

RENT AGREEMENT

This Rent Agreement is made and executed on **07th October, 2015** at New Delhi

BY AND BETWEEN

Mr. Anand Rajvanshi & S/o Mr. Raghunath Rajvanshi R/o A – 332, Second Floor, Raghubir Nagar, New Delhi – 110027
hereafter called the **Landlord / Lessor / First Party.**

AND

Mr. Anand Rajvanshi & Mr. Indres Rajvanshi S/o Mr. Raghunath Rajvanshi R/o A – 332, Second Floor, Raghubir Nagar, New Delhi – 110027

hereafter called the **Tenant / Lessee / Second Party**.

The expression **Landlord / Lessor / First Party AND Tenant / Lessee / Second Party** herein used shall mean and include their respective legal heirs, successors, executors, legal representatives, assigns etc.

WHEREAS the **Landlord / Lessor / First Party** is the absolute owner and in possession of the immovable property at **M – 342, Raghubir Nagar, New Delhi – 110027**

Is willing to give the hereinafter "said premises" on rent to the **Tenant / Lessee / Second Party**.

WHEREAS as the **Landlord / Lessor / First Party** is interested to rent of the "said premises".

Landlord / Lessor / First Party Rent out of the said Premises for the purpose of using as office of Anand Communication Care (ACC) and the **Landlord / Lessor / First Party** has agreed to rent **Tenant / Lessee / Second Party** on the terms and conditions stipulated hereunder.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The rent agreement for "said Premises" as mentioned above shall commence w.e.f. **1st September, 2015** for an initial period (**1st September, 2015 to 31st July, 2016**) 11 Months.
2. The **Tenant / Lessee / Second Party** shall pay from **1st September, 2015** i.e. the date of possession a monthly rent of **Rs.2, 500/-** (Two Thousand and Five Hundred Only) for 4 month (September, October, November & December, 2015) & **Rs. 3000/-** (Thee Thousand Only) for 7 month (January to July, 2016) (**11' X 8'**) ft. Rent shall be paid in advance on monthly basis on or before **10th** day of the English Calendar month. Service Tax, if applicable shall be borne by the **Landlord / Lessor / First Party** throughout the rent agreement period.
3. The Lease Commencement Date will be the date **1st September, 2015**.
4. The "**Anand Communication Care (ACC)**" authorized signatory / Owner is "**Mr. Anand Rajvanshi & Mr. Indres Rajvanshi**" rented office at "**M-342, Raghubir Nagar, New Delhi – 110027**".
5. The **Tenant / Lessee / Second Party** shall use the said Premises as mentioned above for office use only.
6. That the **Tenant / Lessee / Second Party** shall not be liable to pay any property tax or any other demand levy or claim by any Authority.
7. That the **Tenant / Lessee / Second Party** shall permit **Landlord / Lessor / First Party** or its duly authorized representative upon reasonable prior notice to enter in the "said premises" at the reasonable hours, for the purpose of inspection and / or carrying out any required structural repairs.
8. That the monthly rent paid by Cheque / Cash / NEFT as per demand of **Landlord / Lessor / First Party**.
9. That the **Tenant / Lessee / Second Party** shall keep the rented premises neat and clean and not store any flammable / combustible material in the said premises.
10. That **Minor(Less than Rs. 500)** repairs shall be borne and paid the **Tenant / Lessee / Second Party** and Major (**Rs. 500 and above**) repairs by the **Landlord / Lessor / First Party**.
11. That If any party wants to vacate the said premises before expiry of tenancy period, it shall give one month notice in writing to the other party.
12. That when tenancy period expires the **Landlord / Lessor / First Party** shall have to vacate the said rented premises immediately and handover vacant, physical and peaceful possession to the **Tenant / Lessee / Second Party**.
13. Any notice to be made or given to the **Tenant / Lessee / Second Party** shall be sent by

registered post at the address of this said Demised Premises. Any notice to be made or given to the **Landlord / Lessor / First Party** shall also be sent by registered post at the address of the **Landlord / Lessor / First Party** given above.

14. The renewal(s) shall be at the sole option of **Anand Communication Care (ACC)** for 1 (one) term of 11 months, to be exercised by giving ----- at least 3 (three) months prior notice in writing before the end of first term of 11 months of the rent agreement.
15. That if any dispute arises between the parties here to the same shall be settled mutually, through Arbitrator or Court of Law.
16. This agreement is to be governed by the law of India and both parties irrevocably and unconditionally submit to the exclusive jurisdiction of the courts of India.

IN WITNESS WHEREOF both the parties have extended their respective hands unto this Agreement to be executed on the day and year first and above written.

FOR THE LESSOR

Name :
Place :
Date :

FOR THE LESSEE

Name :
Place :
Date :

WITNESS

1.

2.