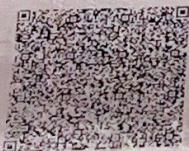




INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB94057151764899W
Certificate Issued Date : 09-Mar-2024 11:34 AM
Certificate Issued By : pbvarusru
Account Reference : NEWIMPACC (SV)/ pb7030404/ MOHALI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB703040489009724177385W
Purchased by : Balwinder Singh
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : Aditya Sharma
Second Party : Not Applicable
Stamp Duty Paid By : Aditya Sharma
Stamp Duty Amount(Rs.) : 50
(Fifty only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 50
(Fifty only)



QE 0000280852

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shCILstamp.com or using Stamp Mobile App of Stock Holding
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

STAMP NO:

RENT AGREEMENT

This Rent agreement is executed at Mohali on this

BETWEEN

(a) **Aditya Sharma S/o Vijay Kumar Sharma R/o 2258, Sector 9, Ambala City, Ambala, Haryana 134003** (Here in after referred to as a landlord) which term shall where the context so admits include her heirs, executors and administrators of the one part of this deed.

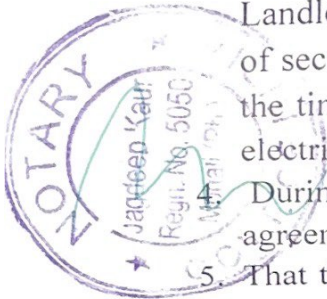
AND

(b) **Mansimrat Singh S/o karnail Singh, R/o #2-A DADDIAN MUHALLA, HADIAWAD, VTC Phagwara, PO: Phagwara District Kapurthala, State Punjab, Pin Code 144401** (here in afterreferred as the tenant) which terms shall also where the context so admits include his heirs, executors, administrator, assign and legal representatives etc. of the other part of this deed.

Whereas the above said landlord is the Owner & in possession of **H/No. 123 2bhk Fully furnished 1st floor , Sector-77, Mohali, Punjab** and the above said tenant has contacted the landlord to take on rent the above said House and the landlord has also agreed to let the said premises to the above tenant on the given below terms and conditions.

NOW THIS DEED FURTHER WITNESS AS FOLLOWS:

1. That monthly rent money of the said premises has been fixed at Rs. 23500/- (Rupees Twenty three thousand five hundred only) including maintenance charges.
2. That the tenancy has commenced w.e.f. 19-03-2024 to 09.02.2025 and shall for the 11 months.
3. That the tenant has paid a sum of Rs 23500/- (Rupees Twenty three thousand five hundred only) on account of security to the above said Landlord. The amount of security to the above said landlord. The amount of security shall carry no interest and same will refunded to the tenant at the time of vacation/expiry of rented premises after adjusting the water, electricity bill if any found due.
4. During the locking period of first 6 month, if Tenant ends the contract agreement then security will not be refunded by the owner.
5. That the premises shall be used for Residential purpose only and for no other purposes without the written consent of the landlord.
6. That the rent has to pay in Advance by 8th (seventh of each English calendar month.
7. That if both the parties agree then the tenancy period can further be extended by such extension subject to the consent of both the parties and increase the rent 10% for every year.
8. That the tenant shall not sublet or part with the possession of the premises to anybody else.



Aditya

Mansimrat Singh

9. That the tenant shall pay the electricity and water charges to the landlord/department concerned direct as per meter reading.
10. That the tenant shall allow the landlord to inspect the premises any moment to see the same are being kept in good condition.
11. That if the tenant does not pay the rent in time then the landlord is at liberty to take back the possession of the premises and the building without any notice, the tenant will not obstruct the same in any way and in such an event the rent agreement shall come to an end.
12. That the tenant shall not make any additions or alteration in the said premises without the written consent of the landlord.
13. That the minor day to day repair will be done by the tenant, whereas any major repair shall be undertaken by the landlord.
14. That the tenant shall abide by the provisions of the by laws governing the premises under rent.
15. That after the expiry of the period of this agreement, the tenant shall Handover the vacant possession of the premises to the landlord unless the tenancy is further extended mutually by the both the parties.
16. That in case the landlord want to get the premises vacated prior to the said tenancy period or the tenant wants to vacate the premises in the same way then the respective party shall serve a notice of one month upon the other for doing so.
17. That all the damages done or cause to be done to the structure of the rented premises under tenancy and its fittings and fixtures etc. shall be made good by the tenant by replacement or by paying the adequate costs therefore.
18. That this deed is made in duplicate. Original has been kept by the landlord, photocopy by tenant for record.
19. That this deed of agreement will only be used as agreement of rent but not will be used as instrument for loan and other legal matters.
20. Electricity and water bill ☐ must be paid by tenant and any issue regarding the same will be handled by the tenant only from the time of start of contract till end

WITNESS WHEREOF the same, the parties do hereby set their hands on this deed on the at Mohali.

WITNESS:-

1. *[Signature]*
7-8744297

[Signature]
Landlord
(ADITYA SHARMA)

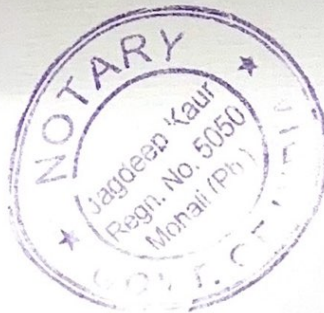
2.

[Signature]
TENANT (7696729834)
(MANSURAT SINGH)

Which is furnished with following:-

1. 32 inch led tv vu company.
2. if b fully automatic machine front load 5.5 kgs
3. carrier split ac
4. bajaj cooler
5. Kaff automatic chimney
6. LG water purifier RO
7. tandem gas stove with 2 cylinders
8. faber kitchen water gyser
9. crompton solarium neo water heater
10. crompton 4 big ceiling fans + 2 crompton small bathroom fan + 1 crompton exhaust fan + 2 bajaj exhaust fan.
11. Gas cylinder 2 units
12. Keys 3 metal maingate keys , 1 main entrance door keys , first floor keys - 4 keys

Tenant



Landlord