



उत्तर प्रदेश UTTAR PRADESH

BS 131975

### RENT AGREEMENT

This Agreement is made at Gr.Noida Between **Mr. H.S. Chhokar R/o 24A, Alipur Road, Civil Lines Delhi-54**, hereinafter called the LESSOR which representatives and assigns of the ONE PART.

AND

**Sh. M.L. Singh S/o Late Sh. Shew Kumar Singh R/o Rangatand Post & Distt Dhanbad, State- Jharkhand** hereinafter called the LESSEE or the OTHER PART.

Whereas the "Lessor" is absolute owner of the residential premises Flat No. **M-404, AWHO Sector 82 Vivek Vihar, Noida** with all necessary sanitary and electrical fittings and fixtures.

And whereas the Lessor has agreed to Lease out and the Lessee had agreed to take on lease the above premises for residential purpose only as per the following terms and conditions:-

1. That the Lessee shall pay to the Lessor the rent for the premises at the rate of Rs. 19,000/- (Rupees Nineteen Thousand Only) towards monthly rent w.e.f. 01.10.2013. All the payments by Lessee are to be done by Cheque/Cash to the Lessor.
2. That the Lessee shall pay the aforesaid rent is advance for every month before 7th day of each calendar month.



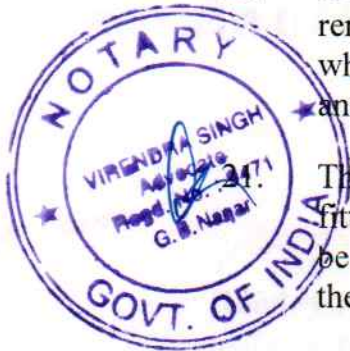
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3. That this Lease is for a maximum period of 11 months w.e.f. 01.10.2013 and terminating on 31.08.2014.
4. That the Lessee will pay the electricity charges as per the submeter reading provided for 1st Floor with monthly rent.
5. That the said premises will be solely used by the Lessee for residential purpose of Lessee family only, no commercial or any other activities will be carried out.
6. That the Lessee will not transfer sublet or assign or party with possession of the whole or any part to any body in any form whatsoever.
7. That if the Lessee fails to pay above said rent continuously for one month, then the Lessor is fully authorize to have the premises vacated immediately.
8. That no structural or other additional or alternation to be made by the Lessee without the written consent of the Lessor of any part of the property.
9. That the Lessee/Lessor can give one calendar month notice in writing to the other party to vacate the premises, in case of vacation is to be done before expiry of the Lease period of it can be further extended on terms and conditions mutually agreed upon.
10. That the Lessee shall not store and chemical, inflammable or objectionable goods in the said premises.
11. That day to day repair, such as fuses and sanitary and electricity breakage leakage of water taps and geysers, shall be born by the Lessee at his own sanitary pipes, cracks etc. or any damages to the structure shall be done by the Lessor at his won cost provided that such damage is not caused by any acts or neglect on the part of the Lessee.
12. That the Lessee shall see that all sanitary electrical and other fittings and fixtures in the premises are in good working conditions before occupation of the premises and ensure its restoration at the time of handling over the premises back to the Lessor, except for normal wear and tear.
13. That on expiry of the Lease i.e. 31.08.2014 to the Lessor the Lessee shall settle all dues in respect of water, electricity, breakage or society etc., which may be due/payable by the Lessee only.
14. That the Lessee shall permit the Lessor/his authorized representatives etc. to enter the said premised for inspection to carry out repair etc at all reasonable time as and when necessary.





16. That if any disputer or difference arise out of concerning the subject matter of the agreement or otherwise of this agreement except respect of matter hereby otherwise provided for the same shall be referred to the arbitration of person to be appointed by the mutual consent of the Lessee and the Lessor and the decision of such arbitrator shall be conclusive and binding on both the parties thereto. The provision for the time being in force shall apply to such arbitration.
17. The Lessee has paid the stamp duty to this agreement, deficiency if any shall be liability of the lessee.
18. In case the lessee fails to vacate the premises after the expiry of the Lease period notice period,.
19. That the electricity, water charges will be paid by the Lessee and same will be excluding of rent and mentioned in para-1 of this agreement.
20. That a completer list of the sanitary and electrical fittings provided in the rented premises are mentioned in Annexure "A" and "B" respectively which will be signed by both the Lessor and Lessee at the time of handling and taking over possession.




That it is agreed between the parties hereto that any loss to fixtures fittings/wood work and wiring by way of theft breakage or otherwise shall be borne by the Lessee and Lessee shall be responsible to make good of the same to the Lessor.

In faith and testimony the parties have set their respective hands on this Lease on the day, month and year mentioned above in the presence of the following witnesses.

**Witnesses:-----**


**1. Signature**

Name:  
Address:


  
(Lessor) 19 SEP 2013

**2. Signature**

Name:  
Address:

  
M. L. SINGH  
(Lessee)

**ATTESTED**

  
VIRENDRA SINGH  
Advocate Notary  
Distt. Court, G.B. Nagar

19 SEP 2013