



हरियाणा HARYANA

K 469636

RENT AGREEMENT

This Rent Agreement is made at Gurugram on this 13<sup>th</sup> day of August 2024 between Mr. Prem Singh S/o Late Sh. Man Singh R/o H. No. C-24/A/3, C-Block, Sanjay Gram, Gurugram, Haryana-122001 (hereinafter called the Landlord/First Party) of the one part.

AND

Mr. Jai Khurana S/o Sh. Bhagwan Dass R/o H. No. 4A, J.P. Colony, Patiala Gate, Sangur, Punjab-148001 (hereinafter called the Tenant/Second Party) of the other part.

THE EXPRESSION LANDLORD/FIRST PARTY and TENANT/SECOND PARTY shall mean and include his respective heirs, successors, representatives and assigns etc.

WHEREAS the LANDLORD/FIRST PARTY is the lawful owner of H. No. C-24/A/3, C-Block, Sanjay Gram, Gurugram, Haryana-122001 (here-in-after referred to as "THE SAID PROPERTY").



*Prem*  
*AH*

WHEREAS the LANDLORD/FIRST PARTY has agreed to let out the said Property to the TENANT/SECOND PARTY and the TENANT/SECOND PARTY has agreed to take on rent.

WHEREAS the LANDLORD/FIRST PARTY has represented that the said property is free from all encumbrances and the LANDLORD/FIRST PARTY has a clean and unrestricted right to the said property and is legally competent to enter into this lease Agreement on the terms and conditions contained herein.

NOW THIS DEED WITNESSETH AS FOLLOWS

1. The possession of said property will be given to the Tenant/Second Party by Landlord/First Party and the tenancy shall commence w.e.f. **01-08-2024** and shall remain for a period of 11 months i.e. **01-08-2024 up to 30-06-2025**. The tenancy can be extended or renewed at the end of this tenancy period with the increase of rent by 10% mutual consent.
2. That the Tenant/Second Party shall pay to the Landlord/First Party for the above said Property the rent of **Rs.22,800/- (Rupees Twenty Two Thousand Eight Hundred only)** per month in advance on or before 10<sup>th</sup> day of every English Calendar month.
3. That the Tenant/Second Party also agrees to pay of **NIL** as interest free security to the Landlord/First Party. which is refundable after deducting the electricity, water or any charges if any at the time of handing over the peace full vacant possession of the Property to the Landlord/First Party.
4. That the Tenant/Second Party shall use the property exclusively for the **Residential** purpose and shall not sublet the property without the written permission of the Landlord/First Party.
5. That the Tenant/Second Party shall pay electricity charges according to electricity units as per SubMeter/Meter at prescribed rates of Dakshin Haryana BijliVitaran Nigam Ltd. every month to the concerned office and take receipts to the Landlord/First Party.
6. That the Tenant/Second Party shall comply with all the rules and regulations of the local authorities whatsoever in relation to the said property.
7. That the Tenant/Second Party shall not carry out any structural additions or alterations to the building layout, fittings and fixtures without the prior written consent of the LANDLORD/FIRST PARTY.
8. That the Tenant/Second Party at the time of occupation shall see that all the electrical, sanitary fittings and fixtures are intact and or in perfect working order. The Tenant/Second Party shall be responsible to restore them in the same condition except natural wear and tear and damages by accident or fire.



Prem

A



9. That the Tenant/Second Party shall permit the LANDLORD/FIRST PARTY or any of his/her/ their authorized agent to enter upon the said property for inspection and to carry the necessary repair at all reasonable times.
10. That day to day repairs such as fuses , leakage of water taps etc. have to be done by the Tenant/Second Party at his own costs.
11. That at the expiry of lease period the Tenant/Second Party shall handover the physical vacant possession of the said property to the LANDLORD/FIRST PARTY with all the fittings and fixtures intact and in perfect working order except natural wear and tear:
12. That the Tenant/Second Party makes default in making the payment of rent or commits any other breach of this deed the LANDLORD/FIRST PARTY shall be entitled to get back the possession of the property immediately thereafter according to law.
13. That the Tenant/Second Party shall not do or cause to be done any act or activities of illegal, immoral, un-social nature in the said premises and also will not create any nuisance to the neighborhood in any manner whatsoever.
14. That this lease can be terminated by both parties by serving **One month written notice**.
15. That Police Verification of the Tenant/Second Party is necessary by law nowadays.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF AGREEMENT ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW;

WITNESSES:

1. ARUN BHARDWAJ  
36/1/21 KRISHNA GARDEN  
RAJENDRA PARK, GURUGRAM  
9718022535

  
LANDLORD/FIRST PARTY

2. RAKESH SWAMI  
HANS ENCLAVE  
GURUGRAM-  
ATTES 97180563305

RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA



11.3 AUG 2024