



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹50

e-Stamp

Certificate No. : IN-DL92794989116175V
Certificate Issued Date : 20-Apr-2023 02:23 PM
Account Reference : IMPACC (IV)/ dl921003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL92100355707578962562V
Purchased by : MANOJ KUMAR SHAMRA
Description of Document : Article 35(i) Lease- Rent deed upto 1 year
Property Description : SHOP NO 80, BASEMENT, VASANT PLACE MARKET, SECTOR 6, R.K. PURAM, NEW DELHI - 110022
Consideration Price (Rs.) : 0
(Zero)
First Party : MANOJ KUMAR SHAMRA
Second Party : AVTAR SINGH
Stamp Duty Paid By : MANOJ KUMAR SHAMRA
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

IN-DL92794989116175V

Manoj Kumar Shamra



Avtar Singh

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.

LEASE/RENT AGREEMENT

THIS RENT/LEASE AGREEMENT is made at New Delhi on this, 20th day of April, 2023

BETWEEN

MR. MANOJ KUMAR SHAMRA S/O SHRI. JAGDISH PRASAD SHARMA R/O B-33, VASANT ENCLAVE, JANTA FLATS, VASANT VIHAR, NEW DELHI - 110057 (hereinafter called the "LESSOR /FIRST PARTY" which expression shall mean and include his successor, administrators, legal representatives, assignees etc).

AND

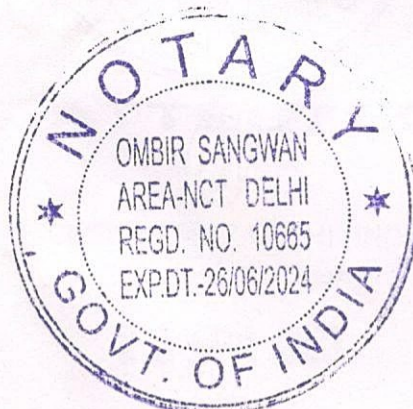
MR. AVTAR SINGH S/O SHRI. JOGINDER SINGH R/O H.NO. 172, SUBHASH KHAND, GIRI NAGAR, KALKAJI, NEW DELHI - 110019 (Hereinafter called the "LESSEE / SECOND PARTY" which expression shall mean and include his successor, administrators, legal representatives, assignees etc).

Whereas the Lessor is the absolute owner and in possession of **SHOP NO 80, BASEMENT, VASANT PLACE MARKET, SECTOR 6, R.K. PURAM, NEW DELHI - 110022** (hereinafter call the said property).

AND WHEREAS the Lessee has approached to the Lessor to let out the said premises on rent and the Lessor has agreed to let out the said premises on rent, on the following agreed terms and conditions :-

NOW THIS LEASE AGREEMENT IS WITNESSTH AS UNDER:-

1. That the Lessee will pay the monthly LEASE/RENT @ Rs.4500/- (Rupees Four Thousand Five Hundred Only) in advance.
2. That the Lessee will pay the monthly rent on or before 07th day of each English calendar month.
3. That the rent for the above said premises shall commence from **10.05.2023** & shall be valid upto 11 months. On the expiry of tenancy period the Lessee shall vacate and hand over peaceful possession of the said premises.
4. An interest free amount of **Rs. nil/-** shall be refunded by the Landlord to the tenant at the time of handing over possession of the Leased Premises by the Tenant upon expiry or sooner termination of this lease after adjusting the dues (if any) or cost towards damages caused by the negligence of the Tenant or the person he/she is responsible.
5. That the agreement can be terminated even before the expiry of the Agreement period giving 1 month written notice by the either party or extend by mutual consent.



Manoj Kumar

Avtar Singh

06. That the Electricity charges as per Govt Bill for the rented property premises during the tenancy every month in addition to the monthly rent will be paid by the Lessee.
07. That the Lessee will use the aforesaid premises for **Commercial Purpose** only.
08. That the Lessor shall have a right to inspect the premises for all lawful purposes and that the lessee shall have no objection to the same.
09. That the Lease can be extended for another period of 11 months with the mutual consent of both parties after increasing 10% in the rent.
10. That the Lessee shall not store or stock any objectionable items, hazardous inflammable and offensive articles etc in the said tenanted premises.
11. That the Lessee shall not carry out any structural alteration or additional to the building layout and fittings and fixtures without the written consent of the Lessor.
12. That the Lessee shall be responsible to pay for any breakage, damages, caused to the sanitary, electrical and other fittings and fixtures during the tenancy period by the act of Lessee.
13. That the Lessee shall abide by all the bye/laws rules and regulations of the local authorities in respect of the demised premises.
14. That this Rent Agreement is not valid for any kind of Loan or any kind of financial activity or Guarantee in any case.
15. That all the terms and conditions of this agreement will be binding upon both the parties.
16. In case of any dispute the same shall be subject to the jurisdiction of Court in Delhi/NCR only.

IN WITNESS WHEREOF, both the parties have put their hand on this agreement on the day, month and year first above written in the presence of following witnesses.

WITNESSES:

1.



MARU KUMAR
FIRST PARTY/LANDLORD

2.

SECOND PARTY/TENANT

ATTESTED

[Signature]
NOTARY NCR DELHI (INDIA)

Autu Singh

20 APR 2023