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Name PARTMENT OF REGISTRATION AND	Varun Gautam S/O D/O W/O C/O Vijay Gautam ENT OF REGISTRATION AND STAMPS
Address ARTMENT OF REGISTRATION A	Janta School ke pass Purbayou Tori Sagar SAGAR Madhya Pradesh INDIA AND STAMPS
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	Second Party Details
Name PARTMENT OF REGISTRAT	Vijay Gautam S/O D/O W/O C/O Devshankar Gautam REGISTRATION AND STAMPS
Address ARTMENT OF REGISTRA	Janta School ke pass Purbayou Tori Sagar SAGAR Madhya Pradesh INDIA AND STAMPS
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संगीता अग्रवाल SP013344804202100193

कान्हा बेकरी के सामने जवाहर गंज वार्ड, सागर ्मो. - 9425425473

RENTAL AGREEMENT

This RENTAL AGREEMENT is executed at Sagar on this 3rd day of APRIL, 2023by and between.

Vijay Gautam

S/o Devshankar Gautam

Resident of Janta School ke pass, Purviyou tori Sagar M.P.

(hereinafter jointly and severally called the "OWNER", which expression shall include their heirs, legal representatives, successors and assigns) of the ONE PART:

AND, in favour of:

Varun Gautam

S/o Vijay Gautam,

having a permanent address at Janta School ke pass,

Purviyou tori Sagar M.P.

(hereinafter called the "TENANT", which expression shall include its legal representatives, successors and assigns) of the OTHER PART.

WHEREAS the Owner is the absolute owner of the property situated at Janta School ke pass, Purviyou tori Sagar M.P. as detailed in Annexure-I, hereinafter referred to as "Demised Premises". WHEREAS the Tenant has requested the Owner to grant Rent with respect to the Schedule Premises and the Owner has agreed to rent out to the Tenant the Property with two-wheeler and four-wheeler parking space in the ground floor for residential purposes only, on the following terms and conditions:

NOW THIS DEED WITNESSETH AS FOLLOWS:

- 1. The rent in respect of the "Demised Premises" shall commence from 05.04.2023 and shall be valid till 05.03.2024. Thereafter, the same may be extended further on mutual consent of both the parties.
- 2. That the Tenant shall pay to the Owner a monthly rent of Rs.25,000, excluding electricity and water bill. The rent shall be paid on or before 7th day of each month without fail.
- 3. That during the Rent period, in addition to the rental amount payable to the Owner, the Tenant shall pay for the use of electricity and water as per bills received from the authorities concerned directly. For all the dues of electricity bills and water bills till the date the possession of the premises is handed over by the Owner to the Tenant it is the responsibility of the Owner to pay and clear them according to the readings on the respective meters. At the time of handing over possession of the premises back to the Owner by Tenant, it is the responsibility of the Tenant to pay electricity & water bills, as presented by the Departments concerned according to the readings on the respective meters upto the date of vacation of the property.
- 4. That all the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Owner to the Tenant in good working condition.
- 5. That the Tenant shall not sublet, assign or part with the demised premises in whole or part thereof to any person in any circumstances whatsoever and the same shall be used for the bonafide residential purposes only.
- 6. That the day-to-day minor repairs will be the responsibility for the Tenant at his/her own expense.

However, any structural or major repairs, if so required, shall be carried out by the Owner.

- 7. That no structural additions or alterations shall be made by the Tenant in the premises without the prior written consent of the Owner but the Tenant can install air-conditioners in the space provided and other electrical gadgets and make such changes for the purposes as may be necessary, at his own cost. On termination of the tenancy or earlier, the Tenant will be entitled to remove such equipment and restore the changes made, if any, to the original state.
- 8. That the Owner shall pay for all taxes/cesses levied on the premises by the local or government authorities in the way of property tax for the premises and so on. Further, any other payment in the nature of subscription or periodical fee to the welfare association shall be paid by the Owner.
- 9. In case of any dispute to this agreement and the clauses herein, the same will be settled in the jurisdiction of the civil courts.

ANNEXURE-I

All that piece and parcel of the residence situated at Janta School ke pass, Purviyou tori Sagar M.P., consisting one bedrooms, one living room, fixtures and inventory of 2 fans, 5 CFL lights, 1 exhaust

IN WITNESS WHEREOF BOTH PARTIES AGREES AND SIGNS THIS AGREEMENT ON 03/12/2023 WITNESSES:

vijay aandary

1. Aman Upadhyay
Village Dhana, Sagar, M.P.

2. Satyam Chaurasia
Katra Rajar Sagar M.P.

Latyam Chaurasia

Katra Bajar, Sagar M.P.

Vijay Gautam **OWNER**

PAN CARD: AZHPG3825D

Varun Gautam **TENANT**

		_	
1.0	RENT RECEIPT		
Owner Mar. Vijay	Grantam	Dated: 05 /04 /	2023
Received with Thanks from	Vayou Gastaus		(Tenant)
Address Ne au 10	outa school, Puer	whoy todi	Ñ
Sagar, M	. P.	9	
The Sum of Rs. 75,0	000.		
Monthly Rent Rs. 25,000	From 5/04/2023 To	05/06/2023	
Total Rs	Balance Rs Advar	nce Rs	Revenue Stamp
Rs. 75,000 /-		(Signature of Bennet	
I THE RESERVE THE PARTY OF THE	I	(Signature of Propert	y Owne

	ž.		
		Maria Carallana	
	RENT RECEIPT	7	
Owner Mar. Vicay	Craytan	Dated : 05 /0	6/2023
Received with Thanks from	Vayou Gardan	~	(Tenant)
	school, Puen		(Terraint)
Sagrey M.		Just Co 1	
The Sum of Rs. 75,00		å.	***************************************
Monthly Rent Rs. 25,000		то 05/08/2023	The contract of the contract o
			Revenue
Total Rs.	Balance Rs	Advance Rs.	Stamp
Rs. 75,000 /-			
		(Signature of Prop	
	*	Vijay Go	intau

RENT RECEIPT Owner May. Gowan Dated: 05 / 09/ 2023 Gautau Vayou Received with Thanks from (Tenant) jouta school, Purviyou Address Neay to Mi 75,000 The Sum of Rs. Monthly Rent Rs. 25,000 From 05/09/2023 To 05/11/2023 Revenue Balance Rs._____ Total Rs. Advance Rs. Stamp Rs. 75,000 (Signature of Property Owner) Cawar

	RENT RECEIPT	,	
Owner My. Vijay	Crawtam	Dated : 05 /1:	1/2023
Received with Thanks from Vous	n Grantan	<u> </u>	(Tenant)
Address Neay ganta	School, Pu	avigou toui,	
Sagar M.P. The Sum of Rs. 75,000			
Monthly Rent Rs. 25,000	From 05/11 2023	To 05/02/2023	
Total Rs.	Balance Rs	Advance Rs	Revenue Stamp
Rs. <u>15,000</u> /-	•	(Signature of Prop	