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### RENT AGREEMENT/LEASE DEED

This Rent Agreement/Lease deed is made at Gurugram on this day of 15/01/2024 the following parties:-

**Mrs. Dev yadav s/o Sh. Rajinder yadav R/o H.no-519,First floor,Sec-14,Gurugram ,Pin no-122001,Haryana**,Hereinafter called the First Party/Landlord/Lessor, whereas the terms and conditions/contexts admit includes its representatives, executors, successors and assigns.

Between

**Mr. Rakesh kumar S/o Sh. Kamal singh R/o VPO-Kalwari,Tehsil-Tauru,District-Mewat,Pin no-122105,Haryana** whereas the terms and condition so admits include its representatives, executors, successors and assigns).

WHEREAS the first Party/landlord/lessor is the owner the property and premises to the Second Party/tenant/ Lessee and possession of Rent is :- **H.No-519,First floor,Sec-14,Gurugram,Pin no-122001, Haryana** Hereinafter called the First Party/Landlord/Lessor) purpose on the following terms and conditions:-

WHEREAS the SECOND PARTY /LESSEE has approached the FIRST PARTY/LESSOR to take on lease the said property and Lessor has agreed to Lease out the Same to the Lessee on the following terms and condition:-

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER :-

That the rent of the said property/premises is fixed at  
**Rs. 20000/- (Rs. Twenty Thousand Only) Per Month Only.**



2. That the rent of said premises shall be effective from :-  
**01/01/2024 to 30/11/2024** and shall be for a period of 11 Months.
3. That the Second Party has paid advance and an interest free security **Rs. 20000/- (Rs. Twenty Thousand Only)** Shall be refund at the time of vacation of premises.
4. That the monthly rent shall be payable by the second party to the first party latest by the One to 7<sup>th</sup> day of each English Calendar month in advance.
5. That the period of tenancy may be extended for its further period only on the option of the first Party and that the rate of Rent shall be increased at the rate of 10% after 11 Months on its previous rate
6. That the second party shall hand over the vacant physical possession of the rented premises to the first party at the time of expiry of the tenancy period positively.
7. That the second party shall abide by all the rules and regulations of the local authorities.
8. That the first Party handed over above said possession to the second party shall be use **Residential Purpose** only and not for use any other purpose.
9. That the second party shall pay the electricity, water charges etc. excluding in the said agreed rent to the first party regularly as and when the bills for such expenses/ charges are produce by the concerned authority.
10. That the second party shall not do any construction and alteration/changing possession in the rented premises as well as in the open space without the written consent of the first party.
11. That the day to day repairs such as fuse, leakage in water taps Paint etc, shall be carried out by the second party on its own expenses and the major repairs, like crakes in wall and building etc, shall borne by the first party on its own expenses when so informed by the second party.
12. That the second party shall permit the first party or any of its authorized person to enter the said premises at suitable time for inspection.
13. That both the parties shall have to give one month advance notice in writing as well as verbally to the other party, in case of its vacating the premises in question before the expiry of period of tenancy and the tenancy may also be terminated as agreed by both the parties by giving one month/30 days advance notice to the other party. And locking period of 6 Months. Tenant vacant before the 6 months security will be not refund.







14. That both the parties shall not interfere into the peace full possession and enjoyment of the premises in quest.
15. That tenancy may be renewed as per mutual understanding of both parties after the expiry of this rent agreement.
16. That the terms and conditions of this agreement as stated above shall be binding on both the party. The terms of this agreement are final and are irrevocable.
17. Any dispute arising out of the rent agreement shall be subject to the jurisdiction of court of Gurugram only.

IN WITNESS WHEREOF, The both the above parties of this rent agreement hereto have signed/thumb impression on this rent agreement of the day, month and year first herein above written in the presence of the following witnesses at Gurugram.

**Witness:-**

1:-   
[MANISH KUMAR]

  
Signature of 1<sup>st</sup> Party/Owner

2:-   
JYOTI ANJALI SHARMA

  
Signature of 2<sup>nd</sup> Party /Tenant

