



### **RENT / LEASE AGREEMENT**

This rent agreement is made at Gurugram on this 29<sup>th</sup> day of Dec 2020, Between Sh. Ravinder Kumar S/o Sh. Ranbir R/o H. No. 625, Shiv Mandir, Nathupur(67), Gurugram, Haryana-122002, (Hereinafter called the First party/ Landlord Where the terms and Condition/ context so admit include its representative, executors, administrators, successors and assigns).

**AND**

Sh. Siddhu Mahendra S/o Sh. Mahendra Bhansali R/o AB-44, 6<sup>th</sup> Main Road, Anna Nagar, Chennai, Tamil Nadu-600040, (hereinafter called the Tenant) hereinafter referred the Second Party/ Tenant has agreed to take for Residential/Commercial purpose Where the terms and conditions so admits include its representatives, heirs, executors, administrators, successors and assigns).

Whereas the First Party/Landlord is the owner of H. No. U-36/48, RBL Tower, DLF Phase-III, Gurugram, Haryana-122002, whereas the Landlord has agreed to give the above said premises for Residential use on the following terms and conditions:-

Whereas the Lessor has agreed to let out the said property to lessee and the Lessee has agreed to take on rent.

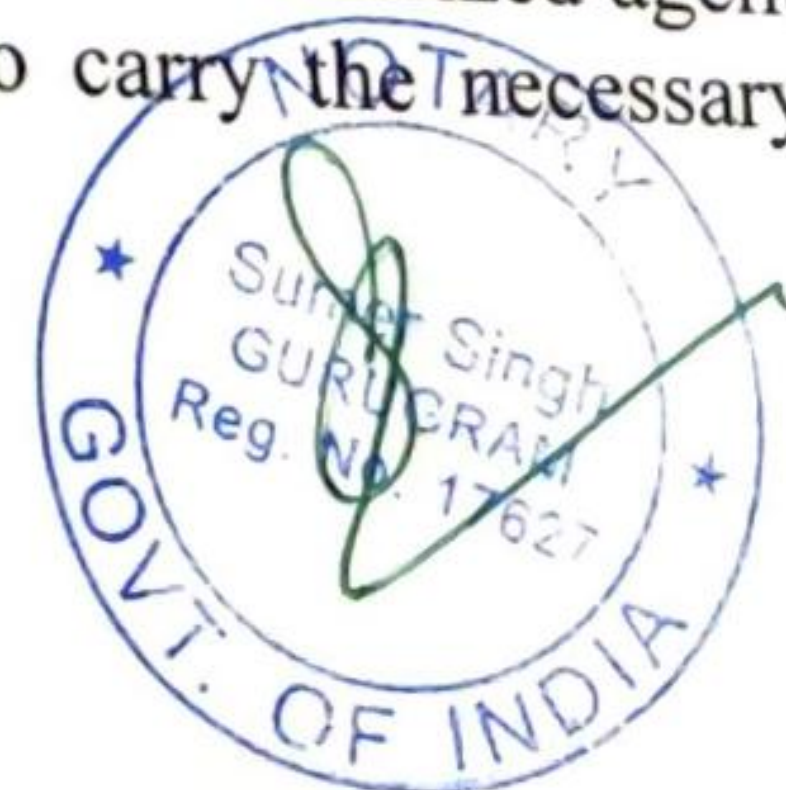
Whereas the Lessor has represented that the said property is free from all encumbrances and the Lessor has clean and unrestricted right to the said property and is legally competent to the enter in to rent Lease Agreement on the terms and conditions contained herein.





NOW THIS AGREEMENT WITNESSETH AS FOLLOW :-

1. That possession of the property will be given to the lessee and the tenancy shall commence w.e.f. .... and shall remain for a period of 11 month i.e. up to .... The tenancy can be extended or renewed at the end of this tenancy period with the increase of rent 10% by mutual consent.
2. That the lessee shall pay to the lessor for the above said property the rent of Rs. ..../- (Rupees ..... only) per month in advance or before ..... day of every English calendar month
3. That the lessee has paid Rs. ..../- (Rupees ..... only) as security without interest deposit to be refunded at the time of termination of the Lease or vacation of the premises.
4. That the lessee shall use the property exclusive for the Residential purposes and shall not sublet the property without the written permission of the lessor.
5. That the lessee shall pay electricity charges according to consumption of electricity units as per meter at prescribed rates DHBVNL every month to the concerned authority.
6. That the lessee shall pay for water, security, cleaning, regulatory charges, and maintenance charges as per the bills from the appropriate authorities.
7. That the lessee shall comply with all the rules and regulations of the Local authorities whatsoever in relation to the said property.
8. That the Lessee shall not carry out any structure additions or Alteration to the building layout, fitting and fixtures without the prior written consent of the Lessor
9. That the lessee at the time of occupations shall see that all the electrical, sanitary and fitting and fixture are intact and or in respect working order. The Lessee shall be responsible to restore them in the same condition expect natural wear and tear and damages by act nature.
10. That the lessee shall permit the lessor or any of his\her\their authorized agent to enter upon the said property for inspection and to carry the necessary repair at all reasonable times.





11. That day today repairs such as fuses leakage of water taps etc. Have to be done by the Lessee at his own cost.
12. That the expiry of rent period the lessee shall handover the physical vacant possession of the said property to the lessor with all the fitting and fixtures intact and in perfect working order except natural wear and tear condition.
13. That in case the Lessee makes default in making the payment of rent or commits any breach in this deed the Lessor shall be entitled to get back the possession of the property immediately thereafter according to law.
14. That this rent /lease agreement can be terminated according by services of one month's prior notice from both the parties.

IN WITNESS WHERE THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURE ON THIS DEED OF AGREEMENT ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

Witnesses:-

1. K. S. Nishant

Rohit Kumar  
LESSOR/Landlord

2. Gaurav

Sumer Singh  
LESSEE/ Tenant

