

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 17/11/2021

Certificate No. E0Q2021K588

GRN No. 84207563



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Usha Pradhan

H.No/Floor : 25

Sector/Ward : 0

LandMark : Shiv shakti cghs

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone: 98*****48



Buyer / Second Party Detail

Name : Anirudh Bharadwaj

H.No/Floor : Flat25

Sector/Ward : 21c

LandMark : Shiv shakti cghs ltd

City/Village: Faridabad

District : Faridabad

State : Haryana

Phone : 98*****48

Purpose : RENT AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://e-grashry.nic.in>



RENT AGREEMENT

This Indenture of rent deed (Lease) is made at Faridabad on 17th Day of November 2021 between **Mrs. USHA PRADHAN, W/O MR. NARENDRA DEV PRADHAN, HOUSE NO. 25, SHIV SHAKTI COOPERATIVE GROUP HOUSING SOCIETY, FARIDABAD, HARYANA** (hereinafter called the lessor/Landlord, which expression shall include his/her heirs, executors, successors, legal representatives and assigns) of the One Part.

AND

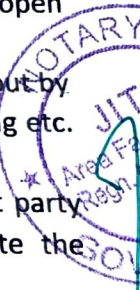
Anirudh Bharadwaj, (Age 35), S/o Late Shri Ranjit Bharadwaj (hereinafter called the Lessee/Tenant, which expression shall unless excluded by repugnant to the context be deemed to include his/her heirs, successors executors, legal representatives and permitted assigns) of the Second Part.

Whereas the lessor is the owner of Property bearing **FLAT NO. 25, (SHIV SHAKTI COOPERATIVE GROUP HOUSING SOCIETY LTD. PLOT NO. 15, SECTOR 21 C, (PART- III), FARIDABAD, HARYANA CONSISTING OF THREE BEDROOMS, AND THEIR BALCONIES, TWO BATHROOMS ONE DRAWING CUM DINING ROOM, ONE KITCHEN, ONE STORE** and whereas the lessor has agreed to give on lease of the said premises to the lessee and the lessee has agreed to take on the lease the said premises on the following terms and conditions: -

Usha Pradhan

1. That the rent of the said premises will be Rs.13,000/- (Rs. Thirteen Thousand only) per month from 15/11/2021.
2. That the lessee shall pay Rs.13,000/- as one-month advance rent and Rs.13,000/- (Rs. Thirteen Thousand only) as security to the lessee, which will be adjusted /refunded at the time of vacating the said premises.
3. That the period of tenancy will commence from 15/11/2021 and shall continue till 15/11/2022.
4. The rent shall be increased at the rate of 10% of its previous rate after every year if extended on mutual consent.
5. That the lessee shall hand over the vacant possession of the said premises in question to the lessor at the time of termination of the above lease.
6. That the monthly rent of the premises will be paid by the lessee in advance every month latest by 15TH of each English calendar month.
7. That the lessee shall pay the **electricity bills, water charges, PNG connection bills** etc. regularly to the concerned authorities which are not included in the above rent and **maintenance charges** to the society rules.
8. That the lessee shall not sublet the premises in whole or its parts thereof in any circumstances and the premises will be used by the lessee only for RESIDENTIAL purpose.
9. That the lessee shall not make any construction in the building as well as in the open space without written permission from the lessor.
10. That the day-to-day repairs such as fuse, leakage in water taps, will be carried out by the lessee at his own costs, but the major repairs such as cracks in the building etc. will be done by the lessee.
11. That in case the second party would fail to pay the monthly rent to the first party consequently for two months, then the second party will have to vacate the premises in question immediately.
12. That the lessee shall permit the lessor or any of his /her authorised person to enter the said premises at reasonable time for inspection.
13. That the lease can be terminated by giving one-month advance notice by either side during the period of lease.
14. That the lessee shall remain bound by the laws and byelaws of the local authorities and Government as per rule.
15. That the lessee shall keep the premises in good tenable conditions and shall not cause any loss/damage to it subject to a normal general wear/ tear of the premise in question. Any item damages will be replaced by the lessee at his/her own expenses.
16. That the said premises is having an electrical connection from the concerned department. That the lessee will be responsible and liable for making payments towards electricity consumption during this tenancy period. That the lessee will also be liable for any misuse of the said connection and for any electricity theft if it occurs. That under any circumstances the lessor will not be responsible for any theft/department case against the said electricity connection and will be sole responsibility of the lessee.

Usha Pradhan



That the terms and conditions of this agreement is stated above shall be binding on both parties. The terms and conditions are final and irrevocable.
Witness whereof both parties have set their respective hands to this deed on the date, month and year herein above written.

LESSOR:

Usha Pradhan

Usha Pradhan



LESSEE

Anirudh Bharadwaj

WITNESSES:

1. *Neeta Shanker*
11 Shivr Shakti
Nagar 21C Faridabad

2. *RK Shanker*
11 Shivr Shakti
Sector 21C Faridabad
9899998346

ATTESTED AS IDENTIFIED

[Signature]
Notary Public, Faridabad
(Govt. of India)

17 NOV 2021

Annexure:

FLAT NO. 25, (SHIV SHAKTI COOPERATIVE GROUP HOUSING SOCIETY LTD. PLOT NO. 15, SECTOR 21 C, (PART- III), FARIDABAD, HARYANA with following amenities:-

1. Fans
2. Exhaust fan
3. 2 Wardrobes
4. Kitchen Chimney

