



हरियाणा HARYANA

11AA 638998

RENT AGREEMENT

THIS RENT AGREEMENT IS MADE AT GURGAON ON THIS 10th DAY OF AUG 2024 BETWEEN MR. JAI BHAGWAN AHLAWAT S/O MR. LAKHI RAM R/O H.NO. 302, SECTOR 14, GURGAON, HARYANA 122017 (hereinafter called the LESSOR which expression shall unless repugnant to the context include his/ her heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

MR. AMIT KUMAR S/O MR. AZAD SINGH R/O KHIDWALI, ROHTAK, HARYANA 124112 HEREINAFTER called the LESSEE(S) which expression shall unless repugnant to the context or meaning there of include its successors and assigns) of the other part WITNESSETH as follows.

THE EXPRESSION LESSOR and LESSEE shall mean and include their respective heirs, successors, representatives and assigns etc.

WHEREAS the LESSOR is the lawful owner in possession of H.NO. 302, SECTOR 14, GURGAON, HARYANA 122017 NOW CALLED THE SAID PROPERTY. On request of the LESSEE the LESSOR has agreed to rent out the above said PROPERTY to the LESSEE and the LESSEE has agreed to take it on rent.

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



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NOW THIS DEED WITNESSETH AS FOLLOWS

1. The possession will be given to the LESSEE by LESSOR and the tenancy shall commence **w.e.f 01/06/2024** and shall remain for a period of **11 Months** i.e. up to **30/04/2025** That the tenancy can be renewed after 11 months with increase in rent by 10% on terms as mutually agreed.
2. That the LESSEE shall pay to the LESSOR for the above said Property the rent of **Rs. 18,500/- (Rupees Eighteen Thousand five Hundred only)** per month in advance on or before **07th** day of every English Calendar month through the Cash/Cheque/Online Transfer failing which the owner can terminate this agreement and security amount deposited with the LESSOR shall be forfeited.
3. That the LESSEE shall pay of **Rs. 18,500/- (Rupees Eighteen Thousand five Hundred only)** as interest free security to the LESSOR by cash/cheque/online transfer which is refundable **(not adjustable in rent)** after deducting the electricity or any charges, damage of any fixture fittings etc. if any, at the time of handing over the peaceful vacant possession of the Property to the LESSOR.
4. That the LESSEE shall use the property exclusively for **Residential Purpose** and shall not sublet the property without the written permission of the LESSOR.
5. That the LESSEE shall pay Electricity charges as per the consumption to the LESSOR/Respective Authority.
6. That the LESSEE shall comply with all the rules and regulations of the local authorities whatsoever in relation to the said property.
7. That the LESSEE shall not carry out any structural additions or alterations to the building layout, fittings and fixtures without the prior written consent of the LESSOR.
8. That the LESSEE at the time of occupation shall see that all the electrical, sanitary fittings and fixtures are intact and or in perfect working order. The LESSEE shall be responsible to restore them in the same condition except natural wear and tear and damages by act of nature.
9. That the LESSEE shall permit the LESSOR 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 with prior information/intimation.
10. That day to day repairs such as fuses, leakage of water taps etc. have to be done by the LESSEE at his own costs.
11. That at the expiry of Rent period the LESSEE shall handover the physical vacant possession of the said property to the LESSOR with all the fittings and fixtures intact and in perfect working order **except natural wear and tear**. With the mutual consent the rent period/lease can be extended.
12. That in case the LESSEE makes default in making the payment of rent or commits any other breach of this deed the LESSOR shall be entitled to get back the possession of the property immediately thereafter according to law.



13. This agreement has a locking period of 06 months before which if the LESSEE vacates the premises, the security amount will remain forfeited by the LESSOR and no refund will be possible in any circumstances.
14. That this Rent Agreement can be terminated by both parties by serving One month written notice subject to locking period.
15. That the LESSEE shall not do or cause to do any act or activities of illegal, immoral, unsocial nature in the said premises and will not create any nuisance to the neighborhood in any manner whatsoever.
16. Keys of the property should be handed over to the Lessor at the time of vacation of the property.
17. Safety / Security of men and materials of the property shall be LESSEE's responsibility and LESSOR will not be responsible for any loss/damage done by LESSEE.
18. Any arbitration out of this agreement shall be limited to Gurgaon Jurisdiction.
19. That the Electricity reading as on _____ is _____.

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

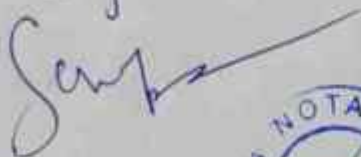
1. Vinod Kumar

LESSOR



2.

Sanjay vats



LESSEE(S)



ATTESTED AS IDENTIFIED

ADVOCATE & NOTARY
DISTT COURT GURGAON

10 AUG 2024