



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL34364519403972V
Certificate Issued Date	: 12-Jul-2023 07:45 PM
Account Reference	: IMPACC (IV)/ dl988703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL98870337989847619599V
Purchased by	: RANI RANJIT KAMRAN
Description of Document	: Article 35(i) Lease- Rent deed upto 1 year
Property Description	: C-8C, GANGOTRI ENCLAVE, ALAKNANADA, NEW DELHI-110019
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RANI RANJIT KAMRAN
Second Party	: SHAFKET RASOOL WANI
Stamp Duty Paid By	: RANI RANJIT KAMRAN
Stamp Duty Amount(Rs.)	: 50 (Fifty only)

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Please write or type below this line



Rani Ranjit
Wani
12.7.23

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcststamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

LEASE AGREEMENT

This Lease Agreement is made and executed at New Delhi on this 12th day of July 2023, Between: SMT. RANI RANJIT KAMRAN wife of Sh. Varinder Kumar Kamran, owner of C-8C Gangotri Enclave, Alaknanda, New Delhi-110019, hereinafter called the "LESSOR", which expression shall, wherever the context so permits and requires, mean to include him/her, his/her legal heirs, successors, legal representatives, executors, nominees and assignees, of the one part;

AND

MR. SHAFKET RASOOL WANI son of Mr. Ghulam Rasool Wani, permanent resident of 146, Salman Abad, Herpora, Handwara, Kupwara, Jammu And Kashmir-193221 presently residing at 70B, First Floor, L-1, LIG DDA Flats, Kalkaji, New Delhi-110019 hereinafter called the "LESSEE", of the other part;

WHEREAS the Lessor is the absolute owner and in possession of Property bearing No. C-8C, GANGOTRI ENCLAVE, ALAKNANDA, NEW DELHI-110019, consisting of Two Bed Rooms, Two Bathrooms, Kitchen, and drawing/dining, the Lessor has agreed to let out the same to the Lessee, and the Lessee has agreed to take the same on the following terms and conditions (hereinafter called 'the said premises').

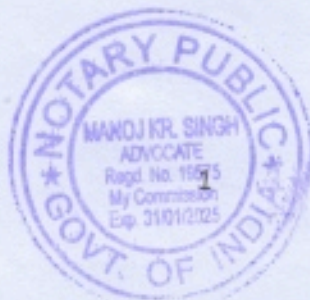
NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1. That the Lessee shall pay the monthly rent of Rs.33,500 (Thirty Three Thousand and Five Hundred Rupees), to the Lessor, payable in advance by wire transfer, on or before the 7th day of each English Calendar month.
2. That the Lessee has agreed to pay an amount of Rs.33,500 (Thirty Three Thousand and Five Hundred Rupees), as an advance rent. And, along with an interest free security deposit of Rs. 67,000 (Sixty Seven Thousand Rupees), 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.

The Rent shall be paid by wire transfer as follows:

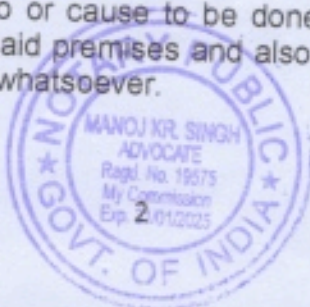
Name: RANI RANJIT KAMRAN
Account No. 629401151143
Bank: ICICI BANK
IFSC Code: ICICI0006294

3. That the Lessee shall pay the electricity and water charges as per respective meters of BSES Rajdhani Power Ltd/DJB in respect of the Said Leased Premises directly to the concerned authorities and give the paid bills in original to the Lessor immediately.



Rani Ranjit Kamran
Wani
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4. That this Lease is granted for a period of eleven months only commencing from 01/08/2023 to 30/06/2024. This lease may be extended only on mutual consent of both the parties, on an enhancement of rent by at least 10% in the prevailing rent. However, in case of extension of lease, a fresh agreement will be made and signed by the Lessor and the Lessee.
5. That the Lessee shall use the said premises for residential purpose only.
6. That the Lessee shall pay RWA Charges as per actual to the concerned authorities.
7. 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.
8. That the Lessee shall permit the Lessor or any of his/her 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.
9. That in case of default of non-payment of the rent, the Lessor has sole option to either terminate the lease without notice or realize the rent through proper court of Law, under specific performance of contract at the cost, risk and responsibility of the Lessee.
10. Card/credit card/ MTNL telephone connection or any other phone connection etc. are not allowed on this licensed address without landlord permission and the Lessor will not be liable for any government/private bank recovery/ bank transaction under the name of the Lessee.
11. 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/her/their own cost but the major repairs shall be attended by the Lessor at his/her/their own cost.
12. 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.
13. That the Lessee shall not store any inflammable material or explosives in the said premises or do or omit to do any act which causes nuisance or annoyance and/or violation of any applicable rules and law of civil authority, including laws framed for protection of fire.
14. That the Lease can be terminated even before the expiry of lease period, by either party, by giving one month's written notice to the other party or month's rent in lieu thereof.
15. 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.

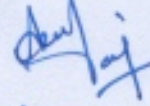


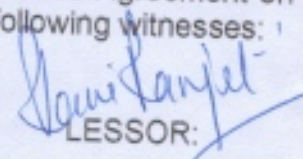
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16. That the Lessee shall abide by all the bye-laws, rules and regulations of the MCD/Local authorities in respect of the said premises.
17. That the Lessee shall be responsible to restore the said premises in the same good running condition with the fittings and fixtures to the Lessor, on termination of this Lease Agreement.
18. That if the Lessee fails to pay regularly the monthly rent, as hereby agreed upon, the Lessor shall forthwith terminate the lease or the lease would stand automatically terminated.
19. That if the Lessee does not vacate the premises on expiry of the lease or earlier termination, the Lessee shall pay a penalty of Rs. 1,000/- (Rupees One Thousand Only) per day in addition to the monthly rent till the possession of the premises is handed over to the Lessor by the Lessee.
20. That the Lessee has agreed to take the said premises for residential use only, and not subletting and the Lessee has no right to lease, mortgage, encumber or otherwise pledge the said premises for any loan or financial assistance from anyone whomsoever.
21. That the Lessee shall handover professionally cleaned, vacant and physical possession of the said premises to the Lessor on the termination of this lease agreement.
22. That it is mutually agreed between the parties, that the Delhi courts shall have exclusively jurisdiction to entertain any dispute arising out of or in any way touching or concerned authority.

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

WITNESSES:

1. Dr. Amin Mirza Beigh 
C/o C-8C Gangotri Enclave
Alakhnanda New Delhi
110019.


LESSOR:

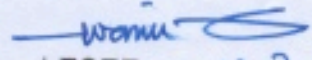
2. Nasheen Tabasum

R/o Handwara J & K

A/p L-1/70-B dda

Nasheen flats Kalkaji
New Delhi
Ph. no 9419400269
Pin-110019




LESEE: 12.7.23

ATTESTED

NOTARY PUBLIC
NEW DELHI

12 JUL 2023