**RENT AGREEMENT**

This agreement of rent is entered in on 27th Day of February 2023

between **Mr. Amritpal Singh-Satpal Singh Sons of Balwant Singh R/o 1461, Akali Market, Dera Bassi, Distt. SAS Nagar (Pb.)** (Hereinafter addressed as Landlord) and **Mr. Rahul Kumar (S/O Balihar Singh), Old Anaj Mandi Road, Opp. Axis Bank ATM, Akali Market, Dera Bassi, Distt. SAS Nagar (Pb.)** (Hereinafter addressed as the Tenant)

**THE LANDLORD AND THE TENANT AGREE ON THE FOLLOWING TERMS AND CONDITIONS OF THIS AGREEMENT OF RENT.**

1. That the landlord is owner and landlord of the **Shop** situated in **Old Anaj Mandi Road, Opp. Axis Bank ATM, Akali Market, Dera Bassi, Distt. SAS Nagar (Pb.)** which they agreed to let the First Floor of the said said Shop to Tenant at the rent of **Rs. 4,000/- per month**  to the landlord payable on the first day of each month in advance. The Tenant agrees to take the above said First Floor of said Shop on rent at the aforesaid rate of rent.
2. That rent will be increased @ 10% every year if both parties agree to continue the rent agreement further on fresh terms and conditions.
3. That the rent is to commence with effect from **25.10.2023** and the duration of the rent shall be eleven months from the date of its commencement.
4. That the rent shall be increased @ 10% on the last month's rent paid of every year, if the tenancy is continued after the expiry of this rent deed.
5. That the Tenant shall be responsible for keeping the rented premises in good shape. She will keep all the fixtures, electric fittings and water connection in good running condition. However, the landlord reserves for himself the right to inspect the premises at all reasonable times and shall have the premises white washed and effect the substantial repairs.
6. That the Tenant shall use the premises exclusively for the commercial purposes and shall not sublet the premises without the written permission of the landlord.
7. That tenant will be full responsible for any calamity such as fire earthquake & flood etc.
8. That if the tenant fails to pay the rent regularly then the landlord will be within his rights evict the tenant without issuance of any legal notice or court case.
9. That the Tenant shall pay water tax and electricity charges in respect with the rented premises to the landlord in addition to the payment of rent as aforesaid.
10. That the Tenant shall deliver the peaceful vacant possession of the premises to the landlord at the termination of the period of rent. Tenant/Landlord intending to vacate the premises at an earlier date, shall given a notice of his intention to the landlord to vacate the premises at the expiry/ before expiry of the period mentioned in the notice.
11. That this deed of rent is made in photocopy, original will kept by the landlord and copy thereof by the tenant.

IN WITNESSES WHEREOF the landlord and the Tenant have signed

this deed on the day and year first above written.

Signed by Signed by

(The landlord) (The Tenant)

In presence of

1.