



हरियाणा HARYANA

K 341011

LEASE DEED

This lease deed has been executed at Gurgaon on this 21th day of July, 2023 between **Mrs. Nirmal Yadav W/o Mr. Rajender Singh R/o House No-104 Sector-15, Part-1 Gurgaon Haryana** (hereinafter called the "The Lessor") which expression shall mean and include her heirs, administrations, legal representatives, executors and assign of the one part.

AND

Mr. Sunil Kumar S/o Sh. Sultan Singh R/o Parwala (54) Karnal Haryana-132116 (hereinafter called the "The Lessee")

In consideration of the rent hereinafter reserved and all the covenant and conditions hereinafter contained to be reserved and performed on part of lessee, the Lessor hereby grant, transfer, demise by way of lease of **2nd Floor, H.no-104 Sector-15 Part-1 Gurgaon, Haryana** consisting of 2Bhk Semi Furnished (hereinafter called premises). For the period of 11 months w.e.f. from 1st August 2023 subject to the following's conditions.

THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS.:

1. OCCUPIER

That the lease has been entered into for the purpose of residential accommodation with **Mr. Sunil Kumar** and his family. Lessee shall not use the said premises for any purpose contrary to the Law or it become a source of nuisance or annoyance to the Lessor.



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2. PERIOD OF LEASE

The deed shall commence for a period of 11 months from 01.08.2023 to 30.06.2024. The lease may be extendable for a further period of 11 months on terms mutually agreed upon and with a increase of rent of 10%.

3. LEASE RENTAL

That the lessee shall pay to Lessor, for the premises a monthly rent of **Rs. 21,000/- (Rupees Twenty-one Thousand Only)** including maintenance by NEFT/IMPS dated before 5th of every month.

4. ELECTRICITY

The lessee shall regularly pay the electricity charges as per the Sub. meter.

5. SECURITY DESPOSIT

The lessee shall pay to lessor advance i.e. **Rs. 21,000/- (Rupees Twenty-one Thousand Only)** as interest free security deposit which is refundable on the expiry of or in the event of termination of lease and delivers the vacant and peaceful possession of the demised premises and clears of all dues viz electricity bill, water bill or any other dues if any.

6. MAINTENANCE OF INTERIORS

The lessee shall maintain the interiors of the premises in good tenable condition at its cost throughout the period of lease including any minor repairs, e.g. electrical, plumbing, and sanitary or woodwork repairs. The lessor shall pay any expenditure towards major repairs or rebuilding of premises, not caused by defective use by the tenant.

7. RESTRICTION ON SUBLETTING

That the occupier shall not sublet, assign or otherwise part with the possession in part or whole of the premises in favor of any other person.

8. RESTRICTION ON CONSTRUCTION ETC.

That the lessee shall not carry out any permanent or temporary structural additions or alterations to the building layout, fitting and fixture without the prior consent of the lessor.

9. OPEN FOR INSPECTION

That the lessee shall at all reasonable times (mutually agreed between the parties) during continuation of the term permit the lessor, his agent/ assigns to enter the premises to inspect and view condition thereof.



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10. TERMINATION OF LEASE

That the lease can be terminated at any time during the term by either side (lessor/lessee) upon serving one-month previous notice in writing or one month rent in lieu thereof to the lessor.

11. HANDOVER OF VACANT PREMISES

That the lessee undertakes to hand over vacant peaceful possession of the premises to the lessor with all fitting, fixtures intact in good working condition normal wear and tear expected on expiry/ either termination of the lease.

12. COMPLIANCE WITH RULES ETC.

That the lessee shall comply with all rules and regulations of the State Administration/ Development Authority, the Central Govt. or any other local body person and authority statutory or otherwise that may be applicable to the premises during term of lease until they are vacated, however any dues related to the above are to paid by lessor herself.

THE LESSOR HEREBY COVENTANTS WITH THE LESSEE AS FOLLOWS: -

a) PAYMENT OF TAXES ETC.

That the lessor shall pay all taxes, license fee, ground rent and charges of whatsoever character assessed levied, charged and imposed by or payable to any lawful authority in respect of the demised premises.

b) MAJOR REPAIRS

That the lessor shall affect all repairs such as leakages in electricity, water pipes or structural cracks etc. at his own cost immediately upon such being notified to him by the lessee.

c) NO DISTURBANCE FOR LESSEE

That the lessee peacefully and quietly holds and enjoy the demised premises during the lease period without any interruption or disturbance by the lessor or any other person claiming under or in trust for him.

PROVIDED ALWAYS IT IS MUTUALLY AGREED AS FOLLOWS: -

- 1) That the original lease deed shall be kept with the lessor and the copy with lessee.
- 2) That in the event of any dispute between the parties, this agreement is subject to the jurisdiction of the courts in Gurgaon.



[Handwritten signature]

NIRMAL

IN witness whereof the parties hereto executed these presents written in the presence of:

SIGNED, SEALED AND DELIVERY BY:

In the presence of.

Witness:-



SIGNED SEALED AND DELIVERY BY:

Witness:-

LESSOR
NIRMAL
(Nirmal Yadav)



LESSEE

(Sunil Kumar)



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (H.B.) 122111

21 JUL 2023