



INDIA NON JUDICIAL



IN-UP07057785073990W

Government of Uttar Pradesh

e-Stamp

Signature

Krishan

Name : Krishan Kasamral, Acc Code UP14016804

Acc Add : Sub-Registrar, Noida Mob 8287330929

Licence No : 199/2021-2022, Tatal & Block Dada G.B Noida

Certificate No.

: IN-UP07057785073990W

Certificate Issued Date

: 02-Oct-2024 07:06 PM

Account Reference

: NEWIMPACC (SV)/ up14016804/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1401680410956437495533W

Purchased by

: VINITA TYAGI

Description of Document

: Article 35 Lease

Property Description

: FLAT No.1504, TOWER-U, SUPERTECH EOCITY SECTOR-137, NOIDA

Consideration Price (Rs.)

:

First Party

: VINITA TYAGI

Second Party

: NAMAN BANTHIA AND RAJ ABHAY JOSHI

Stamp Duty Paid By

: VINITA TYAGI

Stamp Duty Amount(Rs.)

: 5,280

(Five Thousand Two Hundred And Eighty only)



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*Okap**Namananthia**Vinita*

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 Rent Agreement is made at Noida on this day of **02-10-2024**.
MRS. VINITA TYAGI W/O DINESH KUMAR TYAGI R/O EXPRESS VIEW APARTMENT, 85B BLOCK-B, SECTOR-105, SALARPUR, GAUTAM BUDDHA NAGAR, UTTAR PRADESH-201304 on the first part, (hereinafter called the LESSOR/OWNER).

AND

MR. NAMAN BANTHIA S/o SARDARMAL BANTHIA R/o B9-4TH FLOOR- E TYPE - GANGES GARDEN, 106 K.C. SINGHA ROAD, SHIBPUR POLICE STATION, SHIBPUR, HAORA (M.CORP), HOWRAH, WEST BENGAL-711102.

&

MR. RAJ ABHAY JOSHI S/o MR. ABHAY JOSHI R/o A/603, PRESTIGE PARK CHS, BEHIND NITIN COMPANY, GANESHWADI, PANCHPAKHADI, THANE WEST, THANE, THANE, MAHARASHTRA, 400601 & on the other part, (hereinafter called the LESSEE/TENANT).

(The words and expressions lesser and the lessee shall mean and include their legal representative, authorized agents, assigner, successors and legal heirs respectively).

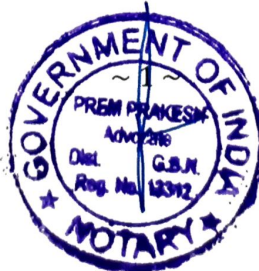
WHEREAS the LESSOR is the absolute owner and in possession of **FLAT No.1504, TOWER-U, SUPERTECH ECOCITY SECTOR-137, NOIDA EXPRESSWAY GAUTAM BUDDHA NAGAR U.P.** which the Lessor has agreed to give and the Lessee has agreed to take on lease for a period of 11 months.

AND WHEREAS on being approached by the LESSEE(S) the LESSOR(S) has agreed to lease the Apartment **NO. TOWER - U, FLAT NO. 1504, SUPERTECH ECOCITI, SECTOR 137, NOIDA, UTTAR PRADESH 201305** against a **monthly Lease of Rs.24000 (Rupees Twenty**

Three Thousand only) and the maintenance charges will be borne by Lessor on the following terms and conditions: -

NOW THIS LEASE AGREEMENT WITNESS AS UNDER:-

1. **DURATION:** That the term tenure of the lease of the said premised would be for 11 months beginning from **03-10-2024 TO 02-09-2025** it will be depended on mutual consent of both the parties that the said tenure period will be extended and/or will expire, after 11 months. For this extended period of lease.
2. **RENT:** That the LESSEE shall pay to the LESSOR a **monthly rent OF RS.24000 (RUPEES TWENTY FOUR THOUSAND ONLY)** for the premises in the starting of every month by the 8th" of each English Calendar month. Towards the same, each for **RS.24000 (RUPEES TWENTY FOUR THOUSAND ONLY)** are being handed over by



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the Lessor at the time of signing the agreement, the details of which are being mentioned...

3. **SECURITY:** That the Lessee(s) have agreed to **pay an interest free security deposit of Rs.24000 (Rupees Twenty Four Thousand only)** which shall be returned to the Lessee(s) at the time of vacating the premises. The Lessee(s) have agreed to **pay an extra interest free security deposit of Rs.5000 (Rupees Five Thousand only)** which shall be returned to the Lessee(s) at the time of vacating the premises after settling electricity/water/club charges/cleaning charges and other dues, if any, only if the Lessee(s) complete the tenure of 11 months.
4. **ELECTRICITY:** That the **LESSEE shall pay electricity (power and light) & Gas**, for the according to the bills of the Local Authorities directly from the date of occupation and till the date of handing over the possession to the LESSOR. **In the event of non-payment, the LESSEE shall be liable for all costs, expenses and penalties for such defaults.** The Lessor has already provided separate electricity meter for the said premises. The original receipt of the water and electricity charges paid by the Lessee to the concerned authorities will be handed over to the Lessor.
5. That in case the Lease rent, dues of the electricity and water etc. are not paid regularly on due date, the lease deed can be terminated by the Lessor even before the expiry of the lease period and lease rent can be recovered through court of law with compensation, interest and expenses/mental tensions/losses incurred to recover the same through court of law.
6. **TERMINATION:** That under normal circumstances, either party can terminate the lease by giving one calendar months' notice. In case the premises are vacated without any advance notice one month's rent shall be payable in lieu of the notice period or shall be adjusted from the security deposited by the tenant.
7. That the lessee shall not make any structural additions of the lessor but can install split air conditioner and air cooler
8. That the lessee can shall not sublet or assign the premises in part or whole under any circumstances.
9. That on the expiry of the lease period, the Lessee shall handover peaceful and vacant possession of the said premises to the Lessor with all the fittings and fixtures intact therein in same good working conditions/order as the Lessee received it.
10. That the Lessee shall peacefully permit either Lessor or his representative to enter the premises in all the reasonable times in order to examine the state and condition of the premises.
11. That all the day to day repairs of minor nature, such as replacement of fuses, washers, bulbs, leakage tube lights etc. shall be done by the Lessee at their own cost. However, and major repair such as leakage or defects in electrical/ water circuits or any damage to the structure shall be carried out by the Lessor provided such damages is not caused by any act or neglect on the part of the Lessee in which case the Lessee will have to withstand the necessary expenditure.



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12. That both the Lessor and the Lessee will be bound with the terms and conditions of the Rent Agreement.
13. This Rent Agreement can be renewed with the mutual consent of both the parties. Otherwise this rent agreement will automatically stand cancelled/terminated.
14. Any dispute arising out of or under this agreement shall be subject to the exclusive jurisdiction of **Courts in Noida, Uttar Pradesh only.**

IN WITNESS WHEREOF, BOTH THE LESSOR AND THE LESSEE HAVE SET THEIR RESPECTIVE HANDS TO THIS RENT AGREEMENT, AT NOIDA FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

1.

Vinita

LESSOR

2.

Akshay

Ramesh Chandra

LESSEE



Akshay
PREM PRAKASH
Notary Public
(G.B. Nagar)