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| Certificate No. | : IN-DL88034480320479V |
| Certificate Issued Date | : 10-Apr-2023 11:49 AM |
| Account Reference | : IMPACC (IV)/ di701903/ DELHI/ DL-DLH |
| Unique Doc. Reference | : SUBIN-DL70190347286885038156V |
| Purchased by | : GURCHARAN SINGH SIDHU |
| Description of Document | : Article 35(i) Lease- Rent deed upto 1 year |
| Property Description | : 298, THIRD FLOOR, GAUTAM NAGAR, NEW DELHI-110049 |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : GURCHARAN SINGH SIDHU |
| Second Party | : RAJEEV RANJAN AND DIPSHIKHA CHAURASIA |
| Stamp Duty Paid By | : GURCHARAN SINGH SIDHU |
| Stamp Duty Amount(Rs.) | : 50 (Fifty only) |



Please write or type below this line

G S Sidhu



Dipshikha

Rajeev Ranjan

Statutory Alert:

- 1. The authenticity of this Stamp certificate should be verified at www.indiaestamp.com or using e-Stamp Scanner App or Scan QR code.
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- 3. The price of stamping the legal document is the price of the certificate.
- 4. In case of any discrepancy please report to the competent authority.

LEASE AGREEMENT

This Agreement is made here at New Delhi.

BETWEEN

Mr. Gurcharan Singh Sidhu S/o Mr. Jagir Singh Sidhu R/o 298, Gautam Nagar, New Delhi-110049, hereinafter Called the Owner/ First Party of the one part;

AND

(1) Mr. Rajeev Ranjan S/o Mr. Yogendra Prasad R/o H. No.50-A/1452, Chandrika Bhawan, Parvati Devi Path-1, New Chitragupta Nagar, Kankarbagh, Sampatchak, Patna, Bihar-800020 & (2) Ms. Dipshikha Chaurasia D/o Mr. Ajay Chaurasia R/o Girls Hostel, Room No.8, Nalanda Medical College, Bhooth Nath B.H. Colony, B. H. Colony, Patna, Sadar, Bihar-800026, both are Presently in Delhi, hereinafter called the Tenant/Second Party of the other part;

WHEREAS the First Party is the owner and In possession of Property No.298, Third Floor, Gautam Nagar, New Delhi-110049.

AND WHEREAS the Tenant has requested and approached the owner for permission to use of the 2 bedroom, 2 bathroom, dinning with kitchen, on Third Floor of the said property (hereinafter called the said premises).

AND WHEREAS the Owner has accepted the request of the Tenant and authorized them to use the aforesaid premises for a period of 11 months w. e. f. 07/04/2023 to 06/03/2024 on a monthly rent charges is Rs.31,350/- (Rupees Thirty One Thousand Three Hundred Fifty only) and including the charges for water & excluding the charges electricity on the following terms and conditions of this agreement.

NOW IT IS HEREBY AGREED BETWEEN THE PARTIES AS UNDER

1. That the Tenant has agreed to pay a sum of Rs.31,350/- (Rupees Thirty One Thousand Three Hundred Fifty only) as rent charges per month to the owner on or before the 07th day of English Calendar month, always in advance.
2. That the tenant has paid a sum of Rs.31,350/- (Rupees Thirty One Thousand Three Hundred Fifty only) as security deposit (free of interest), which is refundable by the owner as and when the tenant vacates to the said premises after clearing the all dues, if any.
3. That the Tenant will abide and comply with all the rules and regulations of local departments and the Tenant will be responsible to pay Electricity Charges as per Govt. bill extra to the Concerned Authority/Owner only.

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Rajeev Ranjan

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4. That the said premises hereby mentioned shall be used for the Residential purposes only.
5. That the Tenant can neither make any major additions/alterations in the said premises without the written consent of the Owner, nor the tenant can sublet part or entire premises to any person (s), firm(s), company(s).
6. That in case of default of non-payment of the rent, the Owner will be fully entitled to realize the rent through proper court of law, under specific performance of contract at the cost, risk and responsibility of the Tenant.
7. That the owner can terminate this agreement by serving one month's notice in advance or rent in lieu thereof.
8. That this agreement is between owner and tenant and either can terminate this agreement by giving one month's prior notice, and if the tenant shall vacate the said premises without one month's notice then the security amount paid by them shall be forfeited.
9. That the Second Party shall not store any flammable material in the said Property.
10. That the Tenant shall allow the Owner or his authorized representative to inspect the said Property during the reasonable hours of the day without any prior notice
11. That if the owner will sell the said Property to anyone whomsoever, that the tenant will have to vacate the said property within one month's after receiving the notice by the owner.
12. That the Tenant will not perform any act, which may cause damages to the said property.
13. That all minor repairs will be done by the Tenant while major repairs etc., if will be done by the Owner.
14. That after the expiry of this agreement, it may be renewed with mutual consent and the Tenant has agreed to increase 10% rent on its renewal by mutual consent of both the parties.

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Rajeev Ranjan

15. That in case, after the expiry of this agreement, if it is not renewed, the tenant will hand over the vacant physical possession of the said premises to the owner in the same condition in which it is let out to the Tenant.

16. All the disputes related to the said agreement will be settle in the Jurisdiction of Delhi Courts only.

IN WITNESS WHEREOF the Parties hereto have signed this Rent Agreement, in the presence of the following Witnesses.

WITNESSES

Signature: *[Signature]*

Name:- RAHUL RANJAN

S/o:- YOGENDRA PRASAD

Address:- SQ-90 GATE NO-5
GULMOHAR ENCLAVE, NEW DELHI - 110049

[Signature]

OWNER

Signature: *[Signature]*

Name:- VIVEK CHAURASIA

S/o:- ATAY CHAURASIA

Address:- AIIMS HOSTEL-18
ROOM - 307

[Signature]
TENANT
Rajeev Ranjan



ATTESTED

[Signature]
Notary Public, Delhi (India)

10 APR 2023