

Non Judicial



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Haryana Government**



Date : 22/04/2024

Certificate No. G0V2024D2938



Stamp Duty Paid : ₹ 101

GRN No. 115690776



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sunil Thareja

H.No/Floor : Na

Sector/Ward : 55

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****21



Buyer / Second Party Detail

Name : Jyoti Gupta

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****21

Purpose : RENT AGREEMENT

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LEASE DEED

This lease Deed made at Gurugram on this 23rd day of April 2024
Between

Shri Sunil Thareja s/o Shri N.P.Thareja r/o D-94, Saket, New Delhi -110017
(hereinafter called the "**LESSOR**" which expression shall unless excluded by or repugnant
to the context include his heirs, executors, administrators, representatives and assigns) of
the one part and **Mrs. Jyoti Gupta** w/o Shri Vikas Bhardwaj (of
Permanent Address D/o Shri R.C. Gupta, 67/6, Jacobpura, Gurugaon -122001) hereinafter
called the "**LESSEE**" which expression shall unless repugnant to the context or meaning
thereof include their successors and assigns) of the other part,

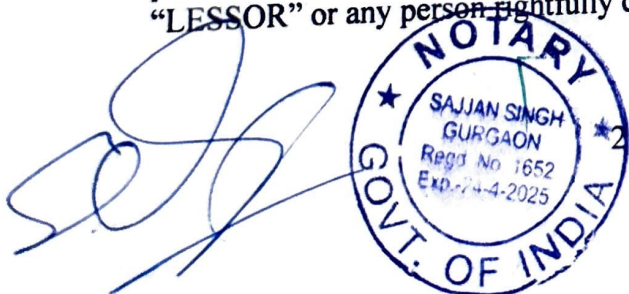
WITNESSETH AS FOLLOWS:

In consideration of the lease 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 / Flat No.605,
Sidhi Vinayak Apartments, (Ghardwar Coop Group Housing Society (GCGHS),
(hereinafter called "**Society**"), Plot No,65, Sector 55, Gurugram (Gurgaon) – 122001

(Haryana) consisting of Drawing room, Dining room, 3 Bedrooms with attached Bathrooms, Store room, Kitchen, Lobby, 4 Balconies of which the "LESSOR" is entitled in Law to execute this Deed together with the apartment land/space the rights to use the entrances, passages, staircase, landings and other easements, belongings and pertaining to the said premises unto and to use of the "LESSEE" and their families for a period of **Eleven months** commencing from **01.05.2024 up to 31.03.2025** renewable by mutual consent by paying unto the "LESSOR" during the said period, lease rent of **Rs.38,000/- (Rupees Thirty eight thousand only)** per month. The "LESSEE" shall also pay quarterly maintenance charge etc. as levied by the "Society" directly to the "Society" from time to time.

1. THE LESSEE COVENANTS WITH THE LESSOR AS FOLLOWS:

- i. That the "LESSEE" shall pay to the "LESSOR" the said monthly lease rent by PDCs (Post dated cheques) / Bank transfers.
- ii. That the "LESSEE" has paid **Rs.70,000/- (Rupees Seventy thousand only)** as Security Deposit without interest, to be refunded at the time of termination of the lease or vacation of the premises/ flat after deducting outstanding dues, if any.
- iii. That the "LESSEE" shall pay the monthly lease rent of **Rs. 38,000/- (Rupees Thirty eight thousand only)** in advance by 7th day of respective month to the "LESSOR".
- iv. That subject to the LESSOR's covenants, the "LESSEE" shall keep the interior of the demised premises in good order and condition (reasonable wear and tear expected) and attend to breakages & repair to / replace fittings & accessories and minor repairs such as fuses, leakage of water taps, fittings etc.
- v. That the "LESSEE" shall use the demised premises for residential purposes only and shall pay for consumption of electricity, piped gas and water direct to the concerned authorities as per bills received and the Society Maintenance charges per month to the "Society".
- vi. 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.
- vii. "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 month previous notice in writing of intention to do so.
- viii. That the "LESSEE" shall deliver the demised premises to the "LESSOR" on the expiration or earlier determination of the lease together with "LESSOR"s fittings and fixtures in such conditions herein contained. The "LESSEE" shall be responsible for any breakage and damage done to the Electrical, Sanitary and Other fittings & fixtures during the tenancy period.
- ix. That the "LESSOR" shall pay all taxes, rates, license fees, ground rent and charges of whatsoever character assessed, levied, charged and imposed by any lawful authority in respect of the demised premises.
- x. 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.



1/4/24

- xi. 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 demand, claim, action or proceeding by others in respect of quite possession of the demised premises.
- xii. 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 defects are notified to him by the "LESSEE".
- xiii. The lessees shall abide by the Rules and Regulations of Ghardwar Coop Group Housing Society (GCGHS) Executive Committee, Plot 65, Sector 55, Gurugram (Gurgaon).

2. 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 the "LESSOR" a notice not less than One month before the expiration of the term hereby granted.
- iii. That the "LESSOR" or his authorized agent shall acknowledge and give valid receipt for each and every payment made by the "LESSEE", and such receipt shall be conclusive proof of such payment.

IN WITNESS WHEREOF, the parties hereto have executed these presents at Gurugram on the day, month and year first above written in the presence of witnesses.

WITNESSES:

1.

(Signature)
(Name & Address)

2.

(Signature)
(Name & Address)
PUNEET THAREJA



(Signature)
(SUNIL THAREJA)
LESSOR 931224806

(Signature)
(JYOTI GUPTA)
LESSEE 9999865822

ATTESTED

SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON

23 APR 2024