



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp



Certificate No.

: IN-DL38740206530026T

Certificate Issued Date

: 19-Oct-2021 05:25 PM

Account Reference

: IMPACC (IV)/ d\902203/ DELHI/ DL-DLH

Unique Doc. Reference

: SUBJN-DL90220372661539341263T

Purchased by

: GYANENDRA KUMAR

Description of Document

: Article 35(i) Lease- Rent deed upto 1 year

Property Description

: PLOT NO. 19 (NEW NO. A-19) UPPER GROUND FLOOR VIPIN GARDEN
UTTAM NAGAR NEW DELHI-110059

Consideration Price (Rs.)

: 0
(Zero)

First Party

: ANJU RANI

Second Party

: GYANENDRA KUMAR

Stamp Duty Paid By

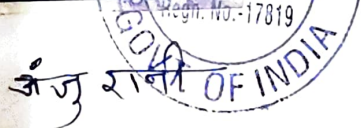
: GYANENDRA KUMAR

Stamp Duty Amount(Rs.)

: 50
(Fifty only)



Please write or type below this line.



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Gyanendra Kumar

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

RENT AGREEMENT

This Rent Agreement is Being Executed at New Delhi on 19/10/2021 Between SMT. ANJU RANI W/O SH. T. K. TRIVEDI R/O 102-F SECTOR-IV DIZ AREA BABA KHARAG SINGH MARG GOLE MARKET NEW DELHI-110001 (UID CARD NO. 2560-7687-7761) Do hereinafter called the First Party/Owner.

AND

SH. GYANENDRA KUMAR S/O SH. VIRPAL SINGH R/O D-27 GROUND FLOOR BLOCK-D NAWADA HOUSING COMPLEX UTTAM NAGAR NEW DELHI-110059 (UID CARD NO. 4736-8292-9168) permanent address VILLAGE-HASAN ALIPUR BASAI TEHSIL-JALESAR DISTRICT-ETAH UTTAR PRADESH-207302 Do hereinafter called TENANT/RENTEE" of the Second Party.

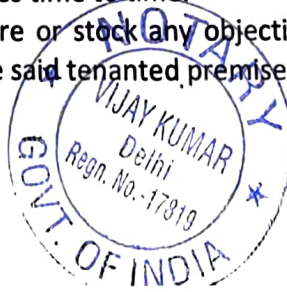
The expression of the LANDLORD and the TENANT/RENTEE shall mean and include their legal heirs, successors, executors, administrators, representatives, assigns and nominees etc. Whereas the Landlord/First Party is the absolute owner and sole owner of the said property.

Whereas on the Request of the Tenant the LANDLORD has agreed to let out PLOT NO. 19 (NEW NO. A-19) UPPER GROUND FLOOR VIPIN GARDEN UTTAM NAGAR NEW DELHI-110059.

WHEREAS on the request of the TENANT the LANDLORD has agreed, to let, out the said property and the TENANT has also agreed to take the same on monthly advance Rent of Rs. 8,000/- (RUPEES EIGHT THOUSAND ONLY), Extra Electricity charges, extra water charges & maintenance charges, (IN FUTURE IT WILL BE CHANGED) & RWA Charges, Following agreed terms and conditions of this agreement as under:-

1. That the TENANT has taken the said premises only for lawful **RESIDENTIAL PURPOSE** and not for any other purpose.
2. That the tenancy shall commence from **01/11/2021 TO 30/09/2022** for a period of **11 MONTHS** only. However they said tenancy period can be extended further with the mutual consent of both the parties by 10 % increase per 11 MONTHS in the said rent with a renewal Rent Agreement.
3. That the LANDLORD can inspect the said premises at any reasonable time in the presence of the TENANT and the TENANT shall have no objection for the same in future.
4. That the TENANT shall pay the said monthly rent in advance, cash or through demand draft/RTGS/NEFT (PDC) payable at Delhi to the Landlord.
5. That the TENANT shall not sub-let the said premises or any /portion thereof to anybody else.
6. That the Second party shall be responsible for minor repair/maintenance work done by his own cost in the tenancy premises time to time.
7. That the TENANT shall not store or stock any objectionable items, hazardous, inflammable and offensive articles etc. in the said tenanted premises.

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8. That the TENANT shall not damage the said premises or any portion thereof and he/she shall keep the said premises quite neat and clean in all respect.
9. That the TENANT shall not make any additions or alterations in the said premises without written consent of the LANDLORD.
10. That if the TENANT want to vacate the said Premises before the expiry of tenancy period, then he shall serve ONE month prior notice to the Landlord and similarly if the LANDLORD under unacceptable, unpleasant terms and conditions or circumstances, wants to vacate the said premises from the TENANT then he shall also serve ONE month prior notice to the TENANT and no specific reason should be required for the same.
11. That the minor repairs such as leakages to water taps, electric fuses etc. shall be carried out by the TENANT.
12. That the Second Party has Deposited Total Security amount **NILL** to the landlord which shall be refunded without any interest by the landlord to the tenant at the time of vacating the said property after deducting all the pending dues and demands, if any.
13. If the Second Party/TENANT will vacate the tenancy premises before completion of 06 months then the security amount shall be forfeited by the First Party/Landlord.
14. That in case, the first party sales the above said property, then the second party shall vacate and release the above said premises within the prior notice period as per this agreement.
15. All moveable are given in working condition and shall be taken back in working condition else the repair cost to be borne by rented/Tenant.
16. Any repair of house electrical, electronic, furniture, to be borne by rented/Tenant.
17. That in case of the Defaults for non-payment of the rent, the owner will be fully entitled to realize the Rent through Court of Law under specific performance of contract at the cost, risk, and responsibility of the tenant.
18. That the First Party/Landlord will not responsible for any loan for the above-mentioned Tenancy period in future time.
19. That both the parties shall abide by all the rules and regulations of the Rent Control Act and terms and conditions of this agreement. That the both parties have signed on this agreement with their sound mind and good health.
20. That the second party shall handover the peaceful vacant physical possession of the said premises with all items on the same conditions after expiry of agreement period.
21. That the tenant is not allowed for registration of any company credit card and also not allowed to apply for any loan on the said premises.

IN WITNESS WHEREOF the LANDLORD and the TENANT executed this agreement in the presence of the following witnesses:

WITNESSES :-

1. SH. T. K. TRIVEDI S/O SH. N. K. TRIVEDI
R/O 102-F SECTOR-IV DIZ AREA BABA
KHARAG SINGH MARG GOLE MARKET
NEW DELHI-110001
(UID CARD NO. 3942-7737-5752)

Arjun

2. SH. AJAY NARAYAN TIWARI S/O SH. BIBHUTI
NARAYAN TIWARI R/O PLOT NO. 19 (NEW NO. A-19)
SECOND FLOOR VIPIN GARDNE LAXMAN PURI
UTTAM NAGAR NEW DELHI-110059
(UID CARD NO. 2424-4000-0953)



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OWNER/LANDLORD

Gyanendra Kumar
TENANT/SECOND PARTY

ATTESTED

Vijay
Notary Public Delhi
19 OCT 2021