

22/6/2020

2020

RENT AGREEMENT

This Rent Agreement is made and entered at Zirakpur on 04th day of June, 2020

BETWEEN

Mrs. Sunaina W/O Sh. Lalit Kishore R/O HL534, Phase 9, Sector 63, Mohali (hereinafter referred to as the "THE LANDLORD" which term shall where the context so admits include his legal heirs, assigns, executors, successors, legal representatives and administrators) of the first party.

AND

M/S Airport Taxi Operators Association, HL534, Phase IX, Sector 63, Mohali, Punjab through its secretary Harwant Singh S/O Sh. Sewak Singh R/O Village Dayalpura, Tehsil Derabassi, Distt. SAS Nagar, Punjab (hereinafter referred to as the "THE TENANT'S" which term shall where the context so admits include his legal heirs, assigns, executors, successors, legal representatives and administrators) of the second party.

And whereas the said landlord is sole and absolute owner of # HL534, Phase IX, Sector 63, Mohali, Punjab. The tenant has approached the landlord to get the said premises (hereinafter called as the premises) and both the parties have mutually agreed to enter into this rent deed with the following terms and conditions.

NOW THIS DEED FURTHER WITNESSETH AS FOLLOWS

1. That the total monthly rent of the said mentioned premises shall be Rs. 4500/- (Rupees Four Thousand Five Hundred Only) per month payable in advance.
2. That the tenant has paid a sum of Rs. 4500/- as advance security which is refundable at the time of vacation of the said premises to the tenant without any interest at the time of handing over of the vacant possession of the said premises by the tenant to the landlord or after deducting all rental arrears, damages, charges, etc. if any.
3. That the tenant has been staying at the above said address from 01-06-2020 to 30-04-2021.
4. That the electricity/water/sewerage charges as per-sub meter reading are exclusive in the above mentioned rent.
5. That the tenant shall not use drills on the walls or make any additions/alterations on the said premises or its fittings fixtures without prior permission of landlord.
6. That the tenant shall pay the monthly rent to the landlord on or before 7th day of each English Calendar month.
7. That the said premises shall be used only as for purpose of office and the tenant shall abide by the rules and regulations framed by the MC or any other authority of area time by time. That the tenant shall be responsible to maintain the said premises in good condition during the period of tenancy.
8. That the tenant can vacate the said premises by giving one month's advance notice at any time during the period of tenancy and similarly the landlord can get the said premises vacated by giving one month's written notice to the said tenant's.



Sunaina

Harwant

9. That the Landlord or his authorized agent(s) has full right to enter into said premises in day hours by giving Verbal notice to the tenant's to inspect the said premises.
10. That at the time of vacation of the said premises the tenant shall not make any claim, charges, and demands etc in lieu of the possession of the above mentioned premises.
11. That if there is default in making the monthly rent as set out above by the said tenant for a period of two months, the rent deed will come to end and the same will stand terminated, and the tenant shall vacate the said premises and handover the vacant possession of the same to the said landlord and the said landlord has full right to disconnect the electricity and water connection in the said premises.
12. That if the tenant fails to pay the rent regularly then the landlord will be within his rights to evict the tenant without issuance of any legal notice or court case.
13. That the tenant shall be responsible to get insure his/her all items in the premises rented, against fire, theft, damage (accidents and or deliberate) and the landlord shall not be responsible for the same, nor will be liable in the way in this regard.
14. That the tenant will not do any legal activity/court case against the said landlord during the period of tenancy.
15. That the tenant will not use the said premises for keeping any explosive or shall not do any obnoxious trade in the demised premises.
16. That if any dispute arises between both the parties, the same shall be referred to Derabassi Courts Only.
17. That any tax on the said premises shall be paid by the tenant.
18. That all the liabilities i.e. loan etc by any govt/semi govt/any individual person/civil shall be liable to pay by the tenant only and landlord shall not have any liability.
19. That the said agreement deed is only valid for 11 month and in case of its extension, the rent will be increased @ 10 % after the expiry of this deed.
20. That this deed of rent is made in duplicate. Original will be kept by the landlord and copy thereof by the tenant.



IN WITNESS WHEREOF the parties here to have executed this deed of rent, in the presence of the witnesses, on the date, month and year above mentioned.

Balwant Singh
WITNESS NO. 1
BALWANT SINGH
HL-539, Pk-9
SAS Nagar

WITNESS NO. 2
Heminder Singh
HL-647, Pk-6

Mohali
9815903079
GPA has been readover & explained to the Deponent Executant who seemed perfectly to understand the same at the time of making thereof

LANDLORD
Sunaina

TENANT
Rohini
Addn. 3580, 8761-3815

ATTESTED

NOTARY DERABASSI
DISTT. SAS NAGAR

04 JUN 2020