



हरियाणा, HARYANA

55AA 924055

**RENT AGREEMENT/ LEASE DEED**

This rent Agreement executed at Gurugram on 13<sup>th</sup> day of August 2024 between: Mrs. VANDANA AGGARWAL W/O SH. PRAMOD AGGARWAL R/O HOUSE NO. C-19, OLD DLF COLONY, GURUGRAM, HARYANA 122001 (Hereinafter called the first party/landlord/Lessor, which shall mean and include them, their legal heirs, successors, legal representatives, executors, nominees and assignees.) of the one part.

AND

Mr. BASANT KUMAR (AADHAR CARD NO. 8795-5062-9351) S/O LATE SH. SAMUNDAR SINGH R/O 92, MAIN GALI NEAR BUS STAND VPO- SALHAWAS, JHAJJAR, HARYANA 124146 (Hereinafter called the Second Party/Tenant/Lessee, which shall mean and include them, their legal heirs, successors, legal representatives, executors, nominees and assignees) of the other Part

Whereas the first party is the absolute owner of the house/flat/ plot / situated at HOUSE NO. 271, SECTOR-14, GURUGRAM, HARYANA 122001 (Hereinafter called the rented premises) which is given to the tenant and have agreed to be taken on rent by the tenant for residential purpose on the following terms and conditions.



**NOW THIS DEED WITNESSES AND IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS UNDER:-**

1. That the tenancy shall be commencing from **13.08.2024** and shall remain for a period of 11 months i.e. Up to **12.07.2025**
2. That the second party shall pay the monthly rent of **Rs. 7000/- (Rupees Seven Thousand only)** which shall be payable by **15<sup>th</sup>** day of each English calendar per month by cash/cheque to the first party as advance rent with maintenance.
3. That the second party has deposited a sum of **Rs. 14000/- (Rupees Fourteen Thousand only)** as security, which will be refunded at the time of termination of the lease or vacation of the premises after deducting arrears of electricity, water sewerage charges bill if any due is remaining to be paid.
4. That second party will hand over the possession after vacation and damage of any of the structure, taps electricity points etc. The repair charges will be borne by the second party.
5. That the tenant will pay the electricity water and sewerage charges bills and other society charges to the first party and the LESSEE shall use the rented premises for **Residential purpose**.
6. That the second party shall have no right, to make any addition alteration in it without the written permission from the first party and will pay damages after assessment if any dues/damages to any alteration done.
7. That the second party has no right to let out the whole or part of rented premises to any other person.
8. That the tenancy may be renewed with the mutual consent of both the parties after of the above said tenancy period at the discretion of the first party.
9. That the rent will be increase **10%** or prevailing market rate whichever is lower as mutually agreed by both the parties involved after 11 month.



10. That lessee shall permit the Lessor to use of entrances, passages stairs case and landing for checking the building once a month.
11. That the first party can give the **one-month** notice for vacating the premises to the second party.
12. That the second party can vacate the premises by giving **one-month** notice.
13. That any dispute arising out of this agreement shall be subject to the jurisdiction of the Court of Gurugram.

In witnesses whereof the parties above named have affixed their signatures on this deed of lease on the date month and year written in the presence of the witnesses given below:-

Witnesses

1.

LESSOR

2.

LESSEE

