

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 10/08/2020

Certificate No. G0J2020H930

GRN No. 66481150



Deponent

Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty :

₹ 0

(Rs. Zero Only)

Name : Parul Gupta
H.No/Floor : 969/31
City/Village : Gurugram
Phone : 96*****58

Sector/Ward : Na
District : Gurugram

Landmark : Laxman vihar phase 1
State : Haryana



Purpose : AGREEMENT to be submitted at Other

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Rent Agreement

This DEED OF LEASE is made at Gurgaon, on this 10day of August 2020, BY and BETWEEN

Ms Parul Gupta, D/o. Mr.G D Gupta residing at 969/31, Laxman Vihar, Phase I, Gurgaon, Haryana hereinafter referred to as the "LESSOR" (which expression shall be deemed to include her successors, legal heirs, administrators, legal representatives and assigns) of the ONE PART. AND

Mr. Anand A Joshi, S/o Anyaneya Ganesh Joshi Resident of House No. 60, AT Huldevanasar, Post Isloor, TQ Sirsi, Karwar, Karnataka, Pin: 581358, India, hereinafter referred to as the "LESSEE" (which expression shall be deemed to include his successors, legal heirs, administrators, legal representatives and assigns) of the OTHER PART

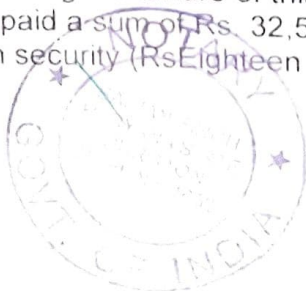
WHEREAS, the LESSOR herein is the absolute owner and is in peaceful possession and enjoyment of all that piece and parcel of immovable property being a residential apartment more particularly mentioned and described in the Schedule hereunder written (hereinafter called "Demised Premises")

AND WHEREAS, the LESSOR has agreed to give on lease the premise of Flat No B-1, 301, Vatika City Homes, Gurgaon, Haryana (Herein called Demised Premises) and the LESSEE agreed to take on rent the Demised Premises for his residence.

AND WHEREAS, the LESSOR has now agreed to lease and the LESSEE has agreed to take on lease the Demised Premises on the terms and conditions contained hereinafter

NOW THIS LEASE DEED WITNESSETH AS UNDER:

1. In consideration of the rent hereinafter reserved and all the covenants and conditions hereinafter contained and on the part of the LESSEE complied with, observed and performed the LESSOR hereby grant unto the LESSEE and the said Lessee do hereby take on lease of the aforesaid Demised Premises
2. The LESSEE shall pay to the LESSOR every month Rs.14,000/- (Rupees Fourteen Thousand Only), through Account Payee cheques / demand draft or online money transfer / NEFT / RGTS, on account of rent for the Demised Premises, in advance on or before the 5th day of each english calendar month. The society / maintenance charges are to be paid directly to the society on a monthly basis. The electricity, water or any other monthly charges shall be paid by the LESSEE directly to the society or the concerned authority on a monthly basis.
3. The Lease period, as agreed between the parties, shall be for a period of 11 months from 10 August 2020 to 10 July 2021. Both parties are, however at liberty to terminate this Lease Deed by giving two month prior notice to other party, during the tenure of this Lease Deed. The initial 6 months from the commencement of this agreement shall be "locked in". The LESSEE is not allowed to terminate this agreement during the lock-in period for any reason whatsoever. In the event the LESSEE intends to terminate this agreement during the 'lock-in' period then the LESSEE shall be bound and liable to pay the rent equivalent to the entire 'lock-in' period to the LESSOR.
4. The Lessee shall have the option to renew the lease for further period(s) of 11 months, for a maximum period of 3 (three) years with each year 10% escalation in lease rentals on existing rentals. The renewal, if any, shall be by way of a fresh lease deed to be executed between the parties.
5. The LESSEE shall also pay to the LESSOR an interest free amount of Rs.18,500/- (Eighteen Thousand Five Hundred Only/-) as refundable Security Deposit, which will remain with the LESSOR during the tenure of this Lease Deed. The LESSEE has this day on signing of this Lease Deed has paid a sum of Rs. 32,500/- (Rupees Thirty Two Thousand and Five Hundred Only/-) as one month security (Rs. Eighteen Thousand Five Hundred only/-) and the first month rent for the

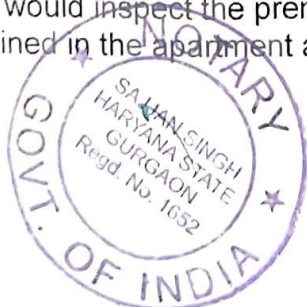


of August 2020 (Rs Fourteen Thousand Only/-), by way of online money transfer/ NEFT to JOR's a/c in the name of G D Gupta.

On expiry or early termination of this Lease Deed, and on the LESSEE handing over the vacant possession of the Demised Premises in the same condition (Interiors, Fixture/Fittings and Paint) as it was given at the time of starting of this lease agreement to the LESSOR. The LESSOR shall refund the said security deposit to the LESSEE. Cost towards any damages done to the property and/or the fittings, fixtures and paint attached to the property during the lease period due to LESSEE would be deducted from the deposit at the time of refund of such deposit.

7. THE LESSEE HEREBY COVENANT WITH THE LESSOR:

- (a). To pay the rent to the LESSOR at the rate of Rs. 14,000/- (Rupees Fourteen Thousand Only/-), through account payee cheques / demand draft or online money transfer / NEFT / RGTS, for the Demised Premises as mutually agreed, and in advance on or before the 5th day of each englishcalendar month.
- (b). To use the Demised Premises for residential use only
- (c). To pay promptly and regularly, water and electricity charges incurred in the said premises to the appropriate authorities.
- (d). Not to make or permit any structural alterations or additions (other than installation of air conditioners, washing machine which too shall be made subject to the conditions hereinafter appearing) in or to the said Demised Premises.
- (e). Not to do any act or omission which leads to is likely to lead to damage or deterioration or destruction of the aforesaid premises.
- (f). Not to sub-let the Demised premises to any person.
- (g). To maintain the said premises as also the fixtures and fittings clean and in good usable condition, repair and order (small maintenance/ repairs expected) during the tenure of this Lease and to return the said premises in the same condition as it was at the time of starting of this lease, upon termination or expiry of the Lease.
- (h). Shall be responsible for all day-to-day repairs and maintenance of the said premises. For major repairs, such as leakage of pipes, structural damage and electricity wiring, the tenant/Lessee shall inform the owner/ Lessor of the defect, if any and upon intimation thereof by the Lessee, the owner/ Lessor shall carry out such repairs and/or replacements within 30 days of the receipt of such intimation in writing, as long as the said damage has not been caused due to any act of the Lessee in the said premises.
- (i). The Lessee would inspect the premises before occupancy & acknowledge the inventory for all the items contained in the apartment and also prepare the entry condition report (both the lessee



Lessor should retain a copy for future reference), and the same would be acknowledged by the Lessee & Lessor/Lessor's representative.

(j). Before vacating the premises and handing over of the same by the Lessee to the Lessor, the two parties shall carry out a joint inspection of the premises and assess the extent of damage, if any, caused to the said premises and/or the fittings, fixtures and furniture and paint (details of inventory in annexure-1), the owner are entitled to deduct from the advance rent/deposit, if any, and which shall be mutually worked out by the parties and amount towards damages assessed shall be payable by the Lessee to the Lessor forthwith. The Lessee and Lessor will inspect the house and check against the entry condition prepared at the time of occupancy for any damages to the property of the owner.

(k). It is also further agreed that at the end of this tenancy agreement, the LESSEE hands over the premise in the same condition as it was given by the LESSOR at the time of signing this lease agreement or otherwise LESSEE has agreed to paint the premises or pay the painting charges. The same may be deducted from the security deposit.

8. THE LESSOR DOETHHEREBY COVENANT WITH THE LESSEE:

(a). That the LESSOR has good rights, title and power to grant the Demised Premises on Lease.

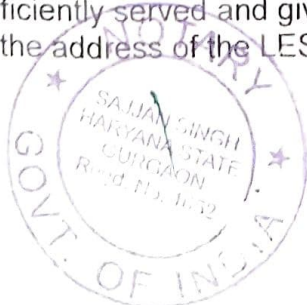
(b). That subject to the LESSEE paying the rent reserved herein and/or payable by the LESSEE and observing the several covenants and condition herein, the LESSEE that be entitled to quietly and peacefully enjoy the Demised Premises together with all the LESSOR's fixtures and fittings installed herein, during the lease period, without any interruptions from the LESSOR or any other person(s) claiming through / on behalf of the LESSOR

(c). To bear and pay promptly and regularly all property and municipal taxes, rates, cess and levies, that are presently imposed or payable on the said Demised Premises, it having been expressly agreed and understood that any increase in the payments thus to be made after the execution hereof shall be borne and paid by the LESSOR.

(d). To carry out all repairs to the said premises under any notice from Municipal Corporation or any other authority competent in this behalf.

9. In the event of the Demised Premises is partially or wholly destroyed or rendered incapable of use due to fire or any other reason whatsoever, the LESSEE shall immediately vacate the said premises and would not be liable to pay any rent for such period. Any such event if at all were to occur, should be informed to the LESSOR by the LESSEE immediately.

10. It is also agreed that any notice required to be served upon by the LESSEE and vice versa shall be deemed to be sufficiently served and given, if the notice is given by Registered Post, acknowledgement due at the address of the LESSOR or the LESSEE as set out hereinabove.




All disputes arising out of these presents or regarding any matter connected with this Lease shall be settled by negotiations. If no settlement can be arrived at, and if courts have to be approached, the jurisdiction will be of Gurgaon courts dealing in such matters.

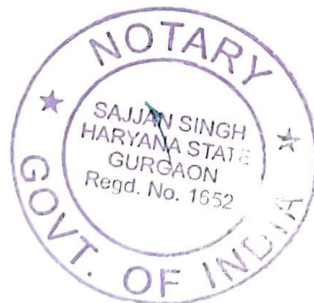
All that residential apartment bearing No. B1-301, Vatika City Homes, Sector 83, Gurgaon - 122004, consisting of two bedrooms, two bathrooms, one dressing room, living room, kitchen, and three balconies, measuring around 1000 Square Feet, one covered car parking in the basement of the complex.

IN WITNESS WHEREOF the LESSOR and LESSEE have put their respective hands and seals on the date and place mentioned hereinabove and in presence of the witnesses mentioned below.


WITNESS:


1) Ms. Parul Gupta
LESSOR


2) Mr. Aband A Joshi
LESSEE



ATTESTED


SAJJAN SINGH
ADVOCATE & NOTARY
AT GURGAON

110 AUG 2020

ANNEXURE - 1

Hall / Living cum Dining Room:

Two Ceiling Fans, Two Tube Lights, calling bell, Curtain rod for windows, Tiled Flooring, Switchboards & Electrical Plug Points, Lock & two keys to the Main Door.

Master Bedroom-1 with attached bath: One Ceiling Fan, One Tube Light, Curtain rods for windows, Tiled Flooring, Switchboards & Electrical Plug Points. In bath - one light, wash basin, WC with faucet, One Exhaust Fan, shower, Mirror.

Dressing Room: 1 wooden cupboard, 1 light

Bedroom-2 One Ceiling Fan, One Tube Light, Curtain rods for one window, Tiled Flooring, Switchboards & Electrical Plug Points.

1 common bath - one exhaust fan, wash basin, WC with faucet, shower and One Mirror.

Kitchen: One Light, shaft, Tiled Flooring, Switchboards & Electrical Plug Points, modular kitchen work, exhaust fan. Gallery at hall & Master bedroom: Holders & Bulbs

Inspection
Done



Owner / Owner's Representative



Tenant / Tenant's Representative

