



Dyal Das

SHYAM DASS
STAMP VENDOR
SPECIAL GURGAON
ADHESIVE
30 Nov 2023
Sr. No. 47377
Purpose. for
Signature. for

LEASE AGREEMENT

The Lease Agreement made at Gurgaon on this 1st day of December 2023
Between Dyal Das Lalchandani s/o Sh. Thanwar Das
Lalchandani R/o H.No-281/11, Street No-16, Ward-16,
Pragathi Nagar, Biscui Bhilai, Durg Chattrigash-40006, (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

Amit Chawhan s/o late Pal Singh Chawhan Add.-275, Prabhat.
Nagar, Meerut (250001), U.P.

(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



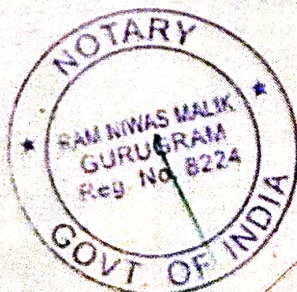
[Signature]

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 does hereby grant, transfer, demise by way of lease the Property of the premises Home / Shop / Flat No E-107, Pail Vihar, Sec-15, Part-I, Gurgaon Consisting of Two Bedrooms, Drawing room, Kitchen and Two Bathrooms on 1st floor

_____ of which the LESSOR is entitled in law to execute this Deed together with the appurtenant land / space, the rights to make use of entrances, passages, stair case landing and other easements, belonging pertaining to the said premises unto and to the use of the LESSEE for a period of 11(Eleven) months commencing from 01/12/2023 to 31/10/2024 renewable by mutual consent, by paying unto the LESSOR during the said period a rent of Rs. 25000/- (Twenty five Thousand Only) payable in Advance, inclusive of hire charges of the fittings and fixtures in the premises, subject to the following conditions.

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

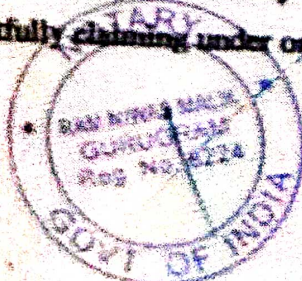
1. That the LESSEE shall pay to the LESSOR the said monthly rent by cheque / cash / account transfer on before 7th day of each English Calendar Month. The rent will be increased @10% after eleven months by mutual consent.
2. That the LESSEE has paid Rs. 25000/- (Twenty Five Thousand Only) equal to 1 month's rent at the time of Agreement as Interest Free Security Deposit to be refunded at the time of Termination of the Lease or vacation of the House/Flat.
3. 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.



4. 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.
5. 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.
6. That the LESSEE shall make the payment of monthly maintenance charges to the Society / HUDA, if applicable.
7. 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 (one month) previous notice in writing of his / her intention so to do.
8. 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.

2. 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 an 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.



[Handwritten signature]

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 proceeding by others in respect of quite possession of the demised premises.

3. 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 (One) month's 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.

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. *Premchand*
* AADINATH PROPERTIES
Near Embassy, Main Market Road,
Sector-15, Gurgaon
Mob. 9671129480

[Signature]
(LESSOR)

[Signature]
(LESSEE)



ATTESTED

[Signature]
RAM NITAE MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA