



हरियाणा HARYANA

RENT AGREEMENT

THIS RENT AGREEMENT EXECUTED at Fatehabad, Haryana 125050 On this 01-11-2021 between

Mr. Ravi R/O MM Institute of Vocatinol Studies, ratia road Fatehabad 125050 hereinafter called the OWNER, which expression shall unless repugnant to the context include, the said OWNER, his heirs, successors, executors, administrators, legal representatives, nominee(s) and assigns of the one part;

AND

M/S GRAMIN SHIKSHA PRIVATE LIMITED. Spoc name:- Rinku Manchanda , Address :- Gramin Shiksha Private Limited , (Office Address:- 194 A Bhattu Road Behind Singla Hospital, Fatehabad 125050 Haryana - and Head Office #194 Surya enclave Bighar Road Fatehabad 125050 Haryana) hereinafter called the 'TENANT', which expression shall unless repugnant to the context include, the said TENANT, his heirs, successors, executors, administrators, legal representatives, nominee(s) and assigns of the other part;

WHEREAS the OWNER is the lawful owner of Property bearing C/o, Mr. Ravi R/O MM Institute of Vocatinol Studies, ratia road Fatehabad 125050 (hereinafter called the 'SAID PREMISES').

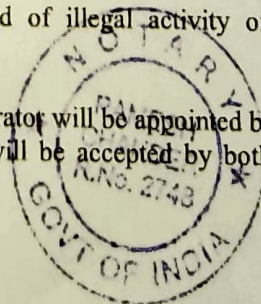
AND WHEREAS the TENANT has approached to the OWNER and requested to grant this lease and OWNER has accepted his request and has agreed to let out the 'said leased

premises' to the TENANT, and the TENANT has agreed to take the same on the following agreed terms and conditions.

NOW THIS RENT AGREEMENT WITNESSES AS UNDER:-

1. That the TENANT shall pay the monthly rent of Rs- **18000** to the OWNER, always in advance on or before the 7th day of each English Calendar month.
2. That the TENANT shall pay the electricity and water charges as per the bill received from the concerned authority and the paid original bill shall be delivered to the OWNER.
3. That this Lease is granted for a period of -2 Years--- only commencing from **01-11-2021** to **01-11-2023**
4. That the TENANT shall not sublet the whole or any part of the said leased premises to anyone else in any case at any circumstances without obtaining prior written permission from the OWNER.
5. That the TENANT shall not replace any furniture in the 'said premises' without obtaining prior written permission from the OWNER.
6. That the OWNER or his authorize agent shall have the right to inspect the leased property during the currency of the lease at all reasonable hours, for general checking or to carry out the repair works at all reasonable times.
7. That the TENANT shall use the 'said leased premises' for residential purposes.
8. That the TENANT shall maintain the said leased premises in good conditions throughout the period of lease and shall ensure that the said leased premises is not damaged in any manner whatsoever. The TENANT will be responsible for all minor and day to day repairs. But the major repairs in the 'said leased premises' shall be attended to by the OWNER at his own cost.
9. That the OWNER shall be liable to pay all the property taxes and any other taxes in respect of the 'said leased premises'.
10. That this Lease can be extended the Lease Period for eleven months, with the mutual consent of both the parties, with the enhancement rent @ **10% (Ten percent)** of last received rent, by executing the fresh Rent Agreement.
11. That this lease can be terminated event before the expiry of the said leased period, by the either party giving one month written notice from either side.
12. That the OWNER shall not be responsible for any kind of illegal activity of the TENANT.
13. That in case of any dispute between both the parties an arbitrator will be appointed by the OWNER who will hear both parties and his discussion will be accepted by both the parties.

NOTARY



IN WITNESS WHEREOF the parties hereto have signed this Rent Agreement on the day, month and year first above written, in the presence of the following witnesses:-

WITNESSES

1. Pawan Bishnoi

OWNER Ravi
(Ravi)

2. राजेंद्र

TENANT Rinku Manchanda
(Rinku Manchanda)

ATTESTED
NOTARY Qu

