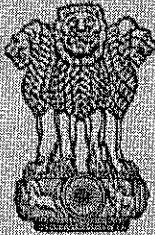


INDIA NON JUDICIAL

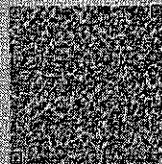
Government of National Capital Territory of Delhi

e-Stamp

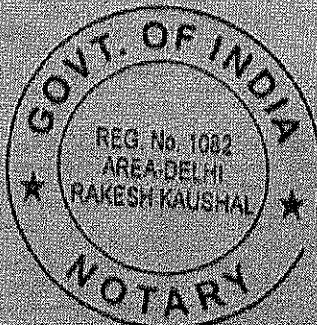
सर्वमंत्र जयते



Certificate No.	IN-DL763477630743785
Certificate issued Date	02-Sep-2020 07:47 PM
Account Reference	IMPACCO (IV) / J764103 / DELHI / DL-OLH
Unique Doc. Reference	SUBIN-OLDI-764103581765010327115
Purchased by	RAIS AHMAD
Description of Document	Article 35(l) Lease- Rent deed upto 1 year
Property Description	H.NO. F-6, FOURTH FLOOR, NOOR NAGAR EXTENSION, JOHRI FARM, JAMIA NAGAR, OKHLA, NEW DELHI-110025
Consideration Price (Rs.)	0 (Zero)
First Party	RAIS AHMAD
Second Party	SHAHNAWAZ
Stamp Duty Paid By	RAIS AHMAD
Stamp Duty Amount (Rs.)	50 (Fifty only)



Please write or type below this line



- 2 SEP 2020

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.indianstamp.com. Any discrepancy in the details on this Certificate and as available on the website render it invalid.
- The seal or signature of the Notary is on the back of the certificate.
- In case of any discrepancy please inform the Competent Authority.

0017
SHAHNAWAZ

... PAGE-2 RENT/LEASE AGREEMENT :-

RENT/LEASE AGREEMENT

THIS RENT/LEASE AGREEMENT IS MADE HERE AT NEW DELHI, ON THIS 02ND DAY OF SEPTEMBER 2020, BETWEEN MR. RAIS AHMAD, S/O. MR. RAFIQ AHMAD, R.O. F-5, NOOR NAGAR EXTENSION, JOHRI FARM, JAMIA NAGAR, OKHLA, NEW DELHI-110025, hereinafter referred to as "The Lessor" of the One Part.

... AND ...

SHAHNAWAZ, S/O. MOHAMMAD ESSA, R/O. GANDHI PIECE FOUNDATION, N. ROAD, KHALSA CLUB, BISTUPUR, DHATKIDIL, JAMSHEDPUR, SERAIKELA-KHARSAWAN, JHARKHAND-831001 (AADHAAR CARD NO 7968 9094 1567), hereinafter referred to as "The Lessee" of the Other part.

WHEREAS the Lessor is the absolute owner and in physical possession of the H.NO. F-5, FOURTH FLOOR, NOOR NAGAR EXTENSION, JOHRI FARM, JAMIA NAGAR, OKHLA, NEW DELHI-110025, and has agreed to let out the same consisting of THREE ROOM SET with complete fittings and fixture installed therein and the Lessee has agreed to take the same on the following agreed terms and conditions.

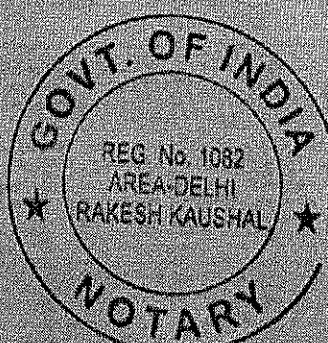
NOW THIS RENT/LEASE AGREEMENT WITNESSES AS UNDER :-

- That the Lessee shall pay a monthly sum of RS. 16,500/- (RUPEES SIXTEEN THOUSAND FIVE HUNDRED ONLY), per month (EXCLUDING ELECTRICITY, & PNG CHARGES AND INCLUDING WATER AND MAINTENANCE CHARGES), as rent to the Lessor, payable by the Lessee always in advance, on or before the 7th day of each English Calendar month.

(Lessor/Owner)

(Lessee/Tenant)

CONTD. PAGE-3..



- 2 SEP 2020

0017
SHAHNAZ - A/2

-:- PAGE-3 RENT/LEASE AGREEMENT :-:

2. That this Lease is granted for a period of 11 (Eleven) months only commencing w.e.f 01-09-2020 to 31-07-2021.

3. That the Lessee has paid to the Lessor a sum of RS. 46,500/- (RUPEES SIXTEEN THOUSAND FIVE HUNDRED ONLY) as a interest free security, which will be refundable back to the Lessee, at the time of handing over the physical vacant possession of the above said tenanted/leased premises to the Lessor, after deducting all expenses towards damages, wear and tear, if any, in the following manner, but if the lessee shall vacate the said tenanted/leased premises before eleven month then the security amount will be forfeited.

4. That the Lessee shall not sublet the whole or any part of the said tenanted/leased premises to anyone else in any case at any circumstances without obtaining prior written permission of the Lessor.

5. That the lessee shall not make any additions or alterations in the tenanted/leased premises, without obtaining prior written permission of the Lessor.

6. That the Lessee shall permit the Lessor or his/her authorized agent to enter into the said tenanted premises for inspection/general checking or to carry out the repair work, at any responsible time.

7. That the Lessee shall use the said tenanted/leased premises for residential purpose only.

8. 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 own cost but the major repairs in the said tenanted/leased premises shall be attended to by the Lessor at his/her own cost.

9. That this lease can be terminated even before the expiry of the leased period, by the either parties giving One months notice from both sides.

10. That the Lessee shall not store any inflammable material or explosive in the said tenanted/leased 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/concerned/local/ society authority, including laws framed for protection of fire.

11. That the Lessee shall abide by all the byelaws rules and regulations of the civil/concerned/local/society authority in respect of the said tenanted/ leased premises.

(Lessor/Owner)



(Lessee/Tenant)

CONTD. PAGE-4..

- 2 SEP 2020

CC17
SHAHNAWAZ

--> PAGE-4 RENT/LEASE AGREEMENT -->

12. That the Lease can be extended for another period of Eleven (11) months with the mutual consent of both the parties after increasing 10% in the rent.
13. That if the Lessee fails to pay the monthly rent to Lessor as hereby agreed upon in time, the lease will be canceled and the Lessee have no right/claim for lease.
14. That in case of any dispute that may arrive in between both the parties, in that case the case will be handed over to the Court of Law of Delhi or the case will be handed over to the Jurisdiction of Delhi.

IN WITNESS WHEREOF the parties hereto have signed this Rent/Lease Agreement on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES :-

Signature

1. Name _____

S/o _____

R/o _____

LESSOR/OWNER

Shabnam

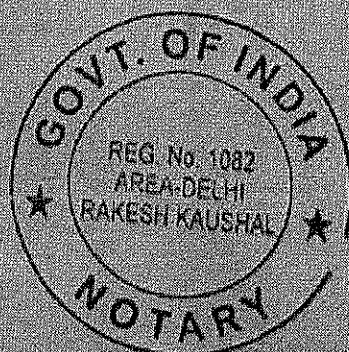
Signature

2. Name _____

S/o _____

R/o _____

LESSEE/TENANT

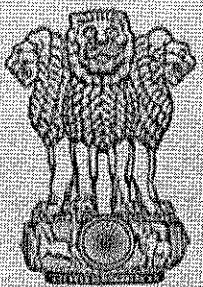


ATTESTED

Notary Public Delhi

- 2 SEP 2020

CO 17
SHAHNAWAZ



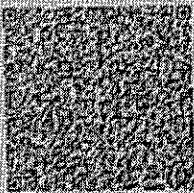
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

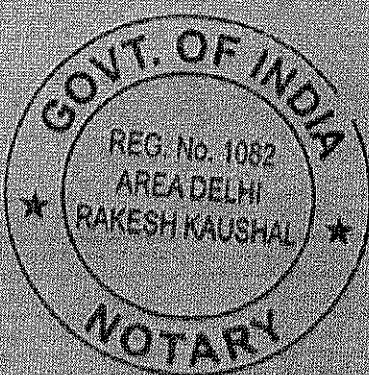
e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL32547433235578T
Certificate Issued Date	: 04-Oct-2021 08:10 PM
Account Reference	: IMPACO (IV)/dl764103/DELHI/DL-DLU
Unique Doc. Reference	: SUBIN-DLDL76410360691898525416T
Purchased by	: RAIS AHMAD
Description of Document	: Article 35(i) Lease-Rent deed upto 1 year
Property Description	: H.NO. F-5, FOURTH FLOOR, NOOR NAGAR EXTENSION, JOHRI FARM, JAMIA NAGAR, OKHLA, NEW DELHI-110025
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAIS AHMAD
Second Party	: SHAHNAWAZ
Stamp Duty Paid By	: RAIS AHMAD
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line.....



Mandatory Alert

The genuineness of this e-Stamp certificate should be verified at www.indianetlaw.com or using e-Stamp Mobile App or Stock Holdings.

0017

SHAHNAWAZ A2

-:: PAGE-2 RENT/LEASE AGREEMENT ::-

RENT/LEASE AGREEMENT

THIS RENT/LEASE AGREEMENT IS MADE HERE AT NEW DELHI, ON THIS 04TH DAY OF OCTOBER 2021, BETWEEN MR. RAIS AHMAD, S/O. MR. RAFIQ AHMAD, R/O. F-5, NOOR NAGAR EXTENSION, JOHRI FARM, JAMIA NAGAR, OKHLA, NEW DELHI-110025, hereinafter referred to as "The Lessor" of the One Part.

... A N D ...

SHAHNAWAZ, S/O. MOHAMMAD ESSA, R/O. GANDHI PIECE FOUNDATION, N. ROAD, KHALSA CLUB, BISTUPUR, DHATKIDIH, JAMSHEDPUR, SERAIKELA-KHARSAWAN, JHARKHAND-831001 (AADHAAR CARD NO 7968 9094 1567), hereinafter referred to as "The Lessee" of the Other part:

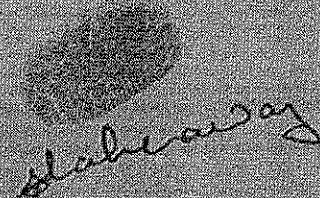
WHEREAS the Lessor is the absolute owner and in physical possession of the H.NO. F-5, FOURTH FLOOR, NOOR NAGAR EXTENSION, JOHRI FARM, JAMIA NAGAR, OKHLA, NEW DELHI-110025, and has agreed to let out the same consisting of THREE ROOM SET with complete fittings and fixture installed therein and the Lessee has agreed to take the same on the following agreed terms and conditions.

NOW THIS RENT/LEASE AGREEMENT WITNESSES AS UNDER :-

- That the Lessee shall pay a monthly sum of RS. 17,000/- (RUPPIES SEVENTEEN THOUSAND ONLY), per month (EXCLUDING ELECTRICITY, & PNG CHARGES AND INCLUDING WATER AND MAINTENANCE CHARGES), as rent to the Lessor payable by the Lessee always in advance, on or before the 7TH day of each English Calendar month.

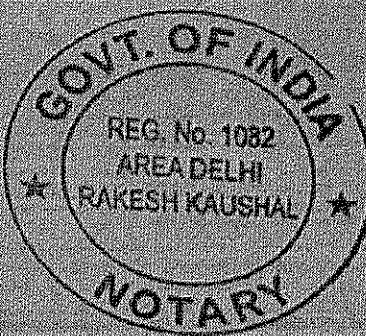


(Lessor/Owner)



(Lessee/Tenant)

CONTD. PAGE-3.



NO. 17

SHAHNAWAZ

:- PAGE-3 RENT/LEASE AGREEMENT :-

2. That this Lease is granted for a period of 11 (Eleven) months only commencing w.e.f. 01-08-2021 to 30-06-2022.
3. That the Lessee has paid to the Lessor a sum of RS. 16,500/- (RUPEES SIXTEEN THOUSAND FIVE HUNDRED ONLY) as a interest free security, which will be refundable back to the Lessee, at the time of handing over the physical vacant possession of the above said tenanted/leased premises to the Lessor, after deducting all expenses towards damages, wear and tear, if any, in the following manner, but if the lessee shall vacate the said tenanted/leased premises before eleven month then the security amount will be forfeited.
4. That the Lessee shall not sublet the whole or any part of the said tenanted/leased premises to anyone else in any case at any circumstances without obtaining prior written permission of the Lessor.
5. That the lessee shall not make any additions or alterations in the tenanted/leased premises, without obtaining prior written permission of the Lessor.
6. That the Lessee shall permit the Lessor or his/her authorized agent to enter into the said tenanted premises for inspection/general checking or to carry out the repair work, at any responsible time.
7. That the Lessee shall use the said tenanted/leased premises for residential purpose only.
8. 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 own cost but the major repairs in the said tenanted/leased premises shall be attended to by the Lessor at his/her own cost.
9. That this lease can be terminated even before the expiry of the leased period, by the either parties giving One months notice from both sides.
10. That the Lessee shall not store any inflammable material or explosive in the said tenanted/leased 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/concerned/local/ society authority, including laws framed for protection of fire.
11. That the Lessee shall abide by all the bylaws rules and regulations of the civil/concerned/local/society authority, in respect of the said tenanted/ leased premises.



(Lessee/Tenant)

0017

SHAHNAZ A2

That the Lease can be extended for another period of Eleven (11) months with the mutual consent of both the parties after increasing 10% in the rent.

13. That if the Lessee fails to pay the monthly rent to Lessor as hereby agreed upon in time, the lease will be canceled and the Lessee have no right/claim for lease.

14. That in case of any dispute that may arise in between both the parties, in that case the case will be handed over to the Court of Law of Delhi or the case will be handed over to the Jurisdiction of Delhi.

IN WITNESS WHEREOF the parties hereto have signed this Rent/Lease Agreement on the day, month and year first above written, in the presence of the following witnesses.

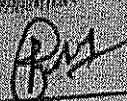
WITNESSES :-

Signature

1. Name

S/o.

R/o.

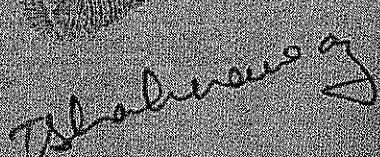

LESSOR/OWNER

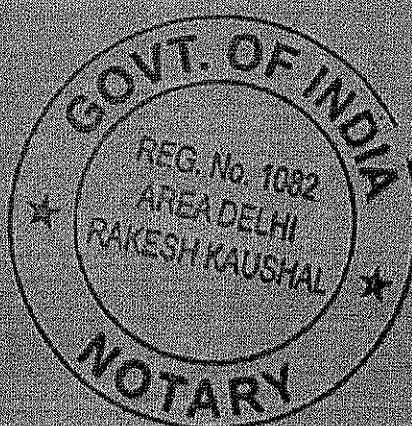
Signature

2. Name

S/o.

R/o.


LESSEE/TENANT




ATTESTED

0017

SHAHNAZ

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

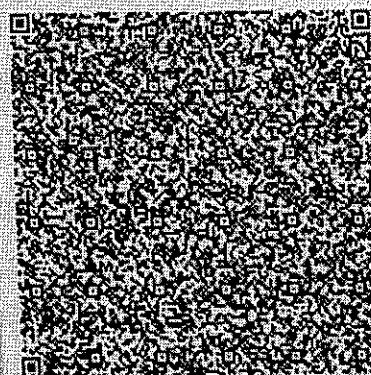


नाम / Name
RAIS AHMED

पिता का नाम / Father's Name
RAFIQ AHMED

जन्म की तारीख /
Date of Birth
11/09/1975

इस्ताब्द / Signature



20102018

००१८
SHAHNAWAZ

67

House Rent Receipt

Owner RASS AHMED

Dated 2nd April 2021

Received with thanks from Sh. SHAHNAWAZ
Address 6-5, SANA GROUNDS, FOURTH

FLOOR, NOOR NAGAR EXT. JORI FARM, N. DELHI

Monthly Rent Rs 16500 from 1st April 2021 To 30th April 2021

Total Rs 16500

STAMPS

210

SHAHNAWAZ

RASS AHMED

Rs.



RASS AHMED

Signature of Owner

House Rent Receipt

Name: RAS AHNED

Dated May 20 21

Received with thanks from Sh. SHAHNAZ

Address F-5, FOURTH FLOOR, NECK NAGAR

CCT. TOWER FARM, JAWAHAR NAGAR, NEW DELHI

Monthly Rent Rs 16500 from 1st May 21 to 31st May 21

Total Rs 16500



R
Signature of Owner

Mohammed

Rs.

SHAHNAZ
RAS AHNED

House Rent Receipt

Owner: RAS AHMED

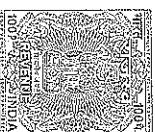
Dated June 21

Received with thanks from Sh. SHAHNAZAR
Address C-5, FOURTH FLOOR, NOOR MASAR

EXT. TCHRIKARIA, SAMIA MASAR, N. DELHI

Monthly Rent Rs 16500 from 1st June 21 to 30th June 21

Total Rs 16500



Signature of Owner

SAHARA 242
H-100

House Rent Receipt

Name: RAS AHMED

Dated July 21

Received with thanks from Sh.

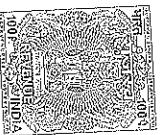
SHAHNAWAZ

Address F-5, FOURTH FLOOR, NOOR NAGAR EXT.

JOHRI CAMP, TANIA NAGAR, A. DELHI

Monthly Rent Rs 16500 from 1st July 21 to 31st July 21

Total Rs 16500



Signature of Owner

SHAHNAWAZ
OC 14

House Rent Receipt

Name: RAPS AHMED

Dated August 21

Received with thanks from Sh. SHAHNAZ
Address F-5, fourth floor, Noor Nasar Est.

TOKI PARM, JANIA NAGAR, N.DELHI

Monthly Rent Rs 16500 from 1st Aug 21 To 31st Aug 21

Total Rs. 16500



R -

Signature of Owner

SHAHNAZ ALI

Rs. 16500

House Rent Receipt

Owner: RAPS ARVED

Dated Sept 21

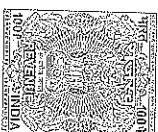
Received with thanks from Sh. SHARADA 42

Address: F. 5, FOURTH FLOOR, NOOR NAGAR
EST. JOKER FARM, TAWA NAGAR, N. DELHI
Monthly Rent Rs 16500 From 1st Sept 21 To 30th Sept 21

Total Rs. 16500

R.S. _____

Signature of Owner:



SHARADA 42

16500

68

House Rent Receipt

Owner RADZ AHMED

Dated Oct 21

Received with thanks from Sh. SHAHNAWAZ
Address F-5, SOUTH Block, Noor Nagar Ext.

JORGI PARA, JAMIA NAGAR, N. DELHI

Monthly Rent Rs 17000 from (1st Oct 21) To 31st Oct 21

Total Rs 17000

Radi

Rs. _____



RADZ

Signature of Owner

५२

House Rent Receipt

Owner: RAIS AHMED

Dated Nov 21

Received with thanks from Sh. SHAHNAWAZ

Address: F-5, FOURTH FLOOR, NOOR NAGAR

EST., SOHRE PARM, JANIA NAGAR, N.DELHI

Monthly Rent Rs. 7000 from 1st Nov 21 To 30th Nov 21

Total Rs. 7000




Signature of Owner

House Rent Receipt

Owner RAS AHMED

Dated Dec 21

Received with thanks from Sh. SHAHID ALI A2

Address F-5, FOURTH FLOOR, NOOR NAGAR EXT.

SOKR PARQ, JAMIA NASHAR, N. DELHI

Monthly Rent Rs 1700/- from 1st Dec 21 to 31st Dec 21

Total Rs 17000/-



R
Signature of Owner

Ras Ahmed

Rs. 17000/-

STAHID ALI A2

17000/-

(4)

House Rent Receipt

Owner: RATLS AHMED

Dated JAN 22

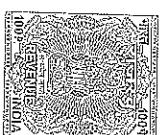
Received with thanks from Sh. SHAHNAWAZ

Address: F - 5, FOURTH FLOOR, NOOR MA CAR

EXT, THERI ROAD, JAMIA MASHAR, N. DELH.

Monthly Rent Rs 17000 from 1st Jan 22 to 31st Jan 22

Amounts 17000



R
Signature of Owner:

SHAHNAWAZ
D 01 E

Ratls Ahmed

Res:

House Rent Receipt

Owner RAS AHD

Dated FEB 22

Received with thanks from Sh.

SARAHWAZ

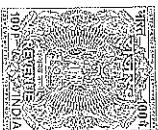
Address f-5, fourth floor, Noor Nasar Gt,

Soharpara, Tania Nagar, N. Delhi

Monthly Rent Rs 17000 from 1st Feb 22 to 28th Feb 22

Total Rs 17000/-

Rs. 17000/-



R
Signature of Owner

SHAHWAZ

17000