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Description of Document

Property Description

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IN-DL32925342188336U
17-Dec-2022 12:34 PM
IMPACC (IV)/ d1988703/ DELHI/ DL-DLH
SUBIN-DL32925342188336U
RAFI MOHAMMAD
Article 35(i) Lease- Rent deed upto 1 year
TA-301-B, GROUND FLOOR, GALI NO.5, TUGHLAKABAD EXTN.,
KALKAJI, NEW DELHI-110019
0
(Zero)
RAFI MOHAMMAD
MOHAMMAD JAVED
RAFI MOHAMMAD
50
(Fifty only)

सत्यमेव जयते



₹50

Please write or type below this line

IN-DL32925342188336U

Rafi mohd



Mohammed Javed

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclestamp.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.

RENT AGREEMENT

THIS AGREEMENT TO LEASE is drafted & executed at New Delhi on this 21 day of December 2022

BETWEEN

Mr. Rafi Mohammad (having aadhar no.3272 0740 4531) S/o Late. Ismail Khan resident of TA-301-B, Gali No.5, Tughlakabad Extention., Kalkaji, New Delhi-110019 hereinafter called the OWNER, of the one part.

AND

Mohammad Javed (having aadhar no. 2436 8073 6312) S/o Mohammad Rafique R/o TA-301-B, Gali No.5, Tughlakabad Extn., Kalkaji, New Delhi-110019 hereinafter called the TENANT, of the other part.

The expression of the terms OWNER and TENANT wherever they occur in the body of this agreement shall mean and include their respective heirs, executors, administrators, and assigns, unless and until it is repugnant to the context or meaning thereof.

WHEREAS the OWNER is the lawful owner and in possession of TA-301-B, Ground Floor, Gali No.5, Tughlakabad Extn., Kalkaji, New Delhi-110019 with fittings and fixtures, hereinafter called the 'Leased Premises'.

AND WHEREAS the TENANT has approached the OWNER to letout the one room set with attached kitchen and bathroom without car parking hereinafter called the 'Leased Premises'.

NOW THEREFORE the OWNER has agreed to letout the 'Leased Premises' to the TENANT on the following terms and conditions.

TERMS AND CONDITIONS OF THIS AGREEMENT WITNESSES AS UNDER:

1. **MONTHLY RENT:** That it is mutually decided that the TENANT shall pay to the OWNER a monthly Rent of Rs. 25,000/- (Rupees Twenty Five Thousand Only) for the 'Leased Premises' on 17th day of each English calendar month, always in advance.

2. **DURATION:** That the lease is granted to the TENANT to use the 'Leased Premises' for eleven months (11 Months), starting from 01/05/2022 to 31/03/2023.

3. **SECURITY DEPOSIT:** That the TENANT has paid to the OWNER a sum of Rs. 25,000/- (Rupees Twenty Five Thousand Only) as Security deposit to the OWNER, which shall be refunded back to the TENANT, interest free by the OWNER, on expiry of the lease period or the earlier termination of the lease. That the security deposit shall be refunded back and shall not be adjusted.

4. **USAGE:** That the 'Leased Premises' given to the TENANT shall be used only for the residential purpose only and no commercial activity shall be carried out from the said premises.

Rafi Mohammad



Mohammad Javed

5. LEASE EXPIRY: That the Lease is initially granted for 11 months and if the lease is extended beyond 11 months then the rent shall be increased by 10% of rent extended depends on mutual consent. That either party can terminate the lease by serving one month's prior notice in advance or rent in lieu thereof.

6. ELECTRICITY & MISC. CHARGES: That the TENANT shall pay for electricity as per meter on monthly basis directly to the owner/concerned authorities/elected welfare association.

7. MISCELLANEOUS: That TENANT shall not carry out any addition or alterations in the premises without the OWNER's written approval, but may install refrigerators, coolers, exhaust fans and such other appliances. That the TENANT shall permit the OWNER or his authorised agents to enter the premises at reasonable time for inspection, repairs, etc. And no usage of chemicals to clean floors and walls tiles (if damaged by the chemicals, tenant will be liable for the expenses).

That all the existing and future taxes, and the levies shall be borne and paid by the OWNER, and in case any excess tax, levies or penalty is imposed on the OWNER, by the D.D.A./MCD or any other concerned and competent authority, due to contravention of bye-laws, rules and regulations of the aforesaid authorities, by the TENANT, the same shall be borne and paid by the TENANT.

That the TENANT shall not sub-let, assigns, or part with possession of the aforesaid premises or any part thereof, to any person, or company. That the TENANT shall keep the premises clean hygienic condition and shall not do or cause to be done any act that may be nuisance to others near. That the OWNER and the TENANT represent that they are fully empowered to enter into this Deed.

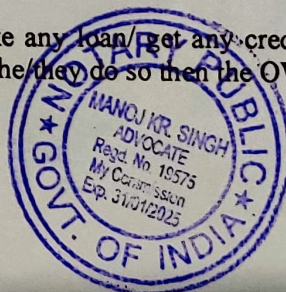
That all day -to- day minor repairs such as replacement of wiring, electric fuses, holders, switches, etc., leakage's of water taps, and all such other minor repairs, caused by normal wear and tear, shall be carried out by the TENANT at its own cost, and all major repairs such as cracks in walls, bursting of sanitary pipes, etc., will have to be done by the OWNER at his own cost.

That in case of default of Non-Payment of the rent, the OWNER have sole option to either terminate the lease without notice or realise the rent through proper Court of Law, under specific performance of contract at the cost, risk and responsibility of the TENANT.

That the TENANT has satisfied himself that the premises is in good condition, not requiring any repair work whatsoever it is freshly painted, polished and distempered with all fittings and fixtures, fans, lights etc. and the TENANT shall be responsible to hand over the said premises in same conditions as he has taken, or else he will be liable to pay for the damages caused to the said premises.

That the TENANT shall not take any loan/ get any credit card/ Pan Card by encumbering the said premises address and if he/she/they do so then the OWNER shall not be liable for any claim,

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Mohammed Javed

demand, arising out of said facility to such agency who had given such facilities, ignoring this lease deed. That the original Lease Agreement shall be kept by the OWNER and the copy with the Tenant.

IN WITNESS WHEREOF THE OWNER AND THE TENANT HEREUNTO SUBSCRIBED THEIR NAMES AND SET THEIR HANDS ON THE DAY MONTH AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:-

1.

Bunty (987108614)
TA-305/5 Tughlakabad
Extension,
New Delhi - 110019 *Bunty*

Rahmehal

OWNER

2.

SAZIA Begam - (8851534081)
TA - 119/5, Tughlakabad
Extn. New Delhi - 110019 *Sazia*

Mohammed Javed

TENANT



ATTESTED

[Signature]
**NOTARY PUBLIC
NEW DELHI**

17 DEC 2022