

**Indian-Non Judicial Stamp
Haryana Government**

Date : 26/12/2023

Certificate No. G022023L2656

GRN No. 110906016

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Deponent

Name : Renu Tomar
H.No/Floor : B39
City/Village : Rohini
Phone : 98*****42

Sector/Ward : 9
District : Delhi

Landmark : Sangam apartment plot no 23
State : Delhi

Purpose : RENT AGREEMENT to be submitted at Concerned office

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LEASE DEED

This LEASE DEED made at Gurugram on this 26th day of December 2023 between **Mrs Renu Tomar w/o Mr Narendra Kumar Tomar R/o House no B-39 , Sangam apartment , Plot no 23 , sector 9 , Rohini , Delhi 110085**. Hereinafter called "THE LESSOR" which expression shall unless excluded by or Repugnant to the context include his/her heirs ,executors, administrators, representative And assigns of the ONE PART .

AND

Mr. MANOJ SEHRAWAT S/O SH. JAWAHAR SINGH SEHRAWAT R/O HOUSE NO 509, NAMBARDAR GALI , SUKHRALI , GURGAON HARYANA . hereinafter called the "THE LESSEE" which expression shall Meanand successors and assigns of the OTHER PART. Witnessed 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 bearing



Manoj



THREE BED ROOM WITH DD AND KITCHEN AT HOUSE NO 458 GROUND FLOOR SECTOR 14, GURUGRAM , HARYANA. of which the LESSOR is absolutely Owner and 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 for a period of **ELEVEN (11) month** commencing from **1ST JAN 2024 TO 30TH NOV 2024 , Renewable by mutual consent** by paying unto the LESSOR during the said period of monthly rent of **Rs. 1,01,000/- Rupees FIFTY SEVEN THOUSAND only**)per month . payablein advance , inclusive for hire charges of the fitting and fixtures in the premises, subject to the **following conditions :**

THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:-

- (i) That the Lessee shall pay to the Lessor the said monthly rent by Cheque/ Draft/Cash on or before 5th day of each English calendar month .
- (ii) That the lessee has paid **RS 1,14,000/- (Rupees ONE LAKH FOURTEEN THOUSAND only)** as Security Deposit to be refunded without interest at the time of termination of the lease or vacation of the land 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 fuses, leakage of water taps etc
- (iv) That the Lessee shall use demised premises for residential purpose only and shall pay for consumption of electricity and water direct to the concerned authorities as per bill received by them .
- (v) That the Lessee shall not sub-let assign or other wise part with possession of the Demised premises without the consent of the LESSOR in writing.
- (vi) That the Lessor/Lessee, shall be entitled to terminate the lease at any time during the initial or renewed terms of the lease upon serving **one month** previous notice in writing of his/her intention to do so.
- (vii) That the LESSEE shall deliver the demised premises to the Lessor on expiration or earlier determination of the lease together with the LESSOR fitting and fixtures, if any, in such condition herein contained . The lessee shall



responsible any breakage and damage done to the electrical sanitary and other fitting and fixtures during the tenancy period.

THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-

- i. That the lessor shall pay all taxes, rates, license 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 without any interruption or disturbances by the Lessor or any person rightfully claiming under or in trust for him/her.
- iii. That the Lessor represents and warrants that he/she will hold the Lessee harmless of any demands, claims, actions or proceeding by others in respect of the demised premises.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

- i. That the Lessee shall permit the Lessor, his/her agents etc. to enter upon the Leased premises for inspection and carrying out repairs etc. at reasonable time And when necessary.
- ii. That the Lessor shall effect all major repairs such as leakage in electricity sanitary fitting, water pipes or cracks etc. at his/her own cost immediately upon such defects are notified to him/her by the Lessee.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS AT GURGAON ON THIS 26TH DAY OF December 2023

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WITNESSES:

1.



LESSOR

2.



LESSEE

76 DEC 20/

DEC 2023



ANNEXURE "A"

house no. 458, ground floor, sector 14

List of Furniture, Fixtures Fittings & Equipments

1. Inverter AC Split 1.5 Ton
2. Geysers
3. Cupboards
4. Chimney & Hob
5. Fans & lights
6. Modular Kitchen
7. Mandir
8. Exhaust Fans
9. Sanitary Fittings
10. Curtain Rods
11. Keys for all rooms

- 3 AC
- 4 Nos. (3 in bathrooms & 1 in kitchen)
- wooden cupboard fitted in each room
- 1 chimney and 4 burner hob elica
- 6 Ceiling Fans and led lights in all rooms
- High End Acrylic Finish with Pantry Long cupboard
- 1 No at Lobby Area
- 3 in bathrooms
- WC/Washbasin/Taps/showers etc
- All Rooms

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