

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

हरियाणा HARYANA

K 872724

RENT/LEASE AGREEMENT

This RENT AGREEMENT is executed at Gurugram on 1st day of August
Between

Abhishek Migdal R/o 859/6 Panitika Swasth Reshar Park
Crang.com hereinafter
called the LESSOR which expression shall unless assigns) of the ONE PART.

AND

Alok kumar

(hereinafter called the LESSEE
which expression shall unless repugnant to the context or meaning there of
include his/her successors and assigns) of the OTHER PART.

WHEREAS the first party is the full fledged and lawful owner of the premises
situated at

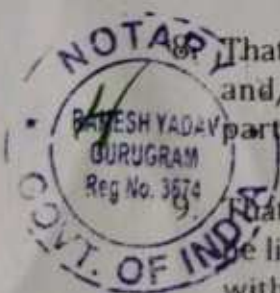
Second floor H.No. 1509 Sector 15 Part II behind Shriwan
(hereinafter called the demised premises) Public school.

Whereas the said property is given on lease to lessee by the lessor on the following
terms and conditions:-

NOW THESE PRESENTS WITNESS AS UNDER:-



1. That the Lessee/tenancy started in the above said premises from 15 Aug 2024 to 30 June 2024 for period of **11 months**.
2. That the Lessee shall pay the monthly rent of Rs. 20000 /-(Rupees Twenty thousands Only Only) per month in advance by 10th day of each English month.
3. That the second party have paid security deposit and advance a sum of Rs. 18500 /-(Rupees Eighteen thousands Five hundred Only Only) as without interest fee security deposit to the lesser which is refundable after deducting the electricity, water or any dues if any at the time of handing over the peaceful vacant possession of the property to the lesser.
4. That the electricity, water and sewerage charges bills will be paid by the tenant to the first party and the LESSEE shall use the demised premises for **Residential Purpose**.
5. That the tenancy may be renewed with the mutual consent of both parties after completion of this rent agreement (Eleven months).
6. That the tenancy may be terminated after giving **one month notice**. The first party has right to vacate the demised premises after giving **one month notice**.
7. That the second party shall have no right, to make any addition, alteration in it without the written permission from the first party.
8. That the Second party will not apply/have alternate electricity, water and/or other such connections without the written consent of the first party.
9. That at the time of expiry of tenancy period the tenant/second party shall be liable to deliver vacate possession to the said premises in original status without any damages to the building/fittings and fixture etc.
10. That the second party will have no right to sub-let any portion/part of the tented portion to any other person/relatives/agents whatsoever.
11. That the Lessor or Lessee shall be entitled to terminate the lease at any time during the initial or renewed terms (s) of the Lease upon serving one month previous notice in writing of his/ her intention to do so.



12. That the second party/tenant/lessee shall keep and maintain the said premises in proper and good condition.

13. That landlord/landlady or his/her representative will inspect the premises in any reasonable time then the second party shall have no objection.

14. That subject to the lesser covenants, the Lessee shall keep the demised premises in good order and condition and attend to minor repairs, such as fuses, leakage of water taps, and electric work etc.

15. That on the expiry of lease period of 11 months the lessee shall vacate the demised premises and handover the vacant and peaceful possession to the LESSOR without any delay, with the mutual consent of both parties the lease can be extended for another 11 months with increase of 10% in the monthly rent.

16. That in case of any dispute between the lesser and the Lessee, the jurisdiction of the Court will be Gurugram.



WITNESSES WHERE OF the parties signed on the said agreement, on the date, month and year mentioned above in the presence of the witnesses.

WITNESS:-

1. Komal Mudgal
Komal Mudgal

Abhishek Mudgal
LESSOR
Abhishek Mudgal

2. Purnima Upadhyay
Purnima Upadhyay

Alok Kumar
LESSEE
ALOK KUMAR



06 AUG 2024