

Lease



Indian-Non Judicial Stamp
Haryana Government



Date : 08/03/2026

Certificate No. G0H2026C195
GRN No. 148349014



Stamp Duty Paid : ₹ 101
(Rs Only)
Penalty : ₹ 0
(Rs Zero Only)

Seller / First Party Detail

Name: Rachna Sardana
H.No/Floor : 77
City/Village : Bhiwani
Phone: 93*****83

Sector/Ward : Na
District : Bhiwani

LandMark : Adarsh nagar
State : Haryana



Buyer / Second Party Detail

Name : Ankit Srivastav
H.No/Floor : 63
City/Village : Gorakhpur
Phone : 93*****83

Sector/Ward : Na
District : Gorakhpur

LandMark : Gajpur uruwa bazar
State : Up

Purpose : Lease deed

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LEASE Deed

THIS LEASE AGREEMENT made and executed at Gurgaon on this day of November 2024

BY AND BETWEEN

Mrs. Rachna Sardana W/o Sh. Piyoosh Sardana R/o House no. 77, Adarsh Nagar, Bhiwani, Haryana
(Hereinafter referred to as "THE LESSOR" which Expression shall mean and include their successors, legal representatives, executors, administration or assigns) of the **One Part.**
AND

Mr. Ankit Srivastav S/o Sh. Ajeet Kumar Srivastav R/o 63, Gajpur Uruwa Bazar, Gorakhpur, Uttar Pradesh
(Hereinafter referred to as "THE LESSEE" which expression shall mean and include their successors, legal representatives, executors, administrators or assigns) of the **Other Part.**

WHEREAS The Lessor is the absolute owner and is in possession of the residential apartment in "**Apex Our Homes, Sector -37C, Gurgaon - 122001**" bearing unit no. 310 on 3rd Floor in Tower 3 comprising of the Two Bedrooms, Two Toilets, Kitchen, Drawing Room-cum-Dining Room, Lobby, One Balcony in the Residential Area popularly known as Sector -37C, Gurgaon (Haryana), and facilities, benefits and amenities provided at APEX OUR HOMES Apartments, more fully described in Annexure-I attached with this Lease Deed Agreement and herein after referred to as "**THE SCHEDULED PREMISES.**" AND WHEREAS The Lessor has agreed to lease and The Lessee has agreed to take on lease.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERETO AGREE AS FOLLOWS.

Rachna



Ankit Srivastav



1. That in consideration of the rests hereby reserved and in the terms, condition and Covenant of the lease contained and on the part of the parties to be observed and Performed The Lessor hereby agrees to grant and The Lessee hereby agrees to accept a Lease of The Scheduled Premises.

2. RENT, MAINTENANCE CHARGES AND SECURITY DEPOSIT

- a) The Lessee shall pay a sum of **Rs. 17500/- (Rupees Seventeen Thousand Five Hundred Only)** charges as rent (including maintenance charges).
- b) The monthly rent should be pay on or before 5th day subsequent English calendar month onwards subsequent calendar month between **1st March 2026 to 31st January 2027** by NEFT.
- c) The Lessee has already paid an amount **Rs. 12000/- (Rupees Twelve Thousand Only)** as an interest free only refundable security **not adjustable in Notice Period month**, which has been paid by The Lessee to The Lessor through NEFT\Cash before shifting. Lessor shall return the same to the Lessee at the time of vacation of premises after deducting dues if any or if any damage in the premises.

3. LEASE DURATION RENEWAL

- a) The lease will be initially for a period of 11 months commencing from **1st March 2026 to 31st of January 2027**.
- b) Either party can give 30 days notice to vacate the premises during the period of lease.
- c) The lease can be extended further for the period of another 11 months on mutually agreeable terms and conditions with increment in existing rent @ 10%.

4. TAXES, DEPOSITS, ASSESSMENT CHARGES

The Lessor shall pay all taxes, Deposits, Assessment Charges, House Tax and other outgoings whatsoever of every description including corporation charges which under the statue are primarily leviable to The Lessor.

5. ELECTRICITY AND WATER CHARGES

The Lessee shall pay all electricity and water charges utilized for the scheduled premises as per the actual meter readings during the period of lease. The Lessee shall provide to The Lessor the photocopy of the receipted bills after payment to the concerned authorities.

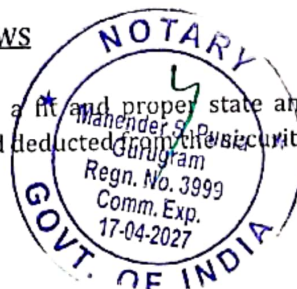
6. SUB-LEASE

The Lessee shall not be entitled and permitted to assign, sublet the scheduled premises or any part thereof, or part with possession of the scheduled premises or any part thereof.

7. THAT THE LESSEE CONENANTS WITH THE LESSOR AS FOLLOWS

- a) That The Lessee shall keep the scheduled premises in a fit and proper state and ensure no structural damage. Any such damage will be assessed and deducted from the security deposit.

Randani



Ankit Shivastav



- b) That day to day repair such as fuses, leakage of water taps etc have to be done by Lessee at its own cost.
- c) That The Lessee shall permit The Lessor or its representative to enter into the scheduled premises in day hours.
- d) That The Lessee shall carry out routine repairs of water or sanitary or phone line, electrical fixtures and other fittings therein whatsoever necessary at its own cost or expense, however any damages caused due to reasons beyond the control of The Lessee like fire, earthquake, flood lightning or violence or accidents are excluded from this agreement. Damages due to inter fire and internet violence are not the liability of The Lessee.
- e) Not to make permit anyone to make any major structural alteration in the scheduled premises without the prior written consent of The Lessor.

8. TERMINATION THE LEASE

The lease shall be terminable under all or any of the following circumstances namely:

- a) In the event of breach by either party of the terms conditions and covenants hereof.
- b) In the event of breach of rules and regulations of APEX OUR HOMES.

9. HANDING OVER THE POSSESSION

The Lessee shall deliver back the vacant possession of the scheduled premises to The Lessor immediately on termination of the lease as herein above provided for without any structural damages subject to reasonable wear and tear. At the time of handing over the peaceful vacant possession by The Lessee to The Lessor, The Lessor shall immediately refund the security deposit to The Lessee.

10. The courts in Gurgaon alone shall have jurisdiction in all matters arising out of this transaction.

on the terms and conditions herein above set out.

IN WITNESS WHEREOF, The parties hereto have set their respective hand and deal to this Lease Deed Agreement at Gurgaon on above date in the presence of the following witness given below :-

WITNESSES:

1.



Ravinder
(LESSOR)

Ankit Srivastava
(LESSEE)

ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Harvana) India

09 MAR 2026



Annexure-I

Along with flooring, roofing, lighting, plaster, paint & curtain rods only for the purpose of residential use, also includes the following furnishing appliances/items.

1. Almira in both room
2. Ceiling Fans - (3)
3. Lighting -
4. Modular Kitchen - 1
5. Door Bell - 1

Note: All Sanitary, Electrical Fittings & Fixtures are in working condition.



Reardang

Ankit Singla