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INDIA NON JUDICIAL

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Government of National Capital Territory of Delhi

सत्यमेव जयते

e-Stamp

Certificate No. : IN-DL27878195871389V
 Certificate Issued Date : 29-Jun-2023 07:04 PM
 Account Reference : SELFPRINT (PU)/di-self/ NEHRU/ DL-DLH
 Unique Doc. Reference : SUBIN-DLL-SELF25011745084720V
 Purchased by : RAVINDRA KUMAR
 Description of Document : Article 35(ii) Lease with security upto 5 years
 Property Description : FLAT NO.A-32B, GROUND FLOOR DDA FLATS MUNIRKA NEW DELHI 110067
 Consideration Price (Rs.) : 0
 First Party : SUMAN LATA JAIN
 Second Party : KAPIL KUMAR BANSAL
 Stamp Duty Paid By : SUMAN LATA JAIN
 Stamp Duty Amount(Rs.) : 9,250
 (Nine Thousand Two Hundred And Fifty only)



SELF PRINTED CERTIFICATE TO BE
VERIFIED BY THE RECIPIENT AT
WWW.SHCILESTAMP.COM

LOCKED

VID. NO. 630592821808

VID. NO. 946463941734



Kapil Kumar Bansal

RENT AGREEMENT

This Lease Agreement is made and executed at New Delhi on this 05th day of July, 2023.

BY AND BETWEEN

MRS. SUMAN LATA JAIN W/O SH. NARENDER KUMAR JAIN R/O A-32/B, DDA FLATS MUNIRKA, NEW DELHI-110067, (hereinafter called the "LESSOR") which expression shall, unless it be repugnant to the context or meaning thereof, mean and include her respective legal heirs, representatives, executors, administrators and assigns of the One Part;

AND

MR. KAPIL KUMAR BANSAL S/O SH. ANIL KUMAR BANSAL R/O ISLAMPUR DAS, NEAR AVAS VIKAS COLONY, SURENDRA NAGAR, BIJNOR, UTTAR PRADESH-246701, (hereinafter called the "LESSEE") which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his respective legal heirs, representatives, executors, administrators and assigns of the Other Part;

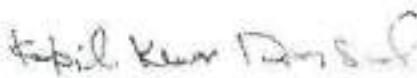
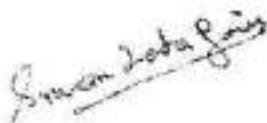
Whereas the Lessor is the absolute owner of Flat No.A-32B on Ground Floor situated at DDA Flats, Munirka, New Delhi-110067, (hereinafter called the PREMISES), by virtue of **SALE DEED** regd. as Document No.1382, in Book No.1, Volume No.3478, on pages 184 to 198, dated 28.02.2007 in the office of the Sub-Registrar-IX, New Delhi

And whereas the Lessee have agreed to take the said premises on rent from the Lessor residential purpose w.e.f. **01/07/2023** on the terms and condition hereinafter mentioned.

And whereas the parties hereto are desirous of the terms and conditions of the tenancy into writing.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSES AND IT IS AGREED BY AND BETWEEN THE PARTIES AS UNDER:-

1. The Lessee agrees to hold the said Premises for a maximum period of Twenty Four(24) Months commencing from 01/07/2023 to 30/06/2025. However, the said period can be further extended as mutually agreed between both the parties.
2. That the Lessee has agreed to pay the rent of Rs.37,000/- (Rupees Thirty Seven Thousand only) for first Twelve (12) months for the period from 01.07.2023 to 30.06.2024 and Rs.39,000/- (Rupees Thirty Nine Thousand only) for next Twelve (12) months for the period from 01.07.2024 to 30.06.2025 in advance on or before 5th day of each English Calendar month either in cash or account payee cheque.



3. That in addition to the aforesaid rent referred to herein above the Lessee has paid a sum of Rs.74,000/- (Rupees Seventy Four Thousand only), vide online transaction Ref. No.317913192584, dated 28.06.2023, through ICICI Bank, as interest free security to the Lessor which will be refunded at the time of expiry of the tenancy period and upon handing over the physical vacant possession to the Lessor by the Lessee of the same premises, by adjusting all dues & damage charges if any.
4. That the Lessee shall use the said premises for residential purpose only.
5. That the Lessee shall pay for the Electric (Power & Light), IGL gas Water charges as per meter reading to the bills directly to the concerned Authorities. Lessee shall also pay the Local Resident Welfare Association (RWA) charges, which are imposed by the said Association from time to time during Lease period. However all Municipal/DDA taxes including House Tax shall be payable by the Lessor.
6. That the Lessor shall give possession of the said premises with all sanitary, electrical and other fittings and fixtures at the time of taking possession by the Lessee.
7. That the Lessee shall not carry out any structural addition or alterations in the said premises but can install telephone, air conditioner, water cooler as and when required at his/their own cost and expenses. It should not harm the said premises in any way.
8. That the Lessee shall permit the Lessor or his/her authorized person to enter the said premises for inspection and carrying out necessary repairs at reasonable hours of the day with prior appointment and consent of the Lessee.
9. That all the minor repairs such as leakage in water taps and electrical fusage shall be carried out by the Lessee and all other major repairs such as leakage in electricity, bursting or water supply pipes or cracks in the walls or defects in the concealed wiring/sanitary fittings will be carried out by the Lessor.
10. That on the day of handing over the possession of the said premises to the Lessor by the Lessee all the things should be given back in same condition to the Lessee. If there is some breach in the amenities given or they are not working, the Lessor has the right to charge the repairing/replacement amount/dues from the Lessee.
11. That there is a lock-in-period for the Lessee i.e. if the Lessee vacates the said premises before Six (06) months, his security deposit will be forfeited by the Lessor in addition to the rent. However after Six (06) months the LESSEE/LESSOR shall be entitled to terminate the Lease at any time during the tenure of the Lease upon serving one month's previous notice in writing.

Yashoda Jata 8/2

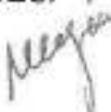
Subh Kavita Dutt

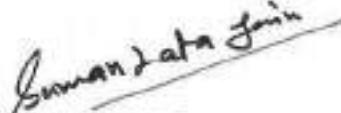
19. That the Lessor is not responsible for any type of payment such as bills of credit card, mobile phone, loan/bank corrupt, bounce of cheque etc as well such are the responsibilities of the Lessee only however it is made clear that the Lessor is not responsible in this regard. Sales tax/ services tax etc. Lessee will pay for telephone connection used by them.

20. Any dispute, if any arise regarding this Lease between both parties, then that shall be limited to the jurisdiction of Delhi Court.

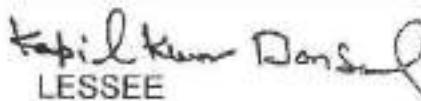
IN WITNESS WHEREOF, the Lessor and the Lessee have set their respective hands and seals on the day and year and first above written.

WITNESSES:

1. 
Mr. Narender Kumar Jain
S/o Sh. Om Prakash Jain
R/o A-32/B, DDA Flats Munirka,
New Delhi-110067
UID No.687865651204


Narender Kumar Jain
LESSOR

2. 
Mr. Vimal Kumar Arora
S/o Sh. G. D. Arora
R/o F-11/E, DDA Flats Munirka
New Delhi-110067
UID No.832241254272


Vimal Kumar Arora
LESSEE

Reg. No.

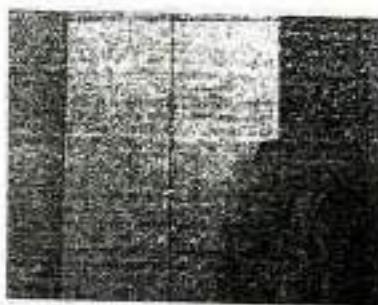
3753

Reg. Year

2023-2024

Book No.

1



Ist Party



IIInd Party



Witness

Ist Party

SUMANLATA JAIN

IIInd Party

APURKAR BANSAL

Witness

SHARAD KUMAR JAIN, VIMAL KUMAR ARORA

Certificate (Section 60)

Registration No.3,753 in Book No.1 Vol No 2,337
on page 111 to 115 on this date 05/07/2023 3:27:50PM
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 05/07/2023 15:54:13



Sub Registrar
Sub Registrar

SR VIIA Sarojini Nagar
New Delhi/Delhi



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