



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP79175282864775W

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP79175282864775W

27-Feb-2024 04:13 PM

NEWIMPACC (SV)/ up14075804/ GHAZIABAD SADAR/ UP-GZB

SUBIN-UPUP1407580454582133643946W

ANIL DHIR

Article 35 Lease

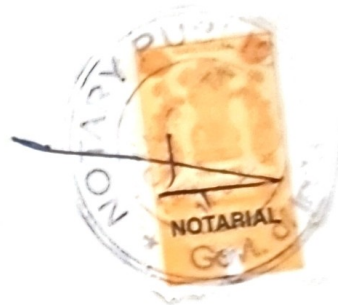
FLAT NO.H-1003, RISHABH CLOUD9, AHINSA KHAND-2, INDIRAPURAM,
GHAZIABAD, U.P.-201014

ANIL DHIR

ANIRUDH SANADHYA

ANIL DHIR

100
(One Hundred only)



Please write or type below this line

mmh

Anirudh



Statutory Alert

- The authenticity of the Stamp certificate can be verified at www.stampstamp.com or using e-Stamp Mobile App of Stamp India.
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27 FEB 2024

RENT AGREEMENT

This Rent Agreement is made & executed at Ghaziabad on this 27/02/2024 Between MR. ANIL DHIR S/O SH. LADHU RAM DHIR R/O FLAT NO.H-1003, RISHABH CLOUD9, AHINSA KHAND-2, INDIRAPURAM, GHAZIABAD, U.P.-201014. of the first party, hereinafter called the LESSOR/LANDLORD.

AND

MR. ANIRUDH SANADHYA S/O SH. KRISHNA KUMAR SHARMA R/O 160/39, NEAR TAGORE BHARTI PUBLIC SCHOOL, PRATAP NAGAR, SECTOR-16, SANGANER, JAIPUR, PRATAP NAGAR, SECTOR-11, RAJASHTAN-302033. of the second party, hereinafter called the LESSEE/TENANT (The expression & words of the first & Second party shall mean & legal Heirs, successors, nominees, assign executive, administrators & legal representative.

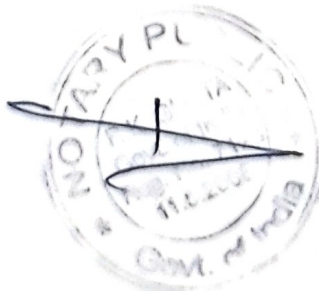
Whereas the first party is owner& in possession of property no. FLAT NO.H-1003, RISHABH CLOUD9, AHINSA KHAND-2, INDIRAPURAM, GHAZIABAD, U.P.-201014. whereas the First party has agreed to let out the said property to the second party has agreed for rent of Rs. 27,000/- (Rupees Twenty Seven Thousand only) Per month from 28/02/2024 to 27/01/2025 (For eleven months only) excluding maintenance charges.

NOW THIS RENT AGREEMENT WITNESSETHN AS UNDER: -

1. That the first party has received a sum of Rs. 54,000/- (Rupees Fifty Four only) from the second party as two month security which will be refunded at the expiry of tenancy period without any interest.


LESSOR/LANDLORD

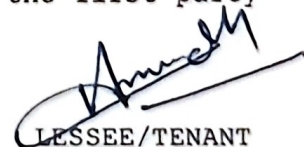

LESSEE/TENANT

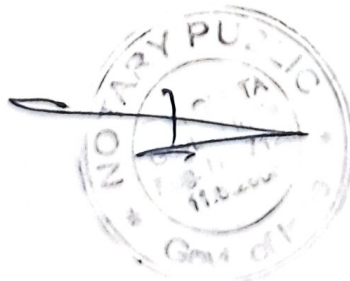


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2. That the second party has paid a sum of **Rs. 27,000/- (Rupees Twenty Seven Thousand only)** as one month running advance rent by cash/Cheque/Others.
3. That when the property will be vacated if any dues/breakage charges etc. will be paid by the second party.
4. That the second party shall pay the water, Power Backup, Maintenance Charges, IGL, electricity bills to the first party/ concerned dep't excluding the monthly rent.
5. That the second party shall pay the monthly rent to first party up to **5TH** Day of every month in advance as per English calendar. If second party fails to pay the rent on time with in the stipulated period mentioned above, then second party shall liable be to force eviction.
6. That the second party shall not construct any additions or alterations etc. in the property.
7. That the second party shall not sublet the said property to anybody.
8. That the electricity charges shall be paid regularly and timely by the Second party.
9. That the **10%** rent shall be increased after 11 months if the tenancy continuous as per consent of both the parties.
10. That second party shall use the said property as per GDA/Ghaziabad/Concern Authority by laws as applicable.
11. That the second party shall use the said premises only for **Residential** purpose.
12. That the second party shall keep all fixtures & fittings in good condition.
13. That the first party shall not be responsible for any incident in the premises during the tenancy period.
14. That the second party shall vacate and hand over (give physical possession of the said property to the first party peacefully at the expiry of tenancy period).


LESSOR/LANDLORD


LESSEE/TENANT



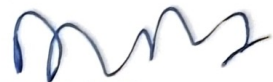
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15. That the first party is entitled to look after the premises during the tenancy period for which the second party shall have no objection.
16. That each party shall issue one month notice in advance to other party for vacating the said property before expiry of the tenancy period if required.
17. That minimum locking period for 6 months, if tenant vacants the premises before 6 months security amount will be forfeited.


IN WITNESSESS WHEREOF: - The parties have signed on this rent agreement on the 27/02/2024 in the presence of the following.

WITNESSES: -


1.


(LAND LORD)
FIRST PARTY

2.


(TENANT)
SECOND PARTY



ATTESTATION

R. S. GUPTA
Notary Public
Govt. of India

27 FEB 2024



Information on Tenant

1. Particulars of Landlord	
Name	MR. ANIL DHIR
Present Address	H-1003, Rishabh cloud 9, Ahimsa Khand-2, Indirapuram Gh2-201014.
Mobile No.	
Email ID	
2. Property Details To Be LET OUT	
Flat No.	H-1003
Complete Address	H-block, Rishabh cloud-9 Ahimsa Khand-2, Indirapuram Gh2.
Date of Rent Agreement	28/02/2024

Passport
Size
Photograph

3. Particulars of Tenant			
Full Name	MR. AMIRUDH SAMADHYA		
Permanent Address	160/39, Near Tagore Bharti Public School, Partapur Sec-16, Saran Jharkhand - 821003		
Mobile No.	8929087122	AGE	29
Email ID		SEX	M
4-Wheeler Number	RJ45CY4251	2-Wheeler No	



4. Particulars of Property Broker	
Name	Pankaj Chaudhary
Permanent Address/Office Address	69, Ahimsa Kh-2, Indirapuram Gh2-201014
Mobile No.	7042859006
Email ID	

Passport
Size
Photograph

5. Particulars of Family Members Residing with the Tenant						
Sr. No.	Name	Age	Sex	Relation	Occupation	Mobile No.
1.	Mr. Amirudh Samadhy	29	M	Self	DR.	8929087122
2.	Mrs. Divya Patel	26	F	Wife	DR.	

1. Particulars of Pets (If Any)			
PET	YES	NO	
PET Registration	YES	NO	
PET Vaccination Details & Copy			
PET Registration No.		PET BREED	
Date of Registration		Expiry Date	

2. List of Documents Attached (Self Attested)		
Owner & Tenant's PAN Card	YES	NO
Owner & Tenant's Voter Card	YES	NO
Owner & Tenant's Aadhar Card	YES	NO
Rent Agreement on non-judicial paper duly signed & notarised.	YES	NO
Police Verification Details	YES	NO
Tenant's Family Photograph	YES	NO

Confirmation:

- According to the society's regulations, if a bachelor(s) found living in the apartment or if unlawful activities occur, especially if the flat was obtained through unregistered brokers, the owner will be held accountable and could encounter legal repercussions, leading to the immediate eviction of tenants from the society.
- Tenants are required to pay a one-time non-refundable shifting charge of ₹2500.00 at the maintenance office.
- The maintenance charges are to be paid on a monthly basis without fail.
- The owner bears responsibility if any illegal activities are discovered being conducted in the flat, leading to the immediate eviction of tenants from the society.
- Both the owner and the tenant must adhere to the rules and regulations of the Rishabh Cloud-9 Society; failure to comply may result in legal action and incurring penalties and leading to the immediate eviction of tenants from the society.
- Shift timings are between 09:00 AM to 06:00 PM Only.**

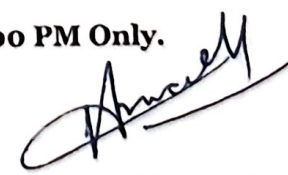


Signature of Landlord

Name: ANIL DHIR

Mobile No: 9910054193

Date: 29/2/2024



Signature of Tenant

Name: Anirudh Samadhyay

Mobile No: 8922087122

Date: 28/2/2024