हरियाणा HARYANA                                                51AA 268240

## RENT AGREEMENT

This Agreement of Rent is made at Gurgaon, Between **Mr. Tejram Yadav S/o Sh. Chhattar Singh R/o H.No-447, Sector-10, Gurugram Haryana-122001.** (Hereinafter called the "LESSOR") which expression shall unless excluded by or repugnant the context include his/her their heirs, executors,\] administrators, representatives andassigns of the First Part/LESSOR.

AND

**Mr. Vikas Mohan Aggarwal S/o Vipan Lal Aggarwal R/oH.no-575, Near Idea Tower, Gaon- Raipur Rani, District-Panchkula, Haryana-134204,** Hereinafter called the Second Part/LESSEE) herein shall mean and include the parties and their respective heirs, successors, administrators, nominees and assigns.

Whereas owner has agreed to rent Situated at Home, **H.No-447, 3rd Floor, Sector-10, Gurugram Haryana-122001,** (Here in after called the demised premise into the Tenat and have agreed to take on rent the demised premises for Commercial/ Residential purpose on the following and conditions.

Whereas the Lessor has represented the said property is free from all encumbrances and the Lessor has a clean and unrestricted right to the said property and is legally competent to enter into this Rent/Lease Agreement on the terms and conditions contained therein.

## NOW THIS DEED WITNESSES AS FOLLOWS:-

1. That possession of the property will be given to the Lessee and the Tenancy shall commence w.e.f. **01-09-2021** and shall remain for a period of **11 Months** i.e. up to **31-07-2022** the tenancy can be extended or renewed at the end of this tenancy with the increase of rent @ **10%** by mutual consent.

2. That the Lessee shall pay to the Lessor for the above said property rent of **Rs. Rs. 9,500/- (Rupees Nine Thousand Five Hundred)** per month in advance before 7th day of every English Calendar.

3. That the Lessee has paid **Rs. 9,500/- (Rupees Nine Thousand Five Hundred)** as security to be refunded at the time of termination of the Lease or vacation of the premises.

1. That the Lessee shall use the Property exclusive for the Commercial/Residential purpose and shall not sublet the property without the written permission of the Lessor.

2. That the Lessee shall pay electricity charges extra to consumption of electricity units as per meter at prescribed rates DHBVNL every month to the concerned authority.

3. That the Lessee shall pay for security, cleaning, regulatory charges maintenance charges as per bill from the appropriate authorities.

4. That the Lessee shall comply with all the rules and regulations of the local Authorities whatsoever in relation to the said property.

5. That the Lessee shall not carry out any structural additions or alterations to the building layout, fittings and fixtures without the prior written consent of the Lessor.

6. That the Lessee at the time of occupation shall see that all the electrical, sanitary, and fitting and fixtures are intact and or in perfect working order. That the Lessee at the time of handover of the property back to the Lessor if not provided in the said state and conditions will lead to forfeiture of the security.

7. That the Lessee shall permit the Lessor or any of his/her/their authorized agent to enter upon the said property for inspection and to carry the necessary repair at all reasonable times.
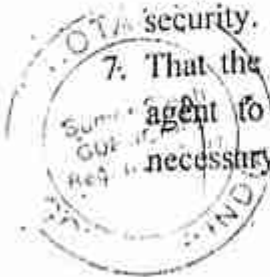
8. That day today repairs such as fuses, leakage of water taps etc. have to be done by the Lessee at his own costs.

9. That at the expiry of rent period, the Lessee shall hand over the physical vacant possession of the said property to the Lessor with all the fitting and fixtures intact and in perfect working order accept natural wear and tear conditions.

10. That in case the Lessee makes default in making the payment of rent or commits any breach in this deed the Lessor shall be entitled to get back the possession of the property immediately thereafter according to Law.

11. That this rent agreement can be terminated according by services **One** month written notice.

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 WITNESSES GIVEN BELOW:-

**WITNESSES:-**

1.

LESSOR

2.

LESSEE

ATTESTED
ADVOCATE & NOTARY

2 5 SEP

SUMER SINGH
DISTT. COURT GURUGRAM
MOB : 9312072117