on both the parties i.e. terms of this Agreement are final and **are irrevocable**.
16. That all the taxes shall be paid by the Landlord/Lessor. That all the electricity charges, society charges, and water charges shall be paid by the lessee to the concerned authority/lessor as per the main meter reading.
17. That the expiry of 11 months period the rent shall be increased by 10 % mutual consent both parties.

IN WITNESS WHEREOF the both parties have set their respective hands on this deed on the date, month and year above written.

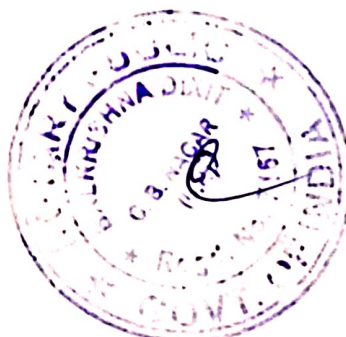
WITNESSES:

1.



LESSOR/OWNER

2.


LESSEE/TENANT



ATTESTED


BALKRISHNA DIXIT
Advocate (Notary)
R. No. 7167

GAUTAM BUDH NAGAR (U.P.)

26 OCT 2020