

PROOF OF RESIDENTIAL ADDRESS



94954

Dr. No.	
Amount	20 L 45
Payable to	23 JAN 2024
RAJ SINGH STAMP VENDOR Gurgaon (Haryana)	

LEASE AGREEMENT

The Lease Agreement made at Gurgaon on this ____ day of December Between Sh. Narender Nath Malhotra Aadhar Card (465563910612) S/O Sh. Dwarka Nath Malhotra R/O 21 GANPATI ENCLAVE, behind 3rd mile stone hotel road, Roorke road Meerut, Krishna Nagar, Mawana MEERUT (U.P) 250001(hereinafter called the LESSOR which expression shall unless excluded by or repugnant to the context include his/her heirs, executors, administrators, representatives and assigns) of the one part

AND

Mr. Rohit Singh Adhar Card (735978583801) S/O Sh. Vijay Singh R/O C-182, Gali No.7, New Usmanpur Gathi Mendu, Bhajan Pura, North East Delhi, Delhi-110053 (hereinafter called the LESSEE which expression shall unless repugnant to the context or meaning there of include its successors and assigns) of the other part,

WITNESSETH as follows

In consideration of the rent hereinafter reserved and all the covenants and conditions hereinafter contained to be observed and all the performed on the part of the LESSEE, the LESSOR are the absolute owner and in possession of House No. 1141, situated in residential colony known as Sector-9, Gurgaon Haryana. Consisting of Two Bed room, One Lobby, Two Toilet, One Kitchen, with electrical fitting 3Fan, 4 tube light, 2 Bathroom light On First floor having its full and unfettered rights to let out the same thereof at such terms and conditions as they may think fit.

Whereas the lessor has agreed to let out and the lessee has agreed to take on lease, the above mentioned premises (hereinafter referred to as the leased premises) at rent and subject to covenants, agreements and conditions hereinafter contained.



THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:1.

That the lessee has agreed to take on lease and the lessor has agreed to lease out the above mentioned for Residential used for a period of **11 Months**

2. That the LESSEE shall pay to the LESSOR the said monthly rent by cheque or account transfer on **before 10th** day of each English Calendar Month. The rent will be **increased @10%** after eleven months by mutual consent.
3. The lease period shall commence from the **1st November 2023 to 30 Sep 2024**. The monthly rental payable to the lessor shall be **Rs. 12,650/- (Rupees Twelve Thousand Six Hundred Fifty Only) per month** which shall be paid by **10th** of each English Calendar month in advance.
4. That the LESSEE has paid **Rs.11,000/- (Rupees Eleven Thousand Only)** as Interest Free Security Deposit to be refunded at the time of Termination of the Lease or vacation of the House.
5. If the lease rent is in Arrears for more than one month's rent then the lease will stand terminated.

THE LESSEE AGREES WITH THE LESSOR AS FOLLOW

1. The 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 excepted, and attend to minor repairs such as fuses, leakage of water taps etc.
2. 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 Bills received by them.
3. 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.
4. That the LESSEE shall make the payment of monthly maintenance charges to the Society / HUDA, if applicable.



[Handwritten Signature]
9/12/23

5. That the LESSOR or LESSEE shall be entitled to terminate the Lease any time during the initial or renewed term(s) of the Lease upon serving **1 month (One month)** previous notice in writing of his / her intention so to do.

6. That the LESSEE shall deliver the demised premises to the LESSOR on the expiration or earlier termination of the lease together with the LESSOR's fittings and fixtures, if any such conditions herein contained. The LESSEE shall be responsible for any breakage and damage done to the electrical, sanitary & other fittings and fixtures during the tenancy period.

1. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

1. That the LESSOR shall pay all taxes, rates, licensee fee, ground rent and charges of whatever character assessed, levied, charged and imposed by any lawful authority in respect of the demised premises.
2. That the LESSOR shall effect all major repairs such as leakage in electricity, sanitary fittings, water pipes or cracks etc, at his/her cost immediately, upon such defects are notified to him/her by the LESSEE.
3. That the LESSEE shall peacefully and quietly hold and enjoy the demised premises during the lease period(s) without any interruption or disturbances by the LESSOR or any person rightfully claiming under or in trust for him/her.
4. That the LESSOR represents and warrants that he/she is fully entitled to execute Lease Deed and that he/she will hold the LESSEE free and harmless of any demands, claims actions or proceedings by others in respect of quiet possession of the demised premises.

2. IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. That the LESSEE shall permit the LESSOR his/her agent(s) etc, to enter upon the leased premises for inspection and carrying out repairs etc, in reasonable time and when necessary.
2. That the Lease term 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 given to the LESSOR a notice not less than **1 month (One month)** before the expiration of the term hereby granted.

3. That the LESSOR shall keep the original Agreement and give the copy of the same to the LESSEE.
4. That the LESSOR handed over to the LESSEE Ground Floor total no's of Key

IN WITNESS THEREOF, the parties have executed these present at Gurgaon on the day, month and year first above written in the presence of witnesses.

WITNESSES:

1.

(LESSOR)

2.

(LESSEE)

ATTESTED

M. S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

23 JAN 2024

