





after adjustment of unpaid rent, if any and any other charges payable by the LESSEE.

### **3. RENT**

During the term of the Agreement to Lease, LESSEE shall pay RENT to the LESSOR at monthly rent of Rs. 27,500/- (Twenty Seven Thousand Five Hundred only) for the whole leased Area. The Rent shall be payable monthly in advance by the LESSEE to the LESSOR on or before the 7<sup>th</sup> of every English Calendar Month. The rent shall be paid by Cheque, after which a receipt will be issued by the LESSOR. The LESSEE has to provide with post dated cheque for the months mentioned in the lease i.e. 11 months.

- The Security deposit will not be refundable and will lapse if the tenant vacates the premises at any time before the expiry of 3 months period from the commencement of the monthly tenancy.

### **4. REFUNDABLE SECURITY DEPOSIT AND ADVANCE RENT**

LESSEE will deposit a Security Amount amounting to **Rs. 50,000/- (Rupees Fifty Thousand only)**. This security shall be interest free and shall be refunded by the LESSOR on peaceful vacation, expiry/termination, and closure of the lease after adjustment of all dues payable by LESSEE in accordance with this LEASE DEED.

### **5. ADVANCE RENT**

The Lessee shall also pay to the Lessor, half month's rent in advance amounting to Rs. 27,500/- (Rupees Twenty Seven Thousand Five Hundred only) i.e. from 01<sup>st</sup> January, 2017 to 30<sup>th</sup> November, 2017.

### **6. TAXES ON PROPERTY**

In addition to the rent payable for the said leased area, the LESSEE shall not be liable to pay any share of Government / Local Body / Authorities Levies, any Taxes on Property, etc. and all increases / fresh impositions thereof as applicable and attributable to the said plot / said building / said PREMISES with effect from the Date of Lease Commencement.

### **7. HANDOVER DATES**

The LESSOR will hand over the said leased area to the LESSEE on the 01<sup>st</sup> January, 2017.

## **8. INCREASE IN RENT**

That at the expiry of the 11 months of this lease the rent will increase as per the mutual agreement between the parties.

## **9. LEASE RENEWAL**

That at the expiry of the current Lease, the Lease may be renewed upon mutual consent.

## **10. MAINTENANCE CHARGES**

That the Power Back-up, Water and any other maintenance charges with respect to the said 'Property' will be borne by the LESSOR and have been included in the rent.

## **11. DELIVERY BACK OF POSSESSION**

\* Subject to the provisions of the deed, the LESSEE shall deliver vacant possession of the Leased premises to the LESSOR on the expiry of the lease period thereof in the same condition in which it is let out, on termination of the lease subject only to changes caused by fair wear and tear.

\* The LESSEE at the time of occupation shall see that all the sanitary, electrical and other fittings and fixtures are in perfect working order, nothing is broken or missing. The LESSEE shall be responsible to restore them in the same condition, natural wear and tear and damage by the acts of God excluded.

\* If the LESSEE occupies the premises unlawfully beyond the agreement period, the LESSEE will be liable to pay Rs. 2000/- (Rupees Two Thousand only) per day for the extra period of occupation in addition to the rent and the LESSEE hereby expressly and voluntarily accepts this stipulation and undertakes to abide by the same.

## **12. ELECTRICITY CHARGES and POWER BACK-UP USAGE CHARGES**

That the electricity charges as well as the Power-Backup Usage Charges for the Leased Premises will be borne by the LESSEE.

## **13. NOTICE PERIOD FOR TERMINATION OF LEASE**

That upon the expiration of the Lock in Period the LESSOR or the LESSEE may Terminate the Lease giving a Two month notice in writing.

#### **14. USE FOR RESIDENTIAL PURPOSE ONLY**

The Lessee hereby agrees that the premises shall be used solely as the residence for **Mr. Sumeet Pallav** and his family members and they shall not carry out any commercial activity from the premises and shall not assign or part with the possession of aforesaid premises in Favour of any person. Failing which the lease will automatically stand Terminated, and security amount will stand Forfeited.

The LESSEE hereby agrees that she shall not carry out any addition or alternation in the Leased Area without the written consent of the LESSOR.

On the expiry of the lease, the LESSEE shall handover the vacant possession of the leased Premises to the LESSOR in the same good condition in which it is let out.

**15.** That the LEASED AREA provided to the LESSEE on rent is SEMI FURNISHED i.e. there are almirahs in all bedrooms, fans in bedrooms and dining area, exhaust fans in both washrooms and kitchen, geysers in both washrooms and kitchen, lights and fixtures and fittings in bedrooms and dining/kitchen area.

**16.** That the LESSOR or his authorized agent will have the right to visit the premises at convenient hours for inspection and/or repairs for any other work in connection with up-keepment of the entire floor at reasonable time with prior appointment.

**17.** That the LESSEE will carry out the day-to-day repairs such as fuses, leakage of taps, replacement of bulbs, tube lights, lighting fittings, shades, fans with regulators and bearings, geysers with elements, thermostats and connecting pipes, cisterns, showers, sinks etc. and other such repairs at his/her own costs.

#### **18. DISPUTES**

Any disputes or differences arising between the LESSOR and the LESSEE shall be subject to Jurisdiction of Courts at Gurgaon, Haryana.

**IN WITNESS WHEREOF**, the parties hereto have agreed & signed This Lease Agreement on the day, month, year and place written above, in the presence of the following witnesses.

**1. LESSOR**

**2. LESSEE**

**WITNESSES 1:**

**WITNESSES 2:**