



LZ 589234

RENT AGREEMENT

THIS AGREEMENT is made on this the 1st day of January, 2024 at BANGLORE Between C.SHIVAMMA S/O NARAYAN SHIVAMMA 126, 6TH CROSS.R.NAGAR BANGLORE KARNATAKA 560027, India (herein after jointly and severally called the "Landlord", which expression shall in-clude his heirs, legal representatives, successors and assigns).

AND

Mr.Ankit Kumar S/o Ramkaran Singh, having permanent address at A/11 Dikush Bagh Industrial Area Ashok Vihar North West Delhi.110052 (herein after called the "Tenant", which expression shall include his legal representatives, successors and assigns). WHEREAS the Landlord is the absolute owner of the House situated at NO-126, 6TH CROSS.R.NAGAR BANGLORE KARNATAKA 560027 consisting of kitchen and inbuilt fittings & fixture sand inventory of the equipment's, herein after referred to as "Leased Premises"

1. Rent and Area

- a. The lease in respect of the "Leased Premises" commenced from **1st January 2024** and shall terminate on **31 December 2027** (for a period of 36 months). Thereafter, the lease may be ex-tended further on mutual consent of both the parties.
- b. The Tenant shall pay the Landlord a monthly rent of **Rs.12000/-** The rent shall be paid on or before day **9** of each English Calendar Month.
- c. The Tenant has paid the Landlord a security deposit of **Rs.12000/-**



2. Maintenance, Electricity and Water Charges

- a. The Tenant shall pay to the Landlord a monthly maintenance charge of **Rs.0/-** towards Maintenance of the "Leased Premises".
- b. During the lease period, in addition to the monthly rent payable to the Landlord, the **Tenant** shall pay for the use of electricity as per bills received from the Authorities concerned directly.
- c. It is the responsibility of the **Tenant** to pay and clear all the dues of electricity bills according to the readings on the respective meters till the date the possession of the premises is handed over by the Landlord to the Tenant.
- d. And it is the responsibility of the Tenant to pay the same up to the date of vacating the property at the time of handing over possession of the premises back to the Landlord.

3. Damages, Repairs and Alterations

- a. All the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Landlord to the Tenant in good working condition. Upon returning the premises, all the sanitary, electrical and other fittings and fixtures shall be restored by the Tenant to a good condition as they are at present, subject to normal wear and tear or damage by acts of God.
- b. The day-to-day minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. will be the responsibility of the Tenant at his own expense. However, any structural or major repairs, if so required due to poor construction (such as damage in Plaster, Poor wiring of house) shall be carried out by the Landlord.
- c. The Landlord shall hold the right to visit in person or authorized agents, servants, workmen etc., to enter the Leased Premises for inspection (not exceeding once in a month) or to carry out repairs/construction, as and when required, by giving a 24 hours notice to the Tenant.
- d. No structural additions or alterations shall be made by the Tenant in the premises without the prior written consent from the Landlord. On termination of the tenancy or earlier, the Tenant shall restore the changes made, if any, to the original state.
- e. The Landlord represents that the Leased Premises is free from all construction defects such as leakage, cracks in house walls including that of compound walls, breakage of floor tiles, etc.

4. Tenant's Responsibilities

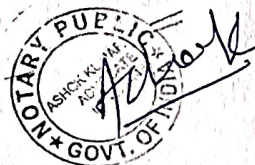
The Tenant hereby assures to the covenants with the Landlord that:

- a. The Tenant shall **Not Allowed** to sublet, assign or part with the Leased Premises in whole or part thereof to any person under any circumstance whatsoever and the same shall be used for the bonafide **Residential** purposes of the Tenant and his family and guests.
- b. The Tenant will keep the Landlord free of harm and free from all losses, damage, liability or expense due to acts or neglects of the Tenant or his visitors whether in the leased premises or elsewhere in the building or its approaches.
- c. The Tenant shall maintain the Leased Premises in good and tenable condition. The Tenant shall hand over the vacant and peaceful possession of the Leased Premises on termination of the lease period, in the same condition subject to natural wear and tear.
- d. The Tenant is **Allowed** to keep Pets inside the Premises.

5. Landlord's Responsibilities

The Landlord hereby assures to the covenants with the Tenant that:

- a. The Tenant, abiding by the terms of the lease, shall be entitled to peacefully and quietly hold and enjoy the Leased Premises during the period of this lease, free of any interference from the Landlord.
- b. The Landlord shall indemnify the Tenant against all damages, costs and expenses incurred by the Tenant as a result of any defect in the title of the Landlord which disturbs the possession and enjoyment of the Leased Premises by the Tenant under the covenants herein before contained.
- c. The Landlord represents that he has complied with all the statutory payments of the property including that of taxes, penalties, electric charges, water charges etc if any. The Landlord also represents that there is no Charge including mortgage due existing on the Leased Premises which would affect the peaceful possession by the Tenant of the Leased Premises.



6. Lease Termination & Extension

- **a. Notice Period** - The lease shall terminate at the end of the lease period as referred above or by a prior notice of **1 month** by either parties, after the lock-in period, if any.
- **b. Percentage increase in Rent** - The lease may be extended further on termination by both parties on mutual consent with **5%** increase in the monthly rent.
- **c.** If the Tenant cannot use the premises or any part thereof for residential purposes because of natural calamities or any commotions, or is acquired by any Government authority, the Tenant shall have the right to terminate the lease forthwith and vacate the premises and the Landlord shall refund the deposits and advance payments to the Tenant.
- **d.** In the event the Landlord sells, transfers or alienates the leased premises or any part thereof or its right, title and interest, then the Landlord shall terminate the lease after giving **1 month** notice to the Tenant.

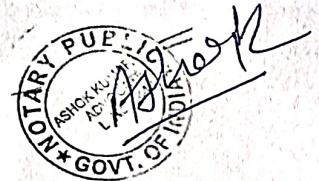
7. Additional Clauses

- **1. Refund of Security Deposit** - The Security deposit shall be refunded by the Landlord to the Tenant at the time of handing over possession of the Leased Premises by the Tenant upon expiry or sooner termination of this lease after adjusting the dues (if any) or cost towards damages caused by the negligence of the Tenant or the person he is responsible for. This excludes normal wear & tear and damages due to act of god. No interest shall be paid on the deposit amount.
- **2. Lock in Period** - The lease shall have a lock-in period of **2 months** before which termination is not possible by either parties. If either party terminates the lease during the lock-in period, then they shall pay a sum equal to two months rent to the other party.
- **3.** The Tenant and the Landlord represent and warrant that they are fully empowered and competent to make this lease.
- **4.** This agreement shall be executed in duplicate. The original shall be retained by the Landlord and the duplicate by the Tenant.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first here in above written.

WITNESSES:

1. Mohit Reddy
2. Gurpreet Singh



(LANDLORD)

C.SHIVAMMA

C. Shivamma

(TENANT)

ANKIT KUMAR

Ankit Kumar