

**Indian-Non Judicial Stamp
Haryana Government**

Date : 02/07/2026

Certificate No. G0B2026G314



GRN No. 154675462

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sonali virmani

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Na

District : Na

State : Haryana

Phone: 93*****62

**Buyer / Second Party Detail**

Name : Sonali virmani

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Na

District : Na

State : Haryana

Phone : 75*****68

Purpose : Rent Lease Agreement

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

RENT AGREEMENT

This rent agreement ("Agreement") is made on **4th day of April, 2026** at **Gurugram , Haryana**

BETWEEN:

LANDLORD(s)

Harpal singh having **Aadhaar** Number: **280517103516**, resident of **House number 13 rohini sector 17**...(hereinafter referred to as the "LANDLORD") which expression shall, unless repugnant to the context, mean and include his/her heirs, executors, and permitted assigns.

AND:

TENANT(s)

Sonali Virmani having **Aadhaar** Number: **338507696336**, resident of **A/38 Lilac society South city II sector 49 Gurugram Haryana** ...(hereinafter referred to as the "TENANT") which expression shall, unless repugnant to the context, mean and include his/her heirs, executors, and permitted assigns.

WHEREAS

The said LANDLORD(s) is sole and absolute (Landlord/Landlady) of the Property: **A/38 Lilac society South city II sector 49 Gurugram Haryana** (hereinafter referred as "PROPERTY"), and the above said TENANT(s) has contacted the LANDLORD(s) to take the property on rent and the LANDLORD(s) has agreed to let out the Property to the above TENANT(s) on the below-given terms and conditions.

NOW, THIS DEED FURTHER WITNESSETH AND AGREED BY AND BETWEEN THE SAID PARTIES AS FOLLOWS:

1. Term of Tenancy

The term of this agreement shall be for **12** months, commencing from **01/04/2026** and ending on **01/04/2027**.

2. Possession and Handover

The Landlord shall hand over vacant, peaceful, and habitable possession of the Property to the Tenant on the tenancy start date specified above. The Landlord warrants that the Property is fit for residential occupation, that all fixtures and fittings are in working order,

and that there are no undisclosed encumbrances or third-party claims adverse to the Tenant's use of the Property during the term of this agreement.

3. Rent and Security Deposit

- The monthly rent for the property is **15,000.00 (Fifteen Thousand Rupees only)** per month.
- The tenant agrees to pay the monthly rent on or before **1st** day of each month, by bank transfer, UPI, or any other mode mutually agreed in writing.
- A security deposit of **30,000.00 (Thirty Thousand Rupees only)** has been paid by the tenant to the landlord. This deposit shall carry no interest and shall be refunded within fifteen (15) working days of the tenant vacating the Property and handing over peaceful possession, subject only to deductions for: (a) outstanding rent or utility dues, (b) damage caused beyond normal wear and tear, and (c) any other liability of the Tenant under this agreement. The Landlord shall furnish a written, itemised statement of any deductions at the time of refund.

4. Utilities and Maintenance

- The tenant will be responsible for paying utility bills including electricity, water, gas, and any other applicable charges.
- Society Maintenance charges if any, are excluded in the monthly rent and maintenance will be directly paid by the tenant to the society.
- The tenant shall maintain the property in good condition and shall be responsible for any damages caused beyond normal wear and tear.
- The landlord shall be responsible for regular maintenance and repairs, including plumbing, electrical, and structural maintenance.

5. Use of Property

- The property shall be used solely for residential purposes by the tenant.
- Subletting, assigning, or transferring the property to any third party, in whole or in part, without the prior written consent of the landlord is strictly prohibited. Any subletting or assignment requires the landlord's explicit written approval.

6. Quiet Enjoyment

The Landlord covenants that the Tenant, on paying the rent and observing the covenants of this agreement, shall peaceably and quietly hold and enjoy the Property throughout the term without any interruption by the Landlord or any person rightfully claiming

through the Landlord, save for the limited rights of entry and inspection expressly reserved under this agreement.

7. Police Verification

The Tenant shall, at the Tenant's own cost, complete police verification with the jurisdictional police station within fifteen (15) days of taking possession of the Property, and shall furnish a copy of the acknowledgement to the Landlord. The Landlord shall co-operate with reasonable documentation as required for the verification.

8. Society Bye-laws and Common-Area Use

The Tenant shall observe and comply with the bye-laws, rules, and regulations of the housing society, apartment owners' association, or condominium of which the Property forms part, including all rules relating to parking, visitors, garbage disposal, noise, common-area use, security protocols, and any move-in / move-out formalities. The Tenant shall be responsible for any penalty levied by the society on account of the Tenant's default in observing such bye-laws.

9. Termination and Notice

- Either party may terminate this agreement by providing 30 days written notice to the other party through any suitable channel.
- Upon termination, the tenant shall return the property in the same condition as at the beginning of the tenancy, minus normal wear and tear.

10. Repairs and Alterations

- The tenant shall promptly inform the landlord of any necessary repairs or maintenance issues.
- The tenant shall not make any structural alterations or modifications to the property without the written consent of the landlord.

11. Entry and Inspection

- The landlord has the right to enter the property with prior notice to inspect its condition or make repairs.
- The landlord shall provide reasonable notice, except in cases of emergencies.

12. Default and Eviction

- Failure to make regular rent payments or violation of terms can result in eviction.
- The landlord will be within their right to evict the Tenant without the issuance of any legal notice.

13. Use of Premises

- The tenant shall not use the premises for any illegal, immoral, or commercial purposes.
- The tenant shall not engage in any activity that might cause a nuisance or disturbance to neighbours.

14. Renewal of Agreement

- If both parties agree, this agreement may be renewed for another term subject to updated terms and conditions.
- Renewal terms and any rent adjustments should be discussed and agreed upon in writing prior to the renewal date.

15. Maintenance Charges

The tenant shall be responsible for any increases in maintenance charges applicable during the tenancy period.

16. Notice of Absence

The tenant shall provide the landlord with written notice if they plan to be away from the premises for an extended period.

17. Dispute Resolution

In case of any dispute, difference, or claim arising out of or in connection with this agreement, the parties shall first attempt to resolve the matter amicably through good faith negotiation for a period of thirty (30) days. If unresolved, the dispute shall be referred to a sole arbitrator mutually appointed by the parties, in accordance with the Arbitration and Conciliation Act, 1996, the seat and venue of arbitration being **Gurugram** , and the language of arbitration being English.

18. Jurisdiction and Governing Law

This agreement shall be governed by, and construed in accordance with, the laws of India. Subject to the arbitration clause above, the courts of **Gurugram , Haryana** shall have exclusive jurisdiction over any matter arising under or in relation to this agreement.

19. Stamp Duty and Registration

The cost of stamp duty and registration charges (if applicable) for this agreement shall be borne by the Tenant, unless otherwise agreed in writing. Both parties shall extend reasonable co-operation, including making themselves and their identification documents

available, for completion of stamping and registration formalities within the time required under applicable law.

20. Force Majeure

In the event that either party is unable to fulfil its obligations due to circumstances beyond their control (such as acts of God, natural disasters, government actions), the affected party shall be excused from such obligations during the period of disruption.

21. Indemnity

The tenant shall indemnify and hold the landlord harmless from any claims, damages, or liabilities arising from the tenant's use of the premises.

22. Notices

All notices and communications shall be in writing and shall be deemed properly delivered if sent via registered post or other medium as per the convenience of both parties.

23. Lock-in Period

Notwithstanding anything to the contrary in the Termination and Notice clause above, neither party shall terminate this agreement before the expiry of **6** months from the commencement of tenancy. The lock-in period shall expire on **01/10/2026**. Termination during the lock-in period entitles the non-defaulting party to retain the security deposit in full as liquidated damages, in addition to any other remedies available under law.

24. Annual Rent Escalation

The monthly rent shall be subject to an annual escalation of **5%**, calculated on the rent prevailing immediately before the revision. Such escalation shall apply on each anniversary of the tenancy start date during the continuation of this agreement, and at every renewal thereafter, unless both parties agree otherwise in writing.

In Witness Whereof, the Parties hereto have set their hands and signatures on the date and year first above mentioned.

Landlord(s) Signatures (Signed using Aadhaar)



Harpal singh resident of House number 13 rohini sector 17, having Aadhaar Number: 280517103516

Tenant(s) Signatures (Signed using Aadhaar)



Sonali Virmani resident of A/38 Lilac society South city II sector 49 Gurugram Haryana , having Aadhaar Number: 338507696336