

हरियाणा HARYANA

K 256727

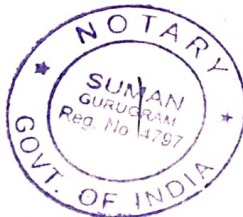
**RENT/LEASE AGREEMENT**

This Lease Agreement is executed at Gurugram on 15<sup>TH</sup> day of January 2024 Between  
MR. PUNEET JUNEJA S/O SH. INDU JUNEJA R/O H.NO.307/20, SHANTI NAGAR,  
GURUGRAM HARYANA-122001, (hereinafter called the LESSOR which expression shall  
unless repugnant to the context or meaning there of include his/her successors and  
assigns) of the One Part.

AND

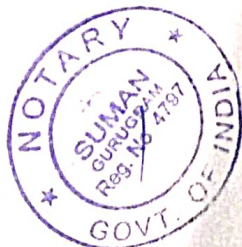
MR. KUSHAL GOEL S/O ANIL KUMAR GOEL R/O H.NO.A88, SHASTRI NAGAR  
MEERUT-250004 (hereinafter called the LESSEE which expression shall unless repugnant  
to the context or meaning there of include his/her successors and assigns) of the Other  
Part.

WHEREAS the first party is the full fledged and lawful owner of the RESIDENTIAL PURPOSE  
H.NO.307/20, SHANTI NAGAR, GURUGRAM HARYANA-122001 hereinafter called



**NOW THESE PRESENTS WITNESS AS UNDER:-**

1. That the Lessee/tenancy started in the above said premises from **01-02-2024 to 31-12-2024** for period of 11 Months.
2. That the Lessee shall pay the monthly rent of **Rs.8300/-** per month in advance by 7<sup>th</sup> day of each month.
3. That the second party has deposited a sum of **NIL/-** as security deposit without interest to be refunded at the time of termination Security amount will not be refunded if the tenant vacate the rented premises before one months .
4. That the without maintenance, electricity, water and sewerage charges bills and other charges will be paid by the tenant to the concerned authority/first party and the LESSEE shall use the premises for the RESIDENTIAL PURPOSE.
5. That the tenancy may be renewed with the mutual consent of both the parties after completion of this rent agreement.
6. That the tenancy may be terminated after giving one months notice. The first party has right to vacate the premises after giving one months notice.
7. That the second party shall have no right, to make an addition, alteration in it without the written permission from the first party.
8. That the Second party will not apply/have alternative electricity, water and/or other such connections without the written consent of the first party.
9. That the second party will have no right to sub-let any portion/part of the rented portion to any other person/ relatives/ agents whatsoever.
10. That at the time of expiry of tenancy period the tenant/second party shall be liable to deliver vacate possession to the said premises in original status without any damages to the building/fittings and fixtures etc.
11. That the Lessor or Lessee shall be entitled to terminate the lease at any time during the initial or renewed terms (s) of the Lease upon serving one month previous notice in writing of his/ her intention to do so.





11. That the Lessor or Lessee shall be entitled to terminate the lease at any time during the initial or renewed terms (s) of the Lease upon serving one month previous notice in writing of his/ her intention to do so.

12. That the second party/tenant/lessee shall keep and maintain the said premises in proper and good condition.

13. That landlord/landlady or his/her representative will inspect the premises in any reasonable time then the second party shall have no objection.

14. That on the expiry of lease period of 11 month the lessee shall vacate the demised premises and handover the vacant and peaceful possession to the LESSOR without any delay, with the mutual consent of both parties the lease can be extended for another 11 months with increase 10% in the monthly rent.

IN WITNESSES WHERE OF the parties signed on the said agreement, on the date, month and year mentioned above in the presence of the witnesses.

WITNESS:

1. Vibhuti Goel  
House No-66, Chiranjeev  
Vihar, Chhazabad

2. Kavita Goel  
A-88, Shastri Nagar  
Meerut



P. Sunya  
Signature of owner/Lessor

Kushal  
Signature of tenant/Lessee

ATTESTED AS IDENTIFIED  
SUMAN  
ADVOCATE & NOTARY  
DISTT. COURT, GURGAON

15 JAN 2024