

NOTARIAL NO. DL98196084732668U
RENT AGREEMENT

This rent agreement is made at Delhi on this 07th day of October 2022 between:-

Mr./Mrs. JASSICA SALUJA, W/O. SH. VINEET PARASHAR, R/O. H. NO. 1022,
SECTOR 15, PART - II, GURGAOB, HARYANA - 122001, (Hereinafter called the
First Party-Landlord).

AND

Mr./Mrs. ABHILASH BHUTANI, C/O. HARISH CHANDRA BHUTANI, R/O.
ROOM NO. 115, MANSAROVER HOSTEL, DELHI UNIVERSITY, NORTH DELHI,
DELHI (UID NO. 7614 8936 1371)

MR. ASHOK KUMAR PAL, S/O. SH. RADHESHYAM PAL, R/O. 4 VILLAGE
BELKHAI, PRATAPGARH, UDIDEEH, PRATAPGARH, U.P. - 230402, (UID NO.
5658 6166 1609), (Hereinafter called the Second Party-Tenant).

The expressions the first party-Landlady/landlord and the second party - tenant shall mean and include their respective legal heirs, successors, executors, nominees, administrators, Representatives and assigns.

WHEAREAS the landlord is owner and in possession of a dwelling House bearing No. 4/100, 2ND FLOOR, NIRANKARI COLONY, DELHI - 110009 and has agreed and decided to give the said property on rent to the tenant(s) on the terms and conditions set-forth hereunder:

NOW THIS DEED WITNESSETH AS UNDER

1. That the landlord do hereby grant, convey and transfer by way of tenancy to the tenant(s) of the above said property to have and to hold the same for a period of 11 (eleven) months with effect from 15/08/2022 The monthly rent of the demised premises has been decided and agreed to be at Rs. 16,500/- (Rupees Sixteen Thousand Five Hundred Only).

That the tenant(s) has/have deposited a security of Rs. 16,500/- (Rupees Sixteen Thousand Five Hundred Only) which is refundable, free of interest at the time of termination of tenanted premises, after adjusting the dues, if any.

That the tenant(s) shall pay the monthly rent regularly and punctually on the 5th day of every month in advance during the period of tenancy.

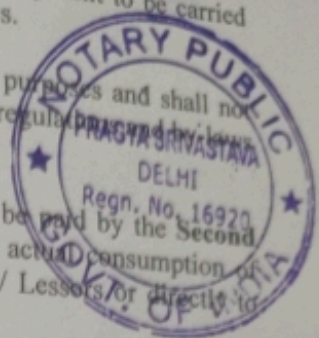
That the tenant(s) shall keep the demised premises tidy and clean and further in good and repaired condition. The tenant(s) shall not make any structural additions or alterations to the demised premises without written permission of the landlord.

LANDLORD
(Signature)

7 - OCT 2022 TENANT(S).....
(Signature)

Cont.P/3...

5. That the tenant(s) shall use the premises as an accommodation for themselves and their associates only and shall not keep any paying guest and also shall not sub-let the demised premises to any person. He/they shall not carry out or permit to be carried out any offensive or prohibited trade or business in the premises.
6. That the tenant(s) shall use the premises only for residential purposes and shall not carry out any commercial activity and shall abide by all rules, regulations and bye-laws of the state.
7. That the **Electricity, Water and Maintenance** Charges will be paid by the **Second Party/Tenant/Lessee**, extra beside the aforesaid rent as per actual consumption of meter/sub-meter reading to the First Party/Landlords/Owners/ Lessors or directly to the concerned authority, during the tenancy period.
8. That the tenant(s) shall permit and allow the landlord or his agents and servants to enter in the demised premises to inspect the conditions at all reasonable hours and shall bring to the notice of the landlord about the defects requiring substantial repairs.
9. The tenant(s) has taken peaceful possession of the premises and before doing so he has inspected the premises and found it all right and in good condition in all respects and if any damages are caused to the premises, whatsoever, the tenant(s) shall make good the losses.
10. That in the event of breach of any of the conditions aforementioned, the landlord shall have a right to terminate the tenancy and the tenant(s) shall deliver peaceful possession of the premises to the landlord and if the tenant(s) decide to, discontinue the rent agreement, he/they may do so with one month's notice to the landlord.
11. That day-to-day minor repair such as leakage of taps, fuses of bulbs, tubes etc., shall be done by the Second Party/Tenant/Lessee himself/herself/themselves during the tenancy period and the first party shall not be liable and responsible for the same.
12. That the Second Party/Tenant/Lessee shall have no objection if the First Party/Landlords/Owners/Lessors or his/her representative inspects the property at any time in the Presence of the Second Party/Tenant/Lessee.



13. That if the Second Party/Tenant/Lessee infringes the terms and conditions of this Rent Agreement then the First Party/Landlords/Owners/Lessors will be authorised to evict the said Second Party/Tenant/Lessee from the said premises at the cost of the Second Party/Tenant/Lessee. The Second Party/Tenant/Lessee will not be authorised to challenge his Lease rent deed in any Court of Law.



14. That the Second Party/Tenant/Lessee shall not do any un-lawful activity in the said rented property in any manner.

LANDLORD
(Signature) _____

TENANT(S) _____
(Signature)

7 - OCT 2022

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15. That the First Party/Landlords/Owners/Lessors shall not be responsible for all/any sort of mis-happening in the said rented property.
16. That the Second Party/Tenant/lessee shall not make any addition and/or alterations in the above said property in both covered and uncovered area without written consent of First Party/Landlords/Owners/Lessors.
17. That on serving one month's prior notice by landlord/tenant(s) the tenancy can be terminated.
18. That the rent will be increase 10% in previous rent after expiry of this rent agreement with the mutual consent of both the parties.
19. That the tenant will not be consumed any kind of intoxication like liquor, cigarette, drugs etc. in the Rented Premises. And if ever the tenant is caught doing any kind of intoxicant in the future, then the tenant himself will be responsible for it and the landlord can get the rented premises vacated immediately.
20. That the tenant cannot bring any boy or girl with him/her into the rented premises without the permission of the landlord.

IN WITNESS WHEREOF the parties to this agreement have set their respective hands in presence of witnesses on the day month and year first above-written.

Witnesses:

1. Signature.....
 Name:.....
 S/o./W.o.....
 R/o.....



[Handwritten Signature]
 Landlord
 (Signature)

2. Signature.....
 Name:.....
 S/o./W.o.....
 R/o.....

[Handwritten Signature]
 ATTESTED
 NOTARY PUBLIC
 DELHI (INDIA)

[Handwritten Signature]
 Tenant(s)
 (Signature)