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Bond		Indian-Non Judicial Stamp Haryana Government		Date : 05/05/2022	
Certificate No.	G0E2022E1573			Stamp Duty Paid :	₹ 101
GRN No.	89854391			Penalty :	₹ 0
<b>Deponent</b>					
Name :	Kanwal Kishore				
H.No/Floor :	Na	Sector/Ward :	83	Landmark :	Na
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	99*****95				
					
Purpose : LEASE AGREEMENT to be submitted at Other					

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

## Lease Agreement

This Lease Agreement is made at Gurgaon on this **Day of May 2022**, between:

**Mr. Kanwal Kishore, S/o Sh. K. L Verma R/o Vatika Boulevard , B4, 202 , 2<sup>nd</sup> FLOOR, Sector 83, Vatika India Next, Gurgaon-122004.** (hereinafter called the **Lessor**) of the one part,

And

**Mr. Manvendra Singh Raghava S/O Sh. Pradeep Kumar Raghava R/O MIG-290 Darpan Colony Thatipur, Gwalior Gird R.K Puri Gwalior (M.P.) 474011** (hereinafter called the **Lessee**) of the other part,

The Expression **Lessor** and **Lessee** shall mean and include their respective heirs, successors, representatives and assigns etc.

Whereas the Lessor is the lawful owner in possession of **Vatika Boulevard , B4, 202 , 2<sup>nd</sup> FLOOR, Sector 83, Vatika India Next, Gurgaon-122004.**

Whereas the **Lessor** has represented that the said property is free from all encumbrances and the **Lessor** has a clear and unrestricted right to the said



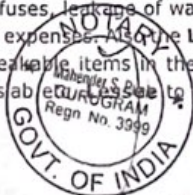
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property and is legally competent to enter into this **Lease Agreement** on the terms and conditions contained herein

**NOW THIS DEED WITNESSETH AS FOLLOWS**

1. The possession of said property will be given to the **Lessee** by **Lessor** and the tenancy shall commence w.e.f. **10/05/ 2022** and shall remain for a period of **11** months up to **09/04/2023**. The tenancy can be extended or renewed at the end of this tenancy period with the increase in total rent by 10% or by mutual consent.
2. That the **Lessee** shall pay to the **Lessor** for the above said Property the rent of **Rs. 23500/- (Rupees Twenty Three Thousand Five Hundred Only)** including maintenance per month in advance on or before **11<sup>th</sup>** of every English Calendar month. Out of total monthly rent of **Rs. 23500/-, Rs. 17500/- (Rupees Seventeen Thousand Five Hundred Only)** is the monthly rental payable to **Lessor** and **Rs. 6000/- (Rupees Six Thousand Only)** is monthly maintenance payable to **Vatika** directly. The electricity and other charges like water etc. will be paid to **Enviro (Facilities Management by Vatika)** directly by the **Lessee**.
3. That the **Lessee** also agrees to pay **Rs. 47000/- (Rupees Forty Seven Thousand Only)** as interest-free security deposit to the **Lessor** which is refundable after deducting the electricity, water or any other repair charges for the damages to the property, if any at the time of handing over the peaceful vacant possession of the property to the **Lessor**.
4. That the **Lessee** shall use the property for residential purpose of **Lessee** or its immediate family only and shall not sublet the property in any way.
5. That the **Lessee** shall pay water and electricity charges according to the consumption of electricity units as per prescribed rates to the concerned department.
6. That the **Lessee** shall comply with all the rules and regulations of the local authorities whatsoever in relation to the said property. That the **Lessee** shall pay the applicable society charges and one time entry and exit fee.
7. That the **Lessee** at the time of occupation shall see that all the electrical, sanitary fittings and all other fittings & fixtures (**List as per Annexure 1**) are intact and or in perfect working order. The **Lessee** shall be responsible to restore them back in the same condition at the time of handing over the possession back to **Lessor**.
8. That the **Lessee** shall not carry out any structural additions or alterations to the building layout, fittings and fixtures.
9. That the **Lessee** shall permit the **Lessor** or any of his/her authorized agent to enter upon the said property for inspection and to carry the necessary repair at all reasonable times.
10. That day-to-day repairs such as fuses, leakage of water taps etc. have to be done by the **Lessee** at his own expense. Also the **Lessee** is responsible for the safe upkeep of all the breakable items in the apartment, like the commodes, wash basin, kitchen slab etc. The **Lessee** to ensure that they are



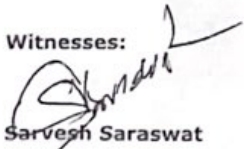
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handed back to the **Lessor** in the same working condition at the time of termination of the Lease and handing over back the premises.

11. That at the expiry of the lease period the **Lessee** shall handover the physical vacant possession of the said property to the **Lessor** with all the fittings and fixtures intact and in perfect working order.
12. Notwithstanding anything to the contrary contained herein, if upon termination/expiry of the lease including but not limited to earlier termination, the **Lessee** fails to handover vacant possession of the said premises on the agreed date, the **Lessor** shall be entitled to charge Rs.4,000/- (Rupees Four thousand only) per day of the unauthorized possession of the said premises after the said termination from the **Lessee** in writing. The same would be deducted from the Security Deposit.
13. That if the **Lessee** makes default in making the payment of rent and commits any other breach of this deed the **Lessor** shall be entitled to get back the possession of the property immediately thereafter according to the law hereof or earlier termination or revocation of this Lease deed.
14. The 2 sets of Keys will be handed over to the **Lessee** for its convenience who shall return the said 2 sets of keys to the **Lessor** on the expiry of the Lease term.
15. If during the period of the lease deed, any kind of tax is levied by the government on the monthly rent, then the same will be to Lessee's account.
16. That the **Lessee** shall not do or cause to be done any act or activities of illegal, immoral, un-social nature in the said premises and also will not create any nuisance to the neighborhood in any manner whatsoever.
17. That the **Lease Agreement** can be terminated by both parties by serving one month written notice in advance.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF AGREEMENT ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESS GIVEN BELOW:

Witnesses:


  
Sarvesh Saraswat 9990469495

E1/35 Ground Floor,  
Sector 82, Gurgaon-122004.

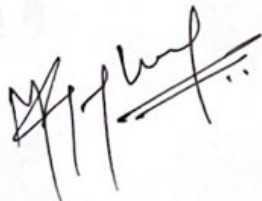


Lessor

(Mr. Kanwal Kishore)

  
Beena Pandit 770001055

Lessee





E1/35 Ground Floor,  
Sector 82, Gurgaon-122004.

( Mr. Mahendra Singh Raghava )



**ATTESTED**  
MAHENDER S. PUNIA,  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana) India

05 MAY 2022

*(Signature)*