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## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

₹50

e-Stamp

Certificate No. : IN-DL69314646485756W  
Certificate Issued Date : 10-Oct-2024 01:50 PM  
Account Reference : IMPACC (IV)/dl720503/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DLDL72050388509734476173W  
Purchased by : MURLI DHAR SACHDEVA  
Description of Document : Article 35(i) Lease- Rent deed upto 1 year  
Property Description : SECOND FLOOR IN PROPERTY NO. D-6/111/1, SECTOR-6, ROHINI, DELHI-110085  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : MURLI DHAR SACHDEVA  
Second Party : VIVEK KUMAR  
Stamp Duty Paid By : MURLI DHAR SACHDEVA  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)

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Please write or type below this line

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#### 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.
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3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



## RENT AGREEMENT

This Rent Agreement is made at Delhi on this 10.10.2024 between :-

MR. MURLI DHAR SACHDEVA S/O SH. KESHAV LAL SACHDEVA R/O D-6/111/1, SECTOR-6, ROHINI, DELHI-110085, (hereinafter called & referred to as "The First Party/owner"), which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs, administrators, representatives and permitted assignees).

AND

MR. VIVEK KUMAR S/O SHRI RAJENDER PRASAD R/O 46, SAWAN PARK EXTN., PHASSE-3, ASHOK VIHAR, DELHI-110052, (hereinafter called & referred to as "The Second Party/tenant"), which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs, administrators, representatives and permitted assignees).

Whereas the first party is absolute owner of PROPERTY NO. D-6/111/1, SECTOR-6, ROHINI, DELHI-110085 (hereinafter called & referred to as the "Said property").

And whereas on the request of the tenant/second party the owner/first party has agreed to let-out the SECOND FLOOR IN PROPERTY NO. D-6/111/1, SECTOR-6, ROHINI, DELHI-110085 to the second party and the second party/tenant has agreed to take on rent portion of the said property on the following terms and conditions given below :-

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

- 1 That the rent of the said property has been settled between both the parties at Rs.11,500/- Per month.
- 2 That the tenancy has commenced w.e.f.08.09.2024 to 07.04.2025.
- 3 That tenant shall pay the monthly rent of the said rented property to the first party on or before 8<sup>th</sup> day of every English calendar month in advance.
- 4 That the Second party has deposited Rs.10,000/- (Rs. Ten thousand only) as refundable security, of the said rented premises which is refundable without interest at the time of vacating the said premises after deduction of the charges on account of unpaid bills of the Electricity, water, maintenance charges, misuse and other dues for the period of tenancy, and also on account to the property/fixtures, if any.
- 5 That the Second Party shall use the above said premises for residential purpose only.
- 6 That the Second Party shall be liable and responsible for all or any type of damages, breakage or losses in the above said premises during the tenancy period.

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*M. Dhar*

*[Signature]*



- 7 That the Electricity and Water Charges/bills of the said rented property shall be paid by the second party to the concerned department/owner as per meter reading from time to time, during the tenancy period and the receipts of the same shall be deposited with the First Party, and the second party is liable and responsible for electrical mis-use and any other unfair practice for using the electricity during the tenancy period, the first party will not be responsible for the same in any manner.
- 8 The Second Party is not permitted to sublet whole or any part of the said property to any person under any circumstances.
- 9 That the first party and his authorized person/s reserve the rights to inspect the said premises at all reasonable hours.
- 10 That the Second Party shall not contravene any of the bye-laws and provisions of the DDA/MCD/DJB authority.
- 11 That tenant will not do any illegal work in the above said premises in any circumstances, and shall not keep any objectionable item in the said tenanted premises.
- 12 That after the expiry of the tenancy period, the Second Party shall handover/deliver the physical vacant possession of the said premises to the first party without any notice from first party and no further notice shall be required in neat and clean condition.
- 13 That on the expiry of the tenancy, the rent agreement will be renewed for further period with mutual consent of both the parties and rent will be increased @ 10% in monthly rent. That any party can terminate the tenancy before the above mentioned fixed period after giving one month notice on either side.
- 14 That the tenant/second party undertakes not to use this agreement to borrow any sum of money from any bank/financial institution. That first party will not be liable for any dues of any kind pertaining to any facility availed by the second party from any Government, Semi-Government, Financial Institution, Credit Cards, personal loan etc. pertaining to tenanted premises during the period of tenancy. That this agreement will not be used for loan purpose.
- 15 That the minor repair shall be repaired by the tenant/second party like, leakage, tapes, fuses of bulbs, tubes failure of electricity and breakage, damage, wear and tear, at his/her own cost. Property sanitation, cleanliness of the above said premises will be looked after by the Tenant/Second Party.
- 16 That the tenant/second party is not permitted to make any type of additions or alterations in the above said premises without obtaining prior written permission from the first party.
- 17 That the tenant (second party) during the period of tenancy will not take part in anti-social and subversive activities prejudicial to the neighbours and the owner and if any such thing come to notice then he/she shall have to vacate the said premises forthwith without serving any prior notice to him/her.
- 18 That if the second party infringes the terms and conditions of this agreement, then the first party shall be entitled to evict the second party from the said premises through the court of law at the cost of the second party.

*[Handwritten signature]*

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- 19 That the courts at Delhi/New Delhi shall have jurisdiction in case of any dispute between the above parties regarding the said property or any terms mentioned above.
- 20 That both the parties have entered into this Rent Agreement voluntarily and willfully without any pressure and in their full senses, contents of this Rent Agreement have been explained by both the parties in their vernacular languages and both the parties admit and acknowledge and understand the same as true and correct.
- 21 That the legal heirs, executors, administrators and nominees of both the parties will also remain bound by all these terms and conditions.

IN WITNESS WHEREOF, both the parties have signed this agreement at Delhi, on the day, month and year written first herein above in the presence of below noted witnesses.

WITNESSES :

1



FIRST PARTY

2



SECOND PARTY



ATTESTED

Notary Public Delhi

10 OCT 2024