



Government of National Capital Territory of Delhi

Certificate No.	: IN-DL36773678903508V
Certificate Issued Date	: 17-Jul-2023 12:27 PM
Account Reference	: IMPACC (IV)/ dl823703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL82370342184172512880V
Purchased by	: VIRENDER KUMAR RAHEJA
Description of Document	: Article 35(i) Lease- Rent deed upto 1 year
Property Description	: 110/3, First Floor, Gautam Nagar, New Delhi-110049
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VIRENDER KUMAR RAHEJA
Second Party	: PRAHLAD SINGH
Stamp Duty Paid By	: VIRENDER KUMAR RAHEJA
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Fill in the word or type below this line

Statutory Alert

- Statutory Alert:**
1. The authenticity of this Stamp certificate should be verified at www.shaheramp.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 AGREEMENT

This Lease Agreement is made and executed at New Delhi on this ___ day of July, 2023;

BETWEEN

SHRI VIRENDER KUMAR RAHEJA son of Late Prem Prakash Raheja resident of Flat No. 146, Block-B, South Park Apartments, Kalkaji, New Delhi- 110019, hereinafter called the "**LESSOR**", which expression shall, wherever the context so permits and requires, mean to include his legal heirs, successors, legal representatives, executors, nominees and assignees, of the one part;

AND

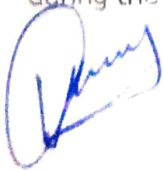
SHRI PRAHLAD SINGH son of Shri Ratan Singh resident of Village-Rakhota, Rakhota (29), Palwal, Haryana-121102, hereinafter called the "**LESSEE**", of the other part;

WHEREAS the LESSOR are the absolute owners and in possession of First Floor of Property bearing No. 110/3, situated at Gautam Nagar, New Delhi-110049, with fittings, fixtures, furniture and other electrical appliances installed therein, and the LESSOR have agreed to let out one room bearing Pvt. No. 6 on First Floor to the LESSEE, and the LESSEE has agreed to take the same on the following terms and conditions (hereinafter called 'the SAID PREMISES').

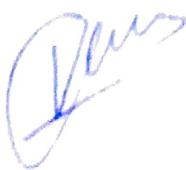
NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That the LESSEE shall pay the monthly rent of Rs. 12,500/- (Rupees Twelve Thousand Five Hundred only) to the LESSOR, payable in advance through Cheque/Neft, on or before the 17th day of each English Calendar month.
2. That the LESSEE shall pay the electricity consumption charges, as per sub-meter reading to the Lessor alongwith the monthly rent.
3. That this Lease is granted for a limited period of Eleven Months only commencing from 17/08/2023, as per the request of the Lessee.
4. That the LESSEE shall use the said premises for residential purpose only.
5. That the LESSEE shall not make any additions or alterations in the said premises, without obtaining prior written permission of the LESSOR, during the course of this Agreement.

Contd.....3/-



6. That the LESSEE shall permit the LESSOR or any of their authorized agent or representative to enter into the said premises for inspection or to carry out repairs, at any reasonable time, whenever deemed necessary by the LESSOR.
7. That the LESSEE shall be responsible to attend all the minor day-to-day repairs such as fuses of bulbs and tubes, leakages/replacement of water taps etc. at his own cost but the major repairs shall be attended by the LESSOR at their own cost. However, the LESSEE shall be responsible to maintain all the fittings, fixtures, built-in furniture, electrical appliances at his own cost and expenses.
8. That the Lessee shall not sub-let, assign the whole or any part of the said premises to anyone else in any case under any circumstances.
9. That the LESSEE shall not store any inflammable material or explosive in the said premises or do or omit to do any act which causes nuisance or annoyance and or violation of any application rules and law of civil authority, including laws framed for protection of fire.
10. That the LESSEE has paid to the LESSOR a sum of Rs. 10,000/- (Rupees Ten Thousand only), as an interest free Security deposit, which will be refundable only on handing over the physical vacant possession of the said premises after deducting the wear and tear and outstanding bills, if any.
11. That the LESSEE shall not do or cause to be done any act or activities of illegal, immoral, unsocial nature in the said premises and also will not create any nuisance to the neighborhood in any manner whatsoever.
12. That the LESSEE shall abide by all the bye-laws, rules and regulations of the SDMC/Local authorities in respect of the said premises.
13. That the LESSEE shall be responsible to restore the said premises in the same good running condition with the fittings, fixtures, furniture and other electrical appliances installed therein to the LESSOR, on termination of this Lease Agreement and to the satisfaction of the LESSOR failing which the LESSOR shall be at liberty to claim damages both liquidated/unliquidated from the LESSEE independently or jointly.
14. That if the LESSEE does not vacate the premises on expiry of the lease the LESSEE shall pay a penalty of Rs. 500/- (Rupees Five Hundred only) per day in addition to the monthly rent till the peaceful vacant possession of the said premises is handed over to the LESSOR by the LESSEE.



Contd.....4/-

15. That the LESSEE shall handover the vacant and physical possession of the said premises to the LESSOR on the termination of this lease agreement.
16. That any dispute between the parties shall be referred to the jurisdiction of courts at New Delhi.

IN WITNESS WHEREOF the parties hereto have signed this Lease Agreement on the day, month and year first above written, in the presence of the following witnesses:

WITNESSES:-

1.



LESSOR

2.

LESSEE