



उत्तर प्रदेश UTTAR PRADESH

FS 963221

**RENT LEASE AGREEMENT (11 Months)**

Average Monthly Rent : Rs. 5500/- (Rupees Five Thousand Five Hundred Only)  
Security Adjustable : Rs. 5500/- (Rupees Five Thousand Five Hundred Only)  
Stamp Duty : Rs. 100/-

This Agreement is made and executed at NOIDA, Distt. Gautam Budh Nagar, Uttar Pradesh on this 13<sup>th</sup> day of December 2019, between **Sh. SHIV BAHADUR (Aadhaar No. 4958 1458 4474) S/o Sh. Ram Ashre R/o 5/3, Block 5, Khichripur, East Delhi, Delhi-110091.** hereinafter called THE LESSOR (which expression shall wherever the context so permits, means or requires be deemed to include its successors, assignees, representatives and administrators) of the first party, called the Lessor.

AND

**Sh. Durgesh Bhardwaj (Aadhaar No. 4357 2722 0156) S/o Sh. Krishna Pal, Village Sanpla, Shamli, Hath Choya, Uttar Pradesh-247778,** hereinafter called THE LESSEE (which expression shall wherever the context so permits, means or requires be deemed to include its successors, assignees, representatives and administrators) of the second party, called the Lessee.

WHEREAS the Lessor is the actual/legal owner and in possession of Ground Floor Flat R/O 102, B24, Bharamputra Enclave, Siddhartha Vihar, Sector 10, Ghaziabad, U.P. 201009, hereinafter called the Property/Flat.

AND WHEREAS the Lessor has agreed to let out the said property to the Lessee on the request/approach of the lessee for RESIDENTIAL purpose for the monthly rent of **Rs 5,500/- (Rupees Five Thousand Five Hundred only)** for a period of 11 months commencing from **01 July 2020 to 31<sup>st</sup> May 2021.** And whereas the Second party/Lessee has agreed to execute and sign this deed of rent agreement /lease deed, as per terms and conditions mentioned below: -

21 SEP 2020

Durgesh

Bahadur

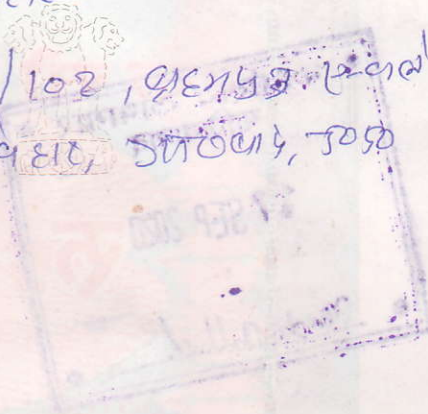


स्टाम्प क्रय की तिथि 19/01/2020  
 स्टाम्प क्रय करने का प्रयोजन ①  
 स्टाम्प क्रेता का पूरा नाम व पूरा पता .....  
 स्टाम्प की धनराशि 100/-  
 ला0 नं0 478 लाईसेन्स की अवधि 31-03-2021  
 स्टाम्प विक्रेता का पूरा नाम नीतू अग्रवाल  
 स्थान 118/ए, ज्ञान खण्ड-4, इन्दिरापुरम  
 गाजियाबाद

शिव अष्टाद

5/02/2020

100 10B 24/102, 10/10/2020  
 लिपार्थ 10/10/2020



# RENT/LEASE AGREEMENT (11 Months)

Rs. 5500/- (Rupees Five Thousand Five Hundred Only)  
 Rs. 5500/- (Rupees Five Thousand Five Hundred Only)  
 Rs. 100/-

Average Monthly Rent  
 Security Adjustable  
 Stamp Duty

This Agreement is made and executed at NOIDA - Dist. Gautam Budh Nagar, Uttar Pradesh on this 13<sup>th</sup> day of December 2019, between Sh. SHIV BAHADUR (Aadhar No. 4332 1433) S/o Sh. Ram Ashu R/o 673, Block 5, Kirti Nagar, East Delhi, Delhi-110067, hereinafter called the LESSOR (which expression shall wherever the context so requires be deemed to include its successors, assigns, representatives and administrators) of the first party, called the Lessor.

AND

Sh. SHIV BAHADUR (Aadhar No. 4332 1433) S/o Sh. Ram Ashu R/o 673, Block 5, Kirti Nagar, East Delhi, Delhi-110067, hereinafter called the LESSEE (which expression shall wherever the context so requires be deemed to include its successors, assigns, representatives and administrators) of the second party.

WHEREAS the Lessor is the actual legal owner and in possession of Ground Floor Flat R/o 673, Block 5, Kirti Nagar, East Delhi, Delhi-110067, hereinafter called the Property;

AND WHEREAS the Lessor has agreed to let out the said property to the Lessee on the basis of the actual legal owner and in possession of Ground Floor Flat R/o 673, Block 5, Kirti Nagar, East Delhi, Delhi-110067, hereinafter called the Property;

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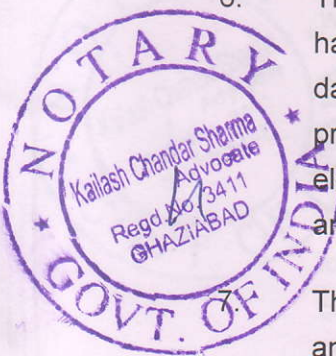
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NOW THIS RENT /LEASE AGREEMENT WITNESSETH AS UNDER :-

1. That the Lessor aforesaid is agreed to let out the said Property/Flat to the lessee on the request/approach of the lessee for the monthly rent of **Rs 5,500/- (Rupees Five Thousand Five Hundred only)**.
2. That the Lessee has paid an interest free security deposit of **Rs 5,500/- Rupees Five Thousand Five Hundred only**. through Cheque No. 000002 dated 19-09-2020 for Rs 5,500/- (**Rupees Five Thousand Five Hundred only**) of IDFC First Bank, Sector 18 Branch, G-61 and G-62, Gautam Buddha Nagar - 201301 and it will be no refunded it is adjusting in rent.
3. That the lessee will pay the rent in advance by or before 7<sup>th</sup> day of every English Calendar month by cheque or bank transfer.
4. That the Electricity charges and water bills charges of the demised premises shall be paid according to the bills of the Local Authorities directly from the date of occupation and till the date of handing over the possession to the LESSOR. In the event of non-payment, the LESSEE shall be liable for all costs, expenses and penalties for such defaults. The Lessor has already provided separate electricity meter for the said premises.
5. That neither the Lessor will be responsible for the safety of the goods, household items, any other material and articles belonging to the lessee or to any person connected to the lessee or visiting the lessee nor the Lessor will be responsible for any loss in around the premises by reason of theft, fire, pilferage, emergency, risk, seepage, leakage of water, riot, or any act of god or any other cause whatsoever, all of which will be strictly at the risk and responsibility of the Lessee.
6. That the lessee shall not keep any explosive or contraband or any other articles hazardous to the life of the premises. The lessee shall not damage or cause damage to the building or part thereof and shall keep the premises in good and proper condition. The lessee will be responsible for the day to day repair such as electric repairs, replacement of fuse, defects, leakages of water and flush system and choking of gutter etc. at his own cost.

That the Lessee must use the demised premises for Residential purposes only and shall not use it for any other purpose, obnoxious to the interest or not permissible under the law. In case any objection is raised by any authority, the Lessee is bound to vacate the demised premises immediately without any notice period.



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*Bahadur*

*Durgesh*

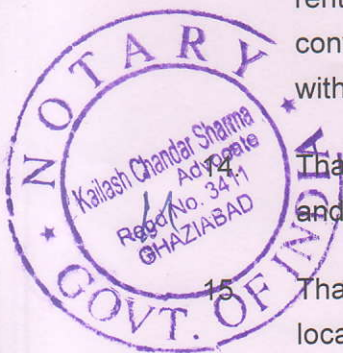


8. That the lessee shall not sublet, assign or otherwise part with possession in part or whole of the premises in favor of any other person. The lessor will have a right to sell or transfer this premises to anybody and the lessee will have no objection to that sale/transfer and will continue to execute this Agreement with the new owner/transferor until its expiry.
9. That the lessee shall not carry out any permanent or temporary structural additions or alterations to the Flat/Property layout, fittings and fixtures without the prior consent of the lessor.
10. That the lessee as reasonable times during the tenancy period permits the lessor, and their authorized representatives, surveyors and workmen to enter the demised premises to inspect and view the state and condition thereof.
11. That after the expiry of period of 11 months with mutual consent, the rent agreement/Lease will be cancelled or may be renewed for further period of eleven months on the same term and condition with an escalation of 10% of existing rent.
12. At the expiry of the terms of the Lease herein above reserved or on sooner termination of the Lease, the Lessee shall handover peaceful and vacant possession of the said Flat/property premises to the Lessor with all the fittings and fixtures intact therein in same good working conditions/order as the Lessee received it. That the lease may be terminated by the either sides before the completion of the lease period by giving one month notice in advance to the other party.
13. Notwithstanding the period of lease, if the Lessee defaults in paying the monthly rent towards premises for a period of two months or violates any of the convenience mentioned herein, the lessor is entitled to terminate the lease without notice period.
14. That the Lessee shall be liable for day to day maintenance for inside premises and for safe and good keeping of said items.
15. That the rules, regulations, laws and bye laws of the municipal corporation or any local authority/authorities having, jurisdiction over the demised premises shall be complied with by the lessee.
16. That no damage shall be caused to the premises by willful neglect and in case of any damage to the premises, but subject to natural wear and tear, the same shall made good by lessee at his own cost.

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*Behadur*

*Durgesh*





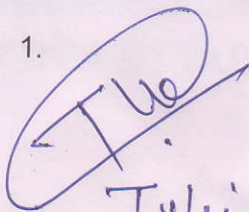
17. That both the Lessor and the Lessee will be bound with the terms and conditions of the RENT\ LEASE AGREEMENT.

18. That in case of any dispute between the parties legal jurisdiction shall be district court of Ghaziabad, Uttar Pradesh.

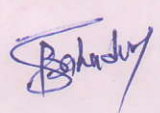
IN WITNESS whereof the both parties have set their respective hands on this deed on the day, date, month and year mentioned above, in the presence of the following witnesses:

**WITNESSES:**

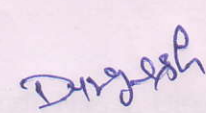
1.




Tuli Mishra  
vill - Bahubpur Sec-65  
Woida Hattam Badh Nagar  
(Uttar Pradesh) 201301.

  
LESSOR

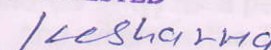
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LESSEE



S.No.  Date. 21 SEP 2020

ATTESTED

  
KAILASH CHANDAR SHARMA  
ADVOCATE & NOTARY  
GHAZIABAD (U.P.)