



उत्तर प्रदेश UTTAR PRADESH

FF 298322

"RENT AGREEMENT"

This Deed Of Rent-Agreement is made at NOIDA, UTTAR PRADESH on 11.02.2020

BETWEEN

MRS. SUSHMA CHHOKAR R/O 24A, ALIPUR ROAD, CIVIL LINES, DELHI-110054, on the One part (hereinafter called the LESSOR/ OWNER).

AND

SHRI M.L. SINGH S/O LATE SHRI SHEW KUMAR SINGH R/O RANGATAND POST AND DISTT. DHANBAD JHARKHAND, on the other part (hereinafter called the TENANT/ LESSEE).

(The words and expression FIRST PARTY AND SECOND PARTY shall mean and include their legal representatives, authorized agents, assignees, successors, and legal heirs, respectively).

WHEREAS the FIRST PARTY/LESSOR is absolute owner/legal owner and in possession of premises FLAT NO M-404, AWHO VIVEK VIHAR, SECTOR-82, NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH, and whereas the Lessor has agreed to lease out the said premises to the lessee on the following mutual agreement.-



19 1 FEB 2020

07-स्टाम्प विक्रय की तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय का नाम व पता

स्टाम्प की अवधि

राज्य सरकार राजी स्टाम्प विक्रेता

सी० न० 55 - 56 सी० न० 57 - 58

विक्रय सीमा 10000/- विक्रय का स्थान

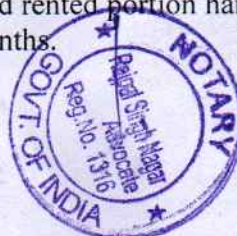
भारत प्राधिकरण कार्यालय, नई दिल्ली-8



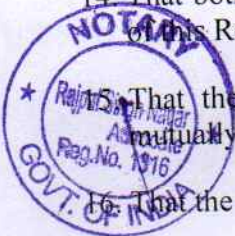
AND WHEREAS on request of the lessee the lessor aforesaid has agreed to **let out the said property** for a period of 11 months. And whereas the second party has agreed to execute and sign this deed of rent agreement/lease deed as per terms and conditions mentioned below:-

NOW THIS LEASE AGREEMENT WITNESSETH AS UNDER:-

1. That the term tenure of the lease of the said premises would be for 11 months beginning from 01.01.2020 TO 30.11.2020.
2. That the monthly rent of RS. 20,000/- in respect of the aforesaid premises shall be paid upto 7th of each English calendar month in advance by the Lessee to the Lessor.
3. That the Lessee has paid an amount of Rs. Nil as interest free security to the Lessor by cash/ cheque which shall be refunded at the time of vacation of the said premises after adjusting all dues and damages in the said property.
4. That the lessee shall not store any chemical, inflammable or objectionable goods in the said premises.
5. That the LESSEE shall pay electricity (power and light), society charges, PNG Connection Charges, water Charges etc. for the demised premises 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.
6. The Lessor has already provided separate electricity meter for the said premises. The original receipt of the water and electricity charges paid by the lessee to the concerned authorities will be handed over to the Lessor.
7. That the original of this agreement will be retained by the lessor.
8. That the Lessee shall not make any structural additions or alterations in the said premises without the written permissions of the lessor but can alter the location of the air conditioned, fridges etc.
9. That the Lessee shall not sublet or assign the premises in part or whole under any circumstances.
10. That the Lease Agreement can however, be terminated by the lessor or lessee on one month's notice. In case the premises are vacated without any advance notice, one month's rent shall be payable in lieu of the notice period or shall be adjusted from the security deposited by the lessee.
10. That at the time of termination of the said premises after the stipulated time, the tenant/ lessee neat and clean the said rented portion handed over to the lessor/ first party at the time of expiry of 11 months.



11. That on the expiry of the lease period, the lessee shall handover peaceful and vacant possession of the said premises to the lessor with all the fittings and fixtures intact therein in same good working conditions/ order as the lessee received it.
12. That the lessee shall peacefully permit either lessor or his representative to enter the premises in all the reasonable times in order to examine the state and condition of the premises.
13. That all the day to day repairs of minor nature, such as replacement of fuses, washers, bulbs, leakage, tube lights and other fixtures etc. shall be done by the Lessee at their own cost. However, any major repair such as leakage or defects in electrical/ water circuits, fixtures or any damage to the structure shall be carried out by the Lessor provided such damages is not caused by any act or neglect on the part of the Lessee in which case the Lessee will have to withstand the necessary expenditure.
14. That both the Lessor and the Lessee will be bound with the terms and conditions of this Rent Agreement.



15. That the lease period and rent will be increased @10% after 11 months, if mutually agreed between both the parties.

16. That the list of fitting and fixtures is attached as ANNEXURE-I.

IN WITNESS WHEREOF, BOTH THE LESSOR AND THE LESSEE HAVE SET THEIR RESPECTIVE HANDS TO THIS RENT AGREEMENT, AT NOIDA FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

WITNESSES:-

1.

Sushree Chhoker
OWNER

2.

[Signature]
TENANT

ATTESTED
[Signature]
Rajpal Singh Nagar
Notary Public Noida
Gautambudh Nagar (U.P.)

11 1 FEB 2020