



उत्तर प्रदेश NOTARY PRADESH

EG 721091

## RENT AGREEMENT

This rent agreement is made and executed at Noida on 20.01.2019 by between **MRS SUSHMA CHHOKAR W/O LATE.H.S. CHHOKAR R/O- 24A, ALIPUR ROAD CIVIL LINES DELHI-54** hereinafter called the **FIRST PARTY/LAND LORD/ LESSOR**

And

**SHRI M.L. SINGH S/O LATE.SHRI SHEW KUMAR SINGH R/O RANGATAND POST AND DISTT-DHANBAD JHARKHAND** hereinafter called the **SECOND PARTY/LESSEE**).

(The expression and words of the first and second party shall mean and include their legal heirs, successors, assigns, nominees, executors, administrators and legal representative respectively)

WHEREAS the First party is the absolute and lawful owner and is in possession of **FLAT NO. M-404, AWHO VIVEK VIHAR, SEC-82, NOIDA DISTT- GAUTAM BUDH NAGAR**, referred as the property / premises consisting of, AND WHEREAS the first party has let out the second party at a monthly rent of **Rs. 20,000/- (RS. TWENTY THOUSAND RUPEES ONLY)**. Rent

*Sushma Chhokar*

*M.L. Singh*



247  
228  
100

23/7/08

भामवीर शर्मा  
25 लाख अर्थात् 3000000  
निदेशक कार्यालय

*[Signature]*

M.L. SINGH S.J.

Ushu Shew Kumar Singh

R/o Shanbaal  
Jharkhand



agreement is started from the date of **01/02/2019 TO 31/12/2019** for **11 Months**.

Now this agreement witnesses as under: -

1. That the monthly rent for the above has been settled as **Rs. 20,000/- (RS. TWENTY THOUSAND RUPEES ONLY)**. and that rent has to be paid by the lessee to the lessor in advance or up to the 2<sup>nd</sup> day of each calendar month.
2. That the lessee shall pay to the lessor **NIL** As interest free security deposit which is refundable on the expiry of terms of lessee against handing over the vacant possession, after adjustment of dues if any
3. The Second party in addition to rent reserved hereunder shall also pay electricity charges (energy consumed as per sub meter provided at current rate + Govt. Duty on energy Concerned), Water charges, Electricity Charge, and other charges, if applicable.
4. That the second party will not sublet, assign or part with the possession of the said property with any other person.
5. That the said property has been let out to the second party for residential purpose only.
6. That if the second party fails to pay the monthly rent to the first party in advance by breaching the term and conditions of this rent agreement, then the first party shall have the right to get the aforesaid premises evicted from the second party after without notice.
7. That if the lessee wants to vacate the premises during currency of lease period, he can do so by giving one month notice to the lessor or one month rent in lieu thereof. Similarly the lessor can get the premises vacated by giving one-month notice to the lessee.
8. That the second party will not make any addition alteration in the premises during the tenancy period without the prior permission of the First Party.



Sushma Chokar

*[Signature]*



9. That the second party shall ensure that the premise is monthly maintained & the special care sits that no damages of the premises is caused due to careless handling of.
10. That the First Party shall have the right to visit and inspect the premises at any reasonable hour after the information to the second party.
11. That the lessee will ensure at the time of occupation of the flat that all the sanitary, electrical other fittings and fixtures are in good order. The lessee shall be responsible restore them in the same condition and functional except damage by the act of God or unforeseen calamity, while handing over the vacant possession.
12. Further renewal of the rent deed agreement will be on prevailing market rent and subject to mutual agreed terms and conditions i.e. minimum increase of 10%.

IN WITNESS THERE OF both the parties have signed this rent agreement in the presence of the following witnesses.

Witnesses: -

1.

First Party/ Owner

*Sushma Chhokar*

2.

Second Party/ Lessee

*(M. L. Singh)*

Date: 20.01.2019

Place: Noida



**ATTESTED**  
*Sanjeev Kumar Sharma*  
Advocate Notary  
Reg. No. 8228  
Distt. Gautam Budh Nagar