# **RENT AGREEMENT**

# This Rent Agreement is executed at **New Delhi** on this **08/11/2024** between **Sh. HARI SINGH S/O SH. HUKUM R/O PLOT NO. 1253, ANVI PG, SARKARI SCHOOL WALI GALI NEAR SAHARA PUBLIC SCHOOL, DHUNDAHERA, GURGAON-122016** hereinafter called the First Party/landlord.

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**YADAV AMARJIT VINOD S/O SH. VINOD KUMAR YADAV R/O F-270, ANSHAL SUSHANT CITY, BHILWARA, RAJASTHAN-311001 (UID NO. 9638-5048-6466)** Hereinafter called the Second Party/ tenant.

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# Whereas the expressions of both the parties shall mean and include their respective legal hairs, successors, representative and assigns etc. Whereas that the first party is the owner of property shall mean and include their respective heirs, successions and assigns etc.

# Whereas on the request of the second party the first party has agreed to rent his/her **PLOT NO. 1253, FIRST FLOOR, ANVI PG, SARKARI SCHOOL WALI GALI NEAR SAHARA PUBLIC SCHOOL, DHUNDAHERA, GURGAON-122016.** to the second party on the following terms, and conditions which is mutually agreed between them:-

# **NOW IT IS HERE BY AGREED BETWEEN BOTH THE PARTIES AS UNDER**

# That this agreement is for the period of **Eleven Months** of the English calendar from start **10/01/2024.**

1. That landlord is in position to spars the above portion for short terms renting and tenant is agreeable to accept the same for **Residential Purposes**.
2. The rent as per mutual settlement of the parties is fixed at **Rs. 7,500/- (Rupees Seven Thousand Five Hundred only)** per month and the same should be paid in advance on or before 5TH day of every English Calendar month. The rent will be increased 10% yearly.
3. The period of tenancy above staged can be curtailed by Tenant anytime within the period (no minimum lock in period) with a clear notice of **ONE MONTH** in writing to landlords and landlord shall also serve two month is in case of eviction of the said property to Tenant.
4. The rented premises shall be used by tenant only for **Residential Purposes** and second party shall be responsible for any type of criminal /theft/activity /Electrical and any mishappening in above said property.
5. The tenant shall not sub-let any portion of the rented premises to anyone else. Tenant is also not permitted to first party with any portion of the rented premises to anyone else by way of partnership etc.
6. That the tenant shall abide by all rules and regulation of DDA MCD BSES DESU/DVB Delhi Jal Board Admn. DELHI POLICE or any other authorities concerned connected with the said premises.
7. All major repairs to the rented portion will be carried out by Landlord at his own cost. However, all minor repairs will be done by Tenant at his own cost.
8. No additions/ alterations of any kind will be done in the rented portion by Tenant without prior consent of Landlord in writing.
9. Tenant shall serve landlord with a written notice for vacation of the rented premises/stations. On expiry of the period of notice, it will be obligatory for landlord to collect possession of the rented premises from tenant.
10. That the second party has given security **NIL** with the first party the same will be refundable (not adjustable) after deduction of outstanding dues/demand of maintenance/repairing and second will be forfeited.
11. All Electricity, water lift charges (if any) parking property tax IGL, Gas charges GST (if any) before vacating in the premises etc. will be paid by second party. An electricity and water meter has been installed in the rented premises, the second party will responsible for any electricity theft, water and sealing Security water Submersible pump etc.
12. No other charges shall be levied at the time of vacation from the second party.
13. That in case of litigation over the tenanted premises the amount to be spent on litigation proceeds by the first party shall be adjusted from the security amount. Further the first party can also adjust the amount of any unpaid bills towards water, maintenance, electricity charges consumed by the second party from the security amount. if due.
14. That in first party shall have the rights to get the said property vacated by the second party on the second party breach of any of the above terms and conditions without prejudice to his rights to realize all arrears of rent due. All outstanding payment towards, Electricity, maintenance and water charges etc. shall be recovered from the second party due from his on the date of vacation.
15. That the second party shall handover peaceful vacant physically possession of the aid premises on the same conditions after expiry of agreement period and second party handed back rented premises to the first party owner with all the fitting and fixture etc. in good condition all dues having been cleared.
16. In case it is found the rented premises is locked for more than two months or so without providing information to the landlord by the tenant the agreement will be automatically stand cancelled and Landlord has the fully rights to vacate the premises without any consent and to give his/her property to anyone else on rent/sell \and second party will not vacate the said pr\remises in stipulated period then she/he will pay penalty.
17. That this agreement shall be governed by the provisions of contracts Acts, and other laws relating to tenancy and dispute arising out of this agreement shall be subject to the jurisdiction of Delhi court only.

This deed of agreement has been signed by landlord and tenant in the presence of witness given below:-

# IN WITNESS WHEREOF, the both parties have signed this Rent-Agreement to executed at **New Delhi** on the day of **08/11/2024** and years above written.

# WITNESSES:-

# 1. FIRST PARTY (Land Lord)

# 2. SECOND PARTY (Tenant)