

RENT AGREEMENT

Monthly Rent	:	Rs. 12,000/-
Period of Lease	:	11 months
Total Accruable Rent	:	Rs 132,000/-

THIS LEASE DEED is executed on this 01st day of January, 2024: -

Between

OWNER NAME S/o **FATHER NAME OF OWNER** R/o **COMPLETE ADDRESS OF OWNER RESIDENCE** hereinafter referred to as LESSOR which expression shall whenever the context so requires or admit, mean and include his successors and assigns.

AND

YOUR TRADE NAME through its Proprietor **PROPRIETOR NAME** S/o **PROPRIETOR'S FATHER NAME** R/o **COMPLETE ADDRESS OF PROPRIETOR'S RESIDENCE** referred to as LESSEE Which shall whenever the context so requires or admits, mean and include their successors and assigns

Whereas the LESSOR is absolute owner and in possession **A-310, BASEMENT, SECTOR-18, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH-201301**. The has agreed to give the Building. The LESSEE has agreed to take the said premises on rent monthly rental of **Rs.12,000/- (Rupees: Twelve Thousand Only)** per month excluding the electricity, water and telephone charges which shall be paid by the LESSEE to the concerned authority as per consumption from the beginning of the lease period.

NOW THIS DEED OF LEASE WITNESSES AS FOLLOWS:

1. **DURATION OF THE LEASE** - The duration of the Lease would be for 11 months commencing from **01.01.2024** and shall expire on **30.11.2024**
2. **RENT**
 - a. The rent payable by the LESSEE to the LESSOR for the lease premised shall be Rs **12,000/- (Rupees: Twelve Thousand Only)** subject to taxes as applicable like GST to be charged and TDS to be deducted at source for which receipts shall be issued by the LESSOR.
 - b. The LESSEE shall pay monthly rent due for the leased premises on or before the 7th day of each month in advance by Account Payees/cash.
 - c. The monthly rent will be increased by 10% after the expiry of 11 months.
3. **POSSESSION** - The Physical possession of the leased premises is already handover to the Leased premises from **01.01.20234**

4. USE OF PREMISES

- a. The LESSEE is entitled to use the leased premises for the **Commercial** Purpose only.
- b. The LESSEE shall not store or keep any explosive or dangerous materials, in the leased, premises and shall not use the schedule premises for carrying on any activity prohibited be the law.
- c. The LESSEE shall have unlimited access to the premises.
- d. The LESSEE can use above mentioned premises as Registered Office and takes GST Registration or any other registration to run business at above mentioned address.

5. MAINTENANCE

- a. The LESSEE shall maintain the schedule premises in good condition and shall not cause or suffer any damage thereto.
- b. The LESSEE shall carry out all necessary internal repairs & works of maintenance, painting, color washing to the inside of the leased premises at their own cost.

6. TERMINATION BY LESSOR

- a. If the LESSEE fails to pay the rents herein reserved for period of one month, the LESSOR may determine the lease after giving a notice in writing to the LESSEE calling upon them to pay the arrears and if the lessee fail to pay arrears within such period the same shall be deducted from the security deposited in favor of the LESSOR.
- b. The LESSOR shall not be entitled to ask for vacation of the leased premises Before 11 months if the LESSEE does not pay the rents and carry out their obligations as LESSEE under this LEASE DEED.

THE LESSEES COVENANT WITH THE LESSOR AS FOLLOWS

That the lessee will regularly and duly pays the rents and carry out their obligation as LESSEE under this deed of lease.

- c. That on the expiry of the period of lease the LESSOR will return the security deposit subject to deductions, if any on account of damage/demand/Government/Authority Dues etc., and the LESSEE shall then deliver back vacant possession of the leased premises to the LESSOR in the condition in which it is leased, subject to natural wear/tear and force majeure.
- d. That the LESSOR and their authorized agents shall be entitled to inspect the leased premises to satisfy themselves that the same is used in accordance with the terms of this leased and to carry out any repairs.

- e. That the LESSEE shall not ask for Rent permission from the lesser in any case. The Lessee can however obtain Rent Permission at its own costs and expenses, if required.
- f. That the LESSEE cannot make any permanent construction of the lease Agreement the LESSEE shall provide the LESSOR with the de-registration certificate(s), No Dues Certificate from the concerned department

IN WITNESS WHEREOF THE PARTIES TO THIS LEASE AGREEMENT HAVE PUT THEIR HANDS TO THIS LEASE AGREEMENT ON THIS DAY, MONTH AND YEAR NOTED FIRST HEREBOWE IN PRESENCE OF

WITNESSES: -

1. Signature.....
 Name:
 Add:.....

 Aadhar No:
 Mobile No:.....

For & on behalf of Owner/Lessor

Owner Signature:.....

2. Signature.....
 Name:
 Add:.....

 Aadhar No:
 Mobile No:.....

For & on behalf of Tenant/Lessee

Lessee Signature:.....