



LEASE DEED/RENT AGREEMENT

This Lease Deed made at Gurugram on this 08 day of April 2023 Between **Brig Maha Singh Hooda S/o Late S. Inder Singh R/o L-301, Vijay Rattan Vihar, Sector-15-II, Gurugram (Haryana)** (hereinafter called the 'LESSOR' which expression shall unless excluded by or repugnant to the context include his/her/their heirs, executors, administrators, representatives and assigns) of the One Part.

AND

Mr. Hemant Kumar S/o Sh. Raja Ram Singh R/o Heempur Prithiya, PO Alludeenpur, Distt. Bijnor- (UP) (hereinafter called the 'LESSEE' which expression shall unless repugnant to the context or measuring thereof include his/her/their successors and assigns) of the other part.

WITNESSETH AS FOLLOWS:

In consideration of the rent hereinafter reserved and all the covenants and conditions hereinafter contained to be observed and performed on the part of the LESSEE, the LESSOR does hereby grant, transfer, demise by way of lease the premises **Flat No. L-301, Vijay Rattan Vihar, Sector-15, Part-II, Gurugram (Haryana) consisting of Three BHK with Complete Fitting and Fixture** which the LESSOR is entitled in Law to execute this Deed together with the appurtenant land/space, the rights to make use of entrances, passages, stair case landings and other easements, belonging and pertaining to the said premises unto and to the use of the LESSEE a period of 11

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month commencing from **01-05-2023** upto **31-03-2024** renewable by mutual consent by paying unto the LESSOR during the said period a rent of Rs. 26000 /- (Rupees Twenty six thousand rupees Only) per month rent Advance, subject to the following conditions:-

I. THE LESSEE COVENANTS WITH THE LESSOR AS FOLLOWS:

- (i) That the LESSEE shall pay to the LESSOR the said monthly rent by draft/ cheque/cash on or before 7th day of each English calendar month.
- (ii) That the LESSEE has paid **Rs. 50,000/- (Rupees Fifty Thousand Only)** as Security Deposit without interest, to be refunded at the time of termination of the lease or vacation of the house/shop, after deducting outstanding dues, if any.
- (iii) That subject to the LESSOR covenants, the LESSEE shall keep the interior of the demised premises in good order and condition (reasonable wear and tear excepted) and attend to minor repairs such as fuses, leakage of water taps etc.
- (iv) That the LESSEE shall use the demised premises for **Residential** purposes only and shall pay for consumption of electricity and water direct to the concerned authorities as per Bills received by them.
- (v) That the LESSEE shall not sub-let, assign or otherwise part with possession of the demised premises without the consent of the LESSOR in writing.
- (vi) That the LESSOR or LESSEE shall be entitled to terminate the lease at any time during the initial or renewed term(s) of the lease upon serving One month's previous notice in writing of this intention to do so.
- (vii) That the LESSEE shall deliver the demised premises to be LESSOR on the expiration or earlier determination of the lease together with the LESSOR's fittings and fixtures, if any, in such conditions herein contained. The LESSEE shall be responsible for any breakage and damage done to the electrical, sanitary & other fittings & fixtures during the tenancy period.
- (viii) Lessee needs to stays for min. of Six months in the said premises, so that expenditure incurred by the lessor for getting the said premises rented out can be recovered.

II THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOW:

- (i) That the LESSOR shall pay all taxes, rates, licence fees, ground rent and chargers of whatsoever character assessed, levied, charged and imposed by any lawful authority in respect of the demised premises.

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- (ii) That the LESSEE shall peacefully and quietly hold and enjoy the demised premises during the lease period(s) without any interruption or disturbance by the LESSOR or any person rightfully claiming under or in trust for him.
- (iii) That the LESSOR represents and warrants that he is fully entitled to execute this Lease Deed and that he will hold the LESSEE free and harmless of any demands, claims, actions or proceedings by others in respect of quiet possession of the demised premises.
- (iv) That the LESSOR shall effect all major repairs such as leakage in electricity, sanitary fittings, water pipes or cracks etc. at his own cost immediately upon such defect are notified to him by the LESSEE.

III. IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

- (i) That the LESSEE shall permit the LESSOR, his agent(s), etc. to enter upon the leased premises for inspection and carrying out repairs etc, at reasonable time as and when necessary.
- (ii) That the lease terms can be renewed if mutually agreed between the LESSOR and LESSEE on the fresh terms and conditions then mutually agreed to between them for which the LESSEE shall give to the LESSOR a notice not less than one month before the expiration of the term hereby granted.
- (iii) That the Lessee shall apply the telephone connection, gas connection, LESSOR has no objection.
- (iv) That the maintenance charges shall be paid by the LESSEE/LESSOR.
- (v) That the rent increase 10% after 11 months.

IN WITNESS WHEREOF, the parties hereto have executed these presents at Gurgaon on the day, month and year first above written in the presence of witnesses.

WITNESSES:-

1.

LESSOR

2.

LESSEE

Hemant Kumar

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