

Stamp/ E-Stamp No.

RENT AGREEMENT

This Rent Agreement is made and executed at on day of

Between

Mr./ Mrs./ Ms./ M/s, (a Partnership/ Proprietorship Firm/ Company registered under companies act, through its Partner/ Proprietor/ Director/ Authorised Signatory) or S/D/W/o -, R/o-, the Party of the first part, hereinafter called the Landlord/ Lessor.

AND

Mr./ Mrs./ Ms./ M/s, (a Partnership/ Proprietorship Firm/ Company registered under companies act, through its Partner/ Proprietor/ Director / Authorised Signatory) or S/D/W/o -, R/o-, the Party of the second part, hereinafter called the tenant / Lessee..

(The expression and words of the landlord and the tenant shall mean and include their legal heirs' nominees, assignees, executors, successors, administrators and legal representatives respectively)

Whereas the landlord is the absolute owner and in possession of the commercial office ...

And WHEREAS the landlord desirous to let-out the said Property in favor of the tenant for a monthly rent of Rs./- (Rs. only) and the tenant has also agreed to acquire the same for this very amount.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

That the said office area in premises measures fts approx..

The parking shall be on the government land as the said landlord do not have their own separate parking facility/ or landlord have their own parking facility.

That the Tenant shall give monthly rent to the landlord latest by 10th day of each month in Advance, subject to deduction of tax at source at the applicable rate under the provisions of Income Tax Act, for the demised premises.

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That the Tenant shall pay to the Lessor a monthly maintenance charges of Rs/- on monthly basis, towards Maintenance of Generator & Elevator, Salaries towards guards, Charges for Electricity Maintenance for Common Areas, Charges towards cleaning of Common Areas.

That the landlord aforesaid has given the said property to the tenant for the period of 11 Months period starting from After expiry of eleven months the deed may be re-drafted if both the parties agree on the continuation of the arrangement.

That during the lease period, in addition to the monthly rental amount payable to the Lessor, the Lessee shall pay for the use of electricity & water as per bills received from the authorities concerned directly. For all the dues of electricity bills & Water bills till the date the possession of the premises is handed over by the Lessor to the Lessee it is the responsibility of the Lessor to pay and clear them according to the readings on the respective meters . The tenant shall be bound to pay Electricity and Maintenance Charges from the effective date of possession of the premises.

That the tenant shall use the property only for his own business and for own office purpose, any other use shall be subject to the prior written approval of the landlord.

That the Lessee shall comply with all the rules and regulations of the local authority applicable to the demised premises. The tenant shall have the right to apply for Registration regarding Sales Tax / Service Tax /Companies Act or any other government or Act or local authorities in respect of the usage of said premises.

That both the parties shall be free to terminate the tenancy period of this Rent Agreement by giving two months notice in advance. In the event of non-payment of rent by the Lessee during the 2 consecutive months despite reminder issued by Lessor on such rent the Lessor shall have the right to terminate the Lease with immediate effect and take back possession of the said premises.

That the day-to-day minor repairs will be the responsibility for the Lessee at its own expense. However, any structural or major repairs, if so required, shall be carried out by the Lessor. However at the time of completion of the deed period the tenant shall hand over actual vacant physical possession of the premises in its original conditions.

That the Lessor shall pay for all taxes/cesses levied on the premises by the local or government authorities in the way of property tax for the premises and so on.

The Lessor represents that he has complied with all the statutory payments of the property including that of taxes, penalties if any and statutory dues to the local authority

The Lessor shall acknowledge and give valid receipts for each and every payment made by the Lessee to the Lessor, which shall be conclusive proof of such payments.

The Lessor agrees that in case of any restructuring or business reorganization of the Lessee entity, Lessee shall have the right to transfer this Leasehold rights in favor any entity emerges out of the said restructuring or business reorganization on the same terms and conditions as agreed under this Lease agreement .

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That both the parties shall observe and adhere to the terms and conditions contained hereinabove.

In case of any dispute to this agreement and the clauses herein, the same will be settled in the jurisdiction of the civil courts.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first hereinabove written.

WITNESSES

LANDLORD/ LESSOR

1.

TENANT/ LESSEE

2.