



राजस्थान RAJASTHAN

Rent Agreement

AK 906751

This rent Agreement is hereby executed at Jhunjhunu on this 3rd October, 2018 between: -

1- **Shri Tarachand Gupta S/o Late Shri Dwarka Prasad Gupta, Director, Jhunjhunu Build Home (P) Limited** having Registered Office at Krishna Complex, Shah market, Jhunjhunu - 333001 (Hereinafter called the first party which expression shall include her heirs, executors and assignees of the FIRST PART/LANDLORD)

AND

2- **Mr. Saurabh Gupta S/o Shri Subhash Chand Gupta, State Head of M/s Shri Balaji Training Private Limited** having registered office at 111, Modi Tower, Station Road, Shah Market, Jhunjhunu - 333001 (Hereinafter called the Second party /TENANT)

WHEREAS, the first party is the owner of the premises **KHASRA NO. 1040, 1041 AND 1176, Krishna Complex, Shah market, Jhunjhunu - 333001** and is interested to let out

- Basement** having 13 Different Size Rooms (with Proper Passage & Galleries)
- Open Ground** having 5 Rooms, 3000 Sq. Ft Tin Shed, Parking and Playground , Whereas Both Space a, b are well connected with Stairs, ramp, etc. establishing Themselves as Separate Single Campus

ATTESTED

to the second party on monthly rental basis on the request of the second party and the terms & conditions of which are as under:-

M. K. RANGREJ

JHUNJHUNU (Reg.)

NOW THIS AGREEMENT WITNESSETH AS UNDER: -

- That the rate of the rent of the said premises is settled at **Rs. 30,000 /- (Rupees Thirty Thousand Rupees only)** per month to be paid by the second party to the first party on 7th day of each English Calendar month in advance.

Jhunjhunu Build Home Pvt. Ltd.
21/10/18
DIRECTOR

Saurabh

- 2- That the tenancy has already been commence w.e.f. 1st October, 2018 and shall be for a period of 11 months i.e. up to 30th September, 2019.
- 3- That the period of the tenancy may be extended for its further period only on the option of the party of the first part and in that event the rate of the rent shall be increased at the rate of 5% after 11 months on its previous rate.
- 4- That in case the second party fails to pay the monthly rent to the first party consequently for the period of three months, then the second party shall have to get vacated the premises in question immediately.
- 5- That the second party shall use the rented premises only for Skill Development Training Center.
- 6- That the second party shall pay the electricity, water charges extra then the said agreed rent regularly as and when the bills for such expenses/charges are produced.
- 7- That the second party shall not damage the fittings and fixtures fitted in the rented premises and shall keep and maintain the same in good condition and shall also make arrangements for the repairs or replacements of the damaged fittings and fixtures whatsoever, will be required at his own expenses.
- 8- That the second party shall have to give One months advance notice in writing to the first party, in case of his vacating the premises in question before the expiry period of the tenancy.
- 9- That the terms & conditions of this Agreement as stated above shall be binding on the both parties. The terms and conditions of this agreement are final and are irrevocable, and any disputes with regard to this rent agreement will be subject to Jurisdiction center only.

IN WITNESSES WHEREOF, the parties have signed this agreement on the date, month and year first above written in the present of witnesses at Jhunjhunu

Landlord

For **Jhunjhunu Build Home (P) Limited**

Shri Tarachand Gupta

(Director)

Krishna Complex, Shah Market

Jhunjhunu - 333001

Date: - 3rd October, 2018

Tenant

For **M/s Shri Balaji Training Private Limited**

Mr. Saurabh Gupta

(State Head) (Mob. No. - 7014681814)

111, Modi Tower, Station Road, Shah Market,

Jhunjhunu - 333001

Date: - 3rd October, 2018

Witnessed by:

Witnessed by:

ATTESTED

NOTARY PUBLIC

M. HANUJ

JHUNJHUNU

Name: **Mr. Naresh Bhargav**

Address: **S/o 21/24/2011, Station Road, Jhunjhunu**

Date: - 3rd October, 2018

Sandeep

Name: **Mr. Sandeep Balan**

Address: **S/o Shantakul Balan, Modi Tower, JSN**

Date: - 3rd October, 2018