



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Himachal Pradesh

e-Stamp

Certificate No. : IN-HP47797191287124X
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 Account Reference : NEWIMPACC (SV)/ hp19036304/ SADAR/ HP-BL
 Unique Doc. Reference : SUBIN-HPHP1903630489053003369101X
 Purchased by : SARANSH SHARMA ADHAR NO 638721427165
 Description of Document : Article 5 Agreement or Memorandum of an Agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SARANSH SHARMA ADHAR NO 638721427165
 Second Party : Not Applicable
 Stamp Duty Paid By : SARANSH SHARMA ADHAR NO 638721427165
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

SARANSH
 Stamp Vender
 District Court Complex Bilaspur
 Lic. No. BLS-Regn./80-Stamp-1/2015 1666
 Dated 12/01/2015

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Notary Public
 Statutory Notary Public
 Pub. Div. Bilaspur (H.P.)

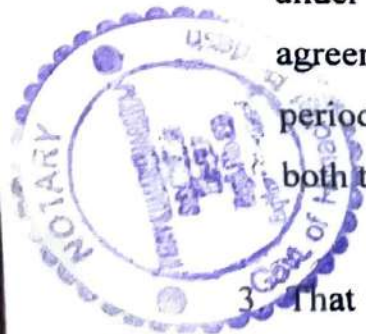
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 It is issued under the provisions of the Stamp Act, 1899 and the Stamp Act, 1902.

AGREEMENT/RENT DEED

THIS Agreement is made on this 20th day of May, 2025, BETWEEN SMT. Sheela Devi, Aged 66 years, W/O late Sh. Ram Sawroop, Resident of Village Nalwar, PO Jukhala, Tehsil Sadar, Distt. Bilaspur Himachal Pradesh, (Hereinafter called the First party/Land lord/Owner) And

M/S Jeewan Industries through its Sh. Saransh Sharma, Aged 20 years, Son of Sh. Rakesh Kumar Sharma, Resident of Village & PO Badoli, Tehsil & Distt. Una, Himachal Pradesh, and Ashok Dabra S/o late Sh. Mast Ram Dabra R/o HNo. 196-197, Roura Sector 2, Tehsil Sadar Distt. Bilaspur H.P. 174001 (hereinafter called the Second party) on the terms and conditions mentioned in the body of deed which READS & WITNESSES AS UNDER:

1. That the First Party is Sole owner in possession of land, 108 measuring 3-01 Bigha, comprised in Khasra No. 235/197/114, 30-5 situated at Village Sandoli PO Makri Markand Tehsil Sadar Distt. Bilaspur H.P.
2. That the First party has rented out the aforesaid land to the Second party for 10 years, from today, which stands commenced from 20/05/2025 and ends on 19/05/2035, and on the expiry of the period of agreement the premises under rent will be deemed to have automatically vacated unless fresh agreement is executed by the parties at least two months before the actual period of agreement. That the rent will be increased mutually decided by both the parties, during this period.
3. That the monthly rent has been settled @ Rs. 35,000/- which is payable by the tenant to the owner on or before every 5th day of each month.
4. That the rent will be increased Rs. 5,000/- P after completion of five years.



ATTESTED
Vijay Kumar, B.A., LL.B.
Notary Public
Bilaspur H.P.

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5. That the tenant shall be legally bound to pay the monthly rent to the land lord regularly as agreed.
6. That the Second party is fully authorized to install the Crusher, as they wants and the First party will not interfere in that matter.
7. That the Electricity charges and water charges will be paid by the Second party to the concerned department during this period in respect of the said premises till such time separate meters are connected.
8. That the First party can use the leased land of Crusher for bringing material from leased land upto Crusher by tractor or Tipper and can also use the transport vehicle from Crusher to other places.
9. That during the period of deed the Owner or his any family members, agent, servants will not make any interference in the premises in question.
10. That at the time where Sand is falling the Conwere will be as it is as now.
11. That the Second party will not any interfere in disputed path, and the First party has given the Path upto installation of Crusher, to the Second party, from her own land, and only allowed for crusher Vehicles.
12. That the tenant shall not be allowed to part with any portion of the premises, neither he will be allowed to sublet and execute any Power of Attorney to any person(s) / Parties, except family members, during the Tenancy period.
13. That the tenant will not do any unlawful business in the said premises nor they will part with the possession of the premises with any other person or firm whatsoever.



ATTESTED
Vijay Kumar Sharma
Notary
Sub Div. Bilaspur

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14. That the tenant will handover the vacant possession of the premises to the first party after the expiry of this agreement, in the same condition..
15. That both the parties shall abide by all the rules and regulations of Rent Control Act and terms and conditions of the agreement.
16. That the tenant may further occupy the premises by renewal of this agreement with mutual consent of both the parties.
17. That both the parties have signed this agreement with their sound mind and without any undue influence from any corner.

In witnesses, whereof, the Land lord and the Tenant have signed this Rent Deed, in the presence of the witnesses, today at Bilaspur, on the day, month and year hereinabove first written:

Witnesses :

1- Kamlesh Kumar S/o Sh. Ved Brat
HNo 179 Diara Sector , Tehsil Sadar
Distt. Bilaspur, H.P.

1ST Party
Sheela Devi

2. Pawan Kumar S/o Sh. Inder Dev

VPO Auhar, Tehsil Ghumarwin
Distt. Bilaspur, H.P.

2ND Party -

Saransh Sharma

Ashok Dabra

Identified by

Who is person
Contents of the
over and exp
has admitted
execution having
documents is attested