

Lease



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/01/2026

Certificate No. G0272026A4402

GRN No. 146218867



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Saroj Thareja

H.No/Floor : 32

Sector/Ward : Na

LandMark : Dda mb road

City/Village : Anupam apartme

District : South delhi

State : Delhi

Phone: 98*****19



Buyer / Second Party Detail

Name : Ayush Bansal

H.No/Floor : 102

Sector/Ward : 83

LandMark : Cityhomes

City/Village: A seven ff

District : Gurgaon

State : Haryana

Phone : 81*****91

Purpose : Lease Agreement Between Owner and Tenant

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

LEASE AGREEMENT

This Agreement made on this 27th January 2026 between

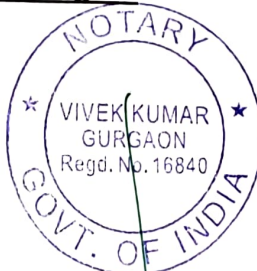
Saroj Thareja W/O Satish Kumar R/O House No-32 , Anupam Apartment, SFS , D.D.A. Flats M.b Road . Opp. Saket , post office Mehrauli , Saidulajab , South delhi , Delhi , 110030.(Hereinafter called the "Lessor") which expression shall mean to include his/ their legal heirs, successors, legal representatives, nominees and assignees of the One Part .

AND

Ayush Bansal S/O Ashok Bansal R/O Flat No. A7-102, 1ST Floor, Vatika City Homes, Sector 83, Gurgaon, Haryana, 122004.(Hereinafter called the "Lessee") which expression shall mean and include its successors, legal representatives and assigns of the Other Part.

Whereas the Lessor agree to give on Lease to the Lessee the Premises bearing **UNIT NUMBER -003, Tower B-5 , Vatika City Homes , SECTOR 83 Gurgaon**

Saroj Thareja



Ayush

Consisting of the following. One Drawing cum Dining Room, One Kitchen, Two Bed Room, and Two Bath Rooms with Two Balcony with dedicated Parking Space for One car parking.

And Whereas the Lessee has agreed to take the aforesaid premises on Lease from the Lessor w.e.f. **1st February 2026** and on the condition hereinafter mentioned.

And whereas the parties hereto are desirous of reducing the Terms & Conditions of the tenancy into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS UNDER

1. That the Lessee has paid **Rs 26000 (Rupees Twenty Six Thousand Only)**. as one month's Advance Rent, (Excluding maintenance charges) which is not refundable. The Lessee has also paid **Rs 52000 (Rupees Fifty Two Thousand Only)**. as security rent which is refundable.
2. That the tenancy in respect of the aforesaid premises shall be commence from. **1st February 2026** and shall be in force for a period of 11 months (i.e. from. **1st February 2026 to 31st December 2026**).
3. That the Lessee shall pay to Lessor a rent of **Rs 26000 (Rupees Twenty Six Thousand Only)**. per month excluding the maintenance charges) in respect of the aforesaid premises every month, in advance, before the 7th day of each English Calendar month.
4. The Sum of **Rs 52000 (Rupees Fifty Two Thousand Only)**. paid as refundable interest free security deposit by the Lessee shall be refunded by the Lessor, simultaneously with the Lessee handing over the premises on termination of tenancy, by means of a cheque in favor of the Lessee, payable at Gurgaon / Delhi after deducting dues if any. **That the first 6 Months are lock in period In case Lessee wants to vacate flat Security amount will be forfeited.**
5. The Lessee confirms that the premises shall be used only for residential purpose only/ exclusively by **Mr. Ayush Bansal**. The Lessee shall not sublet the premises or any portion of the same. In case it is found that the Lessee has sublet the Premises, then this Lease shall stand terminated at that very moment and the Security Amount shall be forfeited.
6. That the Electricity bill & maintenance charges shall be paid by the Lessee directly to the concerned authority on time and the original receipt of the same shall be maintained in a file by the Lessee and shall be given to the Lessor as and when required or at the time of vacating the premises .Lessee will pay all the maintenance charges charged by Builder. Maintenance charges will directly be paid to Builder/agency authorized by builder. The Lessee shall provide a photocopy of the Payment receipt to the Lessor every month without fail.
7. As agreed by and between the parties that after the expiry of this lease agreement, the same May be renewed by mutual consent for a further period of 11 months with an increase of 10% of the rent before the expiry of this Lease agreement .In such event, a fresh agreement between the Lessor and the Lessee will be prepared for the extended period, on terms and condition to be specified.
- 8 That the Lessor has given possession of the aforesaid premises with all sanitary, electrical and other fittings and fixtures in perfect condition and the Lessee has inspected the same to his satisfaction. The premises shall be handed by the Lessee to the Lessor in same condition, minor wear and tear expected, at the time of termination of this agreement.
9. That the Lessee shall not carry out any structural addition or alterations in the said premises without consent of Lessor but can install telephone, air conditioner, water cooler, cooking range or other electrical appliances, as and when required, at his own cost and expenses. All such installations by the Lessee are to be removed at

Sawj



Ayush

time of handing over the premises and the premises to be restored to its original condition. Any broken items / fillings will be replaced with an equivalent by the lessee at his own cost.

10. That all the minor repairs such as leakage in the water tap, electric appliance maintenance and electricity usage shall be carried out by the lessee and all other major repairs such as bursting will be carried out by the lessor through maintenance staff.

11. That the Lessee shall permit Lessor or his/ their authorized agent to enter the said premises for inspection and carrying out necessary repairs at reasonable hours of the day with prior appointment with Lessee. Of water supply pipes or cracks in the walls or defect in concealed wiring, fittings will be carried out by the lessor through the Vatika maintenance Staff or any agency of the choice of the lessor.

12. That the Lessor shall pay all the taxes, levies and the house tax as may hereinafter be assessed in respect of the aforesaid premises by any appropriate authority.

13. After That Lock in period Agreement May Be terminated by either party by giving at least One Month's Advance Notice, in writing, to the other party or by paying rent in lieu thereof ..

14. That the premises being leased are free from all encumbrances or any legal impediments, which can otherwise come in a way of either rightful leasing or occupation by the Lessee.

15. All disputes shall be within the jurisdiction of Gurgaon Court Only.

16. Any witnesses whereof the Lessor or Lessee have executed this lease agreement at Gurgaon on the day, month and year first above mentioned in the presence of the following:

WITNESSES:

1.

Rajesh
Rajesh Bhan
9897422219

Saroj Thareja

Lessor (Saroj Thareja)

2.

Ayush

Lessee (Ayush Bansal)



ATTESTED
VIVEK KUMAR
Advocate & Notary
Distt. Gurugram, Haryana, India
28 JAN 2026

Annexure - 1

Flat number B5-003 city homes Sector 83 Gurgaon

1. BED - 2
2. A.c. - 2
3. Fan - 4
4. Tubelights
5. Geyser - 2
6. Exhaust fan - 3
7. Futon
8. Mini Refrigerator
9. Fancy lights
- 10.
- 11
- 12
- 13
- 14
- 15

Singh Thakur

Singh

