



हरियाणा HARYANA

V 935264

LEASE DEED

This Lease Deed made at Gurgaon on this 26th day of July 2023
Between RANBIX GANHOT s/o late Sh KRISHAN DEV
H.No 31, Sector 14 Gurgaon.

_____ (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 Ram pal s/o Ved Singh v/o machhrawale
dist. Jhajjar, Haryana

_____ (hereinafter called the 'LESSEE'
which expression shall unless repugnant to the context or meaning 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 H No-31 Sector 14 Consisting of one (one) Room Drawing Room Kitchen Bathroom situated at H No 31 Sector 14 Gurgaon of 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 eleven month/year commencing from 01 August 2023 upto 31-07-2024 renewable by mutual consent by paying unto the LESSOR during the said period a rent of Rs. 10,000/- (Rupees ten thousand only) per month rent, 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. 10,000/- (Rupees ten thousand only) equal to one months rent 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 fixes, leakage of water taps etc.
- (iv) That the LESSEE shall use the demised premises for residential/commercial 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 months 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 condition herein contained. The LESSEE shall be responsible for any breakage and damage done to the electrical, sanitary & other fittings & fixtures during the tenancy period.
- II THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOW:-
- (i) That the LESSOR shall pay all taxes, rates, licence fees, ground rent and charges of whatever character assessed, levied, charged and imposed by any lawful authority in respect of the demised premises.
- (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.
- (v) That the LESSEE shall make the payment of monthly maintenance charges to the Society/Huda if applicable.
- (vi) That if the LESSEE fails to pay the arrears of the rent for more than two months, the LESSOR shall revoke the agreement and Lessee will not have the right to enjoy tenancy after termination of the agreement.
- 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 LESSOR his authorized agent shall acknowledge and give valid and duly stamped receipt for each and every payment made by the LESSEE, and such receipt shall be conclusive proof of such payment.
- (iv) That the rent will be increase 5% after every months/year.
- (v) In case the LESSEE does not vacate the premises after expired of the lease period or notice period, he will be liable to pay Rs. 200 /- per day penalty.
- (vi) Any disputes arising out of this Agreement shall be subject to the jurisdiction of the court at Gurgaon.
- (vii) That the first 5% months of lease period has been mutually agreed to as Lock-in period during which the LESSEE cannot vacate the demised premises. After the expiry of lease period, the LESSEE can vacant the demised premises by giving one months prior notice.

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:

Singh

Pooja
LESSOR

1. Lakhvinder Singh
H.No-1310 Sector-15-P-II
Gurgaon, P.H: 9211121111



Pooja
LESSEE

2. Virender Gahlot
H.No-409 Sector-14

Gurgaon

P.H-9510578221

ATTESTED

Lakhvinder Singh

N. S. PUNIA
ADVOCATE & NOTARY
Dist: Gurgaon (Haryana) India

26 JUL 2022



भारत सरकार

Government of India



Issue Date: 30/05/2015



राम पाल

Ram Pal

जन्म तिथि / DOB : 10/07/1989

पुरुष / MALE



7660 9783 6057

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

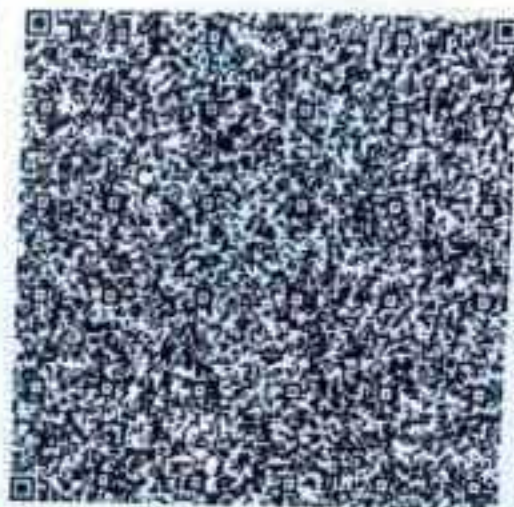
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पता: आत्मज: वेद सिंह, माछरौली, मचहरौली
(२४०), झज्जर, हरियाणा, 124108

Address: S/O: Ved Singh, machhrauli,
Machhrauli(240), Jhajjar, Haryana, 124108

Print Date: 07/01/2021



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