

RENT AGREEMENT

This Rent Agreement is made on **13th June 2023** by **MS A2 SQUARE VENTURES LLP Owned & Managed by its Director ARVIND AJMERA**, Add: **PLOT NO 5, 1ST FLOOR, GUJAR KI THADI, SHANTI NAGAR-C, GOPALPURA BYPASS, JAIPUR, RAJASTHAN 302020**. Herein after called the Lessor / Owner, Party Of the **first part**

AND

COMPANY NAME, through its **PROPRIETOR** his address:Called Lessee/Tenant, Party of the **Second Part**

That the expression of the term, Lessor/Owner and the Lessee/Tenant shall mean and include their legal heirs' successors, assigns, representative etc. Whereas the Lessor /Owner is the owner and in possession of the property No: **PLOT NO 5, SEAT NO 2, 1ST FLOOR, GUJAR KI THADI, SHANTI NAGAR-C, GOPALPURA BYPASS, JAIPUR, RAJASTHAN 302020** to the Lessee/Tenant and the Lessee/Tenant has agreed to take the same on rent of Rs. 1000/- (One Thousand Only) per month.

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER: -

1. That the Tenant/Lessee shall pay as the **monthly rent of RS. 1000/- (One Thousand Only)** per month, Including electricity and water charge.
2. That the Tenant/Lessee shall not sub-let any part of the above said demised premises to anyone else under any circumstances without the consent of Owner.
3. That the Tenant / Lessee shall abide by all the bye - laws, rules and regulation, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
4. That this Lease is granted for a period of **11 months** only commencing from **13th June 2023** and this lease can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market.
5. That the Tenant/Lessee shall not be entitled to make structure in the rented premises except the installation of temporary decoration, wooden partition/ cabin, air – conditioners etc. without the prior consent of the owner.
6. That the Tenant/lessee can neither make addition/alteration in the said premises without the written consent of the owner, nor the lessee can sublet part or entire premises to any person(s)/firm(s)/company(s).
7. That the Tenant/Lessee shall permit the Lessor/Owner or his Authorized agent to enter in to the said tenanted premises for inspection/general checking or to carry out the repair work, at any reasonable time.

8. That the Owner/Lessor shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to other.
9. That the Owner/Lessor shall carry on all day-to-day minor repairs at his/her own cost.
10. That this Agreement may be terminated before the expiry of this tenancy period by serving One-month prior notice by either party for this intention.
11. Lessee Shall use this Premises & Agreement for Shop Act Registration Only.
12. We further state that we have issued this for the 11 months from the date of Agreement If Used this Agreement for more than 11 Months then lessor will take legal Actions against Lessee & Lessee will be liable to pay Penalty as 100 Per Day From the date of Expiry of this Agreement.

In WITNESS WHEREOF the lessor/Owner and the Tenant / Lessee have hereunto subscribed their hand at 13th June 2023 by **MS A2 SQUARE VENTURES LLP** Owned & Managed by its Director **ARVIND AJMERA**, Add: **PLOT NO 5, 1ST FLOOR, GUJAR KI THADI, SHANTI NAGAR-C, GOPALPURA BYPASS, JAIPUR, RAJASTHAN 302020** this the year first above mentioned in presents of the following Witnesses

Witnesses: -

1.

2.

MS A2 SQUARE VENTURES LLP
Lessor

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Lessee