**RENEWAL LEASE AGREEMENT**

This Lease Agreement (hereinafter referred to as the 'Agreement') is executed on this 30th May 2025, at Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, by and between:

This Renewal Lease Agreement (hereinafter referred to as the “Agreement”) is executed on this **30th day of May, 2025**, at Greater Noida, District Gautam Budh Nagar, Uttar Pradesh, by and between:

**MR. SHASHI VERMA S/O NARESH VERMA**, R/O B3/1417, Silver City, Sector-93, Noida, U.P.-201310, hereinafter referred to as the **"Lessor"**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include her heirs, successors, legal representatives, and assigns of the **FIRST PART**;

AND

**MR. ANKUR GUPTA S/O MR. S. S. GUPTA**, R/O R-9654, Ramesh Nagar, Laxmi Nagar, Delhi-110042, hereinafter referred to as the **"Lessee"**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, successors, legal representatives, and assigns of the **SECOND PART**.

**WHEREAS:**

A. The Lessor is the absolute owner and in possession of the residential premises admeasuring 1815 sq. ft., bearing **Flat No. B1-1111, Tower No. 10**, situated in **Purvanchal Royal City**, Plot No. GH-05, Sector Chi-5, Greater Noida, U.P. (hereinafter referred to as the “Premises”).

B. The Lessee has been in lawful occupation of the said Premises under a Lease Agreement executed between the parties, which is due for renewal.

C. Both parties have mutually agreed to renew the lease of the Premises on the same terms and conditions as previously agreed, subject to necessary revisions as stated herein.

**NOW THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree to renew the Lease Agreement on the following terms and conditions:

**1. Term**

1.1. The renewed lease shall be for a further period of **11 months**, commencing from **1st July 2025** and ending on **31st June 2026**, unless earlier terminated in accordance with this Agreement.

1.2. Either party may terminate the Agreement by giving **30 days’ prior written notice**, subject to the lock-in period.

1.3. This Agreement represents a **renewal** of the earlier Lease dated **[25-7-2024],** and forms an **addendum** thereto.

2.    **Rent**

2.1.    The Lessee agrees to pay to the Lessor, without any deduction or set off, rental payments in the amount of INR**-27,000/-(Indian Rupees Twenty-Seven Thousand Only) Per Month including maintenance charges, Payable in advance on the 15stday of each English calendar month during the term of this Lease, Time is of the essence in this Lease.**

2.2.    The Lessee shall pay the rent vide electronic transfer (RBI NEFT/RTGS) into a bank account nominated by the Lessor (account details as per Schedule I) or by such other method as may be mutually agreed between the Parties.

2.3.    The Lessee agrees to and accepts that any renewal of this Lease beyond the lease term specified in clause 1.1 shall be at a monthly rent 10% higher than the currently agreed rent as stated in clause 2.4.

2.4.    The Lessee understands, agrees, and accepts that any renewal of this Lease beyond the lease term as specified in clause 1.1 shall be at a monthly rent 10% higher than the currently agreed rent as stated in clause 2.4

3.    **Security Deposit**

3.1.    Upon the execution of this Lease, the Lessee has to pay the Lessor an interest-free security deposit in the amount of **INR-27,000/-(Indian Rupees Twenty Seven Thousand Only)** to be held as security for the payment of rent and the faithful performance by the Lessee of all of its obligations in this Lease and the security should not be refund if the Lessee vacate the premises within the lock-in period.

3.2.    The Lessor may use the security deposit to repair any damage to the Premises caused by the Lessee or his/her guests and to clean the Premises upon termination of this Lease. In the event any part of the security deposit is applied by the lessor towards the repair of any damage to the Premises caused by the Lessee or his/her guests, the Lessee hereby agrees to pay upon demand such extra amounts to the Lessor such security deposit is maintained at **INR-27,000/- (Indian Rupees Twenty-Seven Thousand Only)**

3.3.    The security deposit shall not be applied by the Lessee towards the payment of rent. If the Lessee fully performs its obligations hereunder, the security deposit, or balance thereof, shall promptly be returned to the Lessee after the termination of this Lease.

4.    **Late Charges**

4.1.    If the Lessee fails to pay any installment of rent or any other amount due to the Lessor under this Agreement within 03 days of the date the same is due, the Lessee shall pay the Lessor a late payment charge equal to INR.500/- (INR. Five Hundred only) Per Day plus penal interest accruing at the rate of 18% p.a compounded monthly.

5.    **Use of Premises**

5.1.    The Premises shall be used solely as a private residence by the Lessee and occupancy shall be limited to the Lessee and his/her immediate family.

5.2.    The Lessee agrees to comply with all present and future laws, ordinances, and regulations of any public authority relating to the use of the Premises. The Lessee further agrees to comply with all the Rules, Regulations, Laws, and Bye-Laws of the Greater Noida Authority, AOA, PRC administration, or any other local authority having jurisdiction over the Premises.

5.3.    The Lessee shall not make or permit any noisy or belligerent use of the Premises, or allow any nuisance or use which might interfere with the enjoyment of other residents, tenants, or neighbors.

5.4.    The Lessee will not be permitted to perform any hazardous act during use of the Premises. The Lessee will not make or permit any waste on the Premises.

5.5.    The Lessee will not permit any lien or encumbrance to be placed on the Premises or the building in which the Premises are located.

Clause 5.6: Respect for Neighbors and Compliance with Apartment Laws

The Lessee must respect the privacy of neighboring residents and adhere to all rules and regulations governing the apartment complex.

Termination Notice for Breach of Lease Agreement

If the Lessee is found to be in breach of the lease agreement by engaging in any of the following activities:

Hosting late-night parties, playing loud music, causing disturbances, or engaging in conflicts with other residents, operating the apartment as a hostel or guest house

The Lessee will be required to vacate the premises within one month from the date of this notice. Failure to comply with this requirement will result in further legal action in accordance with the lease agreement.

6. **Payment of Utilities and Taxes**

6.1.    The Lessor accepts full and sole responsibility for the payment of all taxes and for any other charges of a public nature which are or may be assessed against the property of which the Premises covered by this Lease form a part.

6.2.    The charges for, Electricity Power backup & NPCL, Filtered & Unfiltered water, cooking gas, Cable television, Telephone, any charges levied by the resident’s association, and any other charges of a recurring nature save and except those covered under clause 6.17 shall be paid by the Lessee as per bills received from the relevant authorities/person.

6.3.    The Lessee hereby agrees to indemnify and hold the Lessor harmless from all claims, expenses, damages, and liabilities of whatever nature, including legal fees, concerning disputes related to the foregoing.

7.    **Maintenance and condition**

7.1.    The Lessee acknowledges that it has examined the Premises, furnishings, and personal property and that they are in good and habitable condition.

7.2.    The Lessee shall keep the Premises and furnishings and personal property in a clean and sanitary condition and as good order and repair as they were at the commencement of this Lease, ordinary wear and tear accepted. The Lessee shall use all fixtures, appliances, and facilities reasonably. The Lessee shall dispose of all garbage in designated disposal facilities.

7.3.    The Lessee will pay for all damage to the Premises and repairs required due to the misuse or negligence by the Lessee or his/her guests.

7.4.    The Lessor will maintain the Premises and common areas in a habitable condition. The Lessor and the Lessee each agree to maintain and repair the Premises in compliance with all laws, ordinances, and regulations as applicable to them. The Lessee agrees to promptly give notice to the Lessor of any required repairs or unsafe conditions, and the Lessor will be afforded a reasonable period of time to complete the same.

8.    **Alterations**

8.1.    The Lessor shall not paint or deface the Premises, or make any alterations, additions, or improvements without, on each occasion, obtaining the prior written consent of the Lessee. Unless otherwise agreed in writing, all alterations, additions, and improvements shall become the property of the Lessor and shall remain on the Premises at the expiration or termination of this Lease; provided, however, that the Lessor, at its option, may require the Lessee to remove any such alterations, additions or improvements and restore the Premises to its former condition.

9.    **Delivery of possession**

9.1.    If the Lessor is unable to deliver possession of the Premises to the Lessee on the Commencement Date, this Lease will continue in effect, but rent will be prorated according to when possession is given to the Lessee. If the Lessor is unable to deliver possession within 30 days of the Commencement Date, either the Lessor or the Lessee may terminate this Lease, and all payments made will be returned to the Lessee, and all obligations of the parties will cease. The Lessor will not be liable for any damages whatsoever for any delay or failure to deliver.

10.    **Pets**

10.1.    The Lessee shall not be allowed to keep any animals or pets of any kind in or about the Premises without the Lessor’s prior written permission.

11.    **Quiet enjoyment**

11.1.    By paying the rent and observing all the terms and conditions contained herein, the Lessee shall peaceably and quietly have, hold, and enjoy the Premises during the term of this Lease.

12.    **Access**

12.1.    The Lessor and its agents may enter the Premises at all reasonable times and upon reasonable notice to the Lessee to conduct inspections, make necessary or desired repairs or improvements, or show the same to prospective tenants, buyers, or lenders.

12.2.    The Lessor may also enter the Premises when the same appears to be abandoned and place signs offering the Premises for sale or rent.

In an emergency, and as permitted by law, the Lessor may enter the Premises without prior notice to the Lessee.

13.    **Termination in the event of a sale**

13.1.    It is expressly agreed that the Lessor, at its option, may terminate this Lease upon 30 (thirty) days prior written notice to the Lessee in the event of a sale of the Premises.

14.    **Assignment and Subletting**

14.1.    The Lessor shall not assign this Lease or sublet all or any portion of the Premises without, on each occasion, obtaining the prior written consent of the Lessor.

14.2.    Notwithstanding any assignment or subletting, the Lessee will remain liable for the payment of rent and the performance of all terms and conditions of this Lease. Any attempt to assign or sublet without the Lessor’s prior express written consent shall be void and shall entitle the Lessor to terminate this Lease with immediate effect.

15.    **Fire and casualty**

15.1.    This Lease will terminate upon the destruction of the Premises or building containing the Premises due to fire or other casualty, and rent will be apportioned as of such date. In the event the Premises or the building containing the Premises are damaged by fire or other casualty to render the Premises tenantable, rent will be abated until the Lessor shall have restored the same to substantially their former condition. Provided, however, that if the Landlord elects not to repair such damage, or if such repairs shall not have been completed within 60 days, either party may terminate this Lease, and rent will be apportioned as of the date of termination.

16.    **Condemnation**

16.1.    If the Premises or any part thereof, or any part of the building containing the Premises, is acquired or condemned by the power of eminent domain by any public or other authority to render the Premises unsuitable for residential purposes, then this Lease may be terminated at the option of either Party. Rent will be apportioned between the parties as of the date of termination. If this Lease is not so terminated, then rent will be abated according to the nature and extent of the area taken. The entire condemnation award, if any, shall belong exclusively to the Lessor. The Lessee agrees to sign any assignments or other instruments that the Lessor may reasonably request to accomplish the foregoing.

17.    **Loss or damage**

17.1.    Unless caused by the direct negligence of the Lessor, the Lessor will not be liable for any loss, damage, or theft of any property of the Lessee or others kept or stored in or about the Premises. The Lessee acknowledges that it is the Lessee’s responsibility to ensure his/her possessions.

18.    **Indemnification**

18.1.    The Lessor will not be liable for any loss or damage to any property or injury or death to the Lessee or any person occurring on or about the Premises. The Lessee agrees to indemnify and hold the Lessor harmless from all claims, expenses, damages, and liabilities of whatever nature, including legal fees, relating to the foregoing.

19.    **Default**

19.1.    Lessee will be in default of this Lease upon the occurrence of any one of the following events:

19.2.    Failure to pay any installment of rent or any other amount hereunder on the date the same is due;

19.3.    Failure to perform or comply with any other agreement, term, or condition of this Lease;

19.4.    Abandonment of the Premises;

19.5.    Any misrepresentation or omission of the Lessee or any guarantor made to the Lessor in connection with this Lease; or

19.6.    Assignment for the benefit of creditors by appointment of a receiver for, or any filing of a petition under any bankruptcy or debtor's relief law by or against the Lessee or any guarantor.

19.7.   The Lessee shall be in default of this agreement if they fail to comply with the Law of the PRC Estate Administration and the Articles of Association (AOA).

19.8.   The Lessee shall be considered in default of this agreement if they engage in any of the following activities: hosting late-night parties, playing loud music, or creating a nuisance that disturbs the peace of the premises

19.9.   The Lessee shall be in default of this agreement if the said flat is used as a hostel or guest house. In such an event, the Lessee must vacate the premises within one month.

19.10. That the Lessee/Tenant shall not store/Keep any offensive, dangerous, explosive, or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities.

19.11. That the Lessor/landlord hereby undertakes that he/she will conduct thorough due diligence on his own accord to determine the whereabouts and credentials of the family before renting/leasing out his apartment. The Lessor further undertakes the responsibility to present himself along with all the members of the family to which the apartment is proposed to be rented/leased out before the PRC management / Committee of members, which is / may be constituted for verification of tenants/lessees.

19.12. The lessor/landlord hereby unconditionally undertakes to take all necessary action to evict the tenants/lessees if at any time, after such lessee has obtained possession under this deed, it is found by PRC management or reported by residents that the said premises are occupied by students/bachelors. Such eviction shall be affected by giving a maximum notice period of One Month from the date such fact is brought to the notice of the lessor/landlord. Failure to evict such occupants within the said timeframe by the lessor/landlord shall accord the right to PRC management to take necessary action, including but not limited to disconnection of essential services to such premises without further notice.

20.    **Remedies of Lessor**

20.1.    Upon any default by the Lessee, the Lessor may, at its option, terminate this Lease and/or commence eviction proceedings. The Lessee agrees to pay all costs and expenses incurred by the Lessor because of the Lessee's default, including, without limitation, loss of rent, legal fees, costs of regaining possession and re-renting the Premises, storage fees, and repairing and cleaning costs. The rights and remedies in this Lease are cumulative, not exclusive, and are in addition to any other rights and remedies available to the Lessor at law or equity.

21.    **No waiver**

21.1.    The failure of the Lessor to require strict performance by the Lessee of any provision of this Lease is not a waiver for the future of any breach of the same or any other provision herein. The Lessor’s acceptance of rent is not a waiver of any breach by the Lessee.

22.    **Subordination of lease**.

22.1.    This Lease is subject and subordinate to all present and future mortgages, trust deeds, and other security instruments that may be placed on the Premises or the building in which the Premises are located. Although no further act by the Lessee is necessary to accomplish the above, the Lessee agrees to sign any other instruments subordinating this Lease as the Lessor may reasonably request.

23.    **Surrender and holding over**

23.1.    At the expiration or sooner termination of this Lease, the Lessee will remove his/her possessions and peaceably deliver possession of the Premises to the Lessor in as good repair and condition as they were at the commencement of this Lease, ordinary wear and tear excepted. Any personal property left on the Premises after the Lessee vacates or abandons the Premises shall be deemed abandoned, and the Lessor may remove, store, and/or dispose of the same as it sees fit, subject to applicable law. If the Lessee holds over beyond the expiration of this Lease and rent is accepted by the Lessor, a month-to-month tenancy only shall be created, which will otherwise be governed by the terms and conditions of this Lease.

24.    **Notices**

24.1.    Any notice, demand, communication, or other request (“Notice”) to be given or made to any party pursuant to this Agreement must be in writing and shall be deemed to be duly given as of one month's notice on both sides.

24.2.     The fourth (4th) business day following the date sent, if sent by registered or certified mail, return receipt requested, postage prepaid,

24.3.     The date of confirmation of delivery, if sent by electronic mail,

24.4.     The date delivered, if delivered personally to the intended recipient.

**To the Lessor:**

**MR.**

**Phone:**

**Email Address:**

**To the Lessee:**

**MR.**

**Phone:**

**Email Address:**

Any party may change the address or email address to which notices or other communications hereunder are to be delivered by giving the other party notice in the manner set forth herein.

25.    **Entire agreement**

25.1.    This Lease contains the entire agreement and understanding between the parties regarding the Premises and is subject to no agreements, conditions, or representations that are not set forth herein. This Lease may only be amended in writing and signed by both the Lessor and the Lessee.

26.    **Invalid provisions**

26.1.    If any provision of this Lease shall be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

27.    **Parties bound**

27.1.    This Lease shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors, and assigns.

28.    **Riders**

28.1.    The riders and exhibits, if any, attached hereto and initialed by the parties are made a part of this Lease.

IN WITNESS WHEREOF, the Lessor and the Lessee have hereunto subscribed their hands on this day, month, and year first above written.

LESSOR LESSEE

WITNESSES-1 WITNESSES-2

Mr. S. S. Sharma Mr. K. K. Gupta

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