

Rent Agreement

This agreement is written on 17th day of October 17, 2018 at S.A.S Nagar (Mohali), Punjab, between

(A) **Saurabh Shanker** S/o Sh. Rajendra Prasad Jaiswal, R/o 4588, Y-Block, Darshan Vihar, Sector -68, SAS Nagar (Mohali), Punjab 160055 (hereinafter referred to as First party/landlord/lessor) which expression shall mean and include his heirs, successors, legal representatives and assigns etc.

AND

(B) **Gaurav Kumar**, S/o Sh. Girish Kumar, R/o House No. 60G/6,, Nekapur, Near Palika, Badaun, hereinafter called the **lessee/tenant/Second party**

Whereas the first party is the absolute Owner/Landlord and in possession, of residential House of **B-45-D, Rajat Vihar, Sector-62, NOIDA Distt. Gautam Budh Nagar, UP.**, which lesser has agreed to give and lessee has agreed to take on lease for a period of 11 (eleven) months.

And whereas on request of the Second party/Lessee the First Party/Lessor aforesaid has agreed to let out the premises for a period of 11 months and whereas the second party has agreed to execute and sign this deed of rent agreement/lease deed as per terms and conditions given below:

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:-

That the rate of the rent of the said premises is settled at **Rs.15400/- (Rupees Fifteen Thousand Four Hundred only)** per month exclusive of water, electricity, society charges if any and other incidental charges from **1st Oct 2018 to 31st Aug 2019**

- 2- That rent will increase by 10% from 1st Sep 2019.
- 3- That the tenancy shall be effective from 1st day of Oct 2018 and shall remain enforced for the period of 11 months i.e, till **31st Aug 2019**.
- 4- That the second party has deposited a sum of **Rs.14000/- (Rupees Fourteen thousand only)** as the security amount, which will be refunded after adjustment of any dues/loss/damages at the time of vacating the said premises.
- 5- That the second party will pay monthly rent by 7th of each month
- 6- That the second party shall use the said premises for the residential purpose.
- 7- That the second party shall not sublet, part with possession assigned the same to any person in any manner whatsoever.



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Mahesh Kumar
Stamp Vendor, Mohali
License No. 20

Samle Shuler

AFFIDAVIT

Chamran/Kumar



8- Every year rent will increase @ 10% from the previous rent agreement.

9- That in case the second party fails to pay the monthly rent to the first party consequently for the period of two months, then the second party shall have to get vacated the premises in question immediately.

10- That the second party shall pay the electricity charges as per the bills raised by the electricity board.

11- That the second party shall not damage the fittings and fixtures fitted in the rented premises and shall keep and maintain the same in good condition and shall also make arrangements for the repairs or replacements of the damaged fittings and fixtures whatsoever, will be required at his own expenses.

12- That the Electrical fittings & Fan are given in working condition & same will be maintained by the second party at his own expenses.

13- That the second party shall not make/raise any constructions as well as alteration in the rented premises without the written consent of the first party.

14- That the second party shall permit the first party or any of his authorized person to enter the said premises at reasonable time for inspection purpose.

15- That both of the parties shall have to give one month advance notice in writing to each other , in case of vacating the premises in question before the expiry period of the tenancy

16- That the terms & and conditions as stated above shall be binding on the both parties. The terms and conditions of this agreement are final and are irrevocable.

IN WITNESSES WHEREOF, the parties have signed this agreement on the date, month and year first above written in the present of witnesses at _____.

WITNESSES:-

1- Manish Sharma
2096/2 41-CCB

2- I identified the Deponent/Executant who sign / thumb marked in my presence.
17 OCT 2018

Contents of the affidavit/GPA/SPA Agreement/instrument read over/ explained to Deponent/Declarant/ Executant in his/her language who seemed perfectly & understand the same

ATTESTED

Notary, S.A.S. Nagar
Mohali (Pb.)

17 OCT 2018

LANDLORD

CSAURABH SHANKER

TENANT

GAURAV KUMAR