



सत्यमेव जयते

INDIA NON JUDICIAL

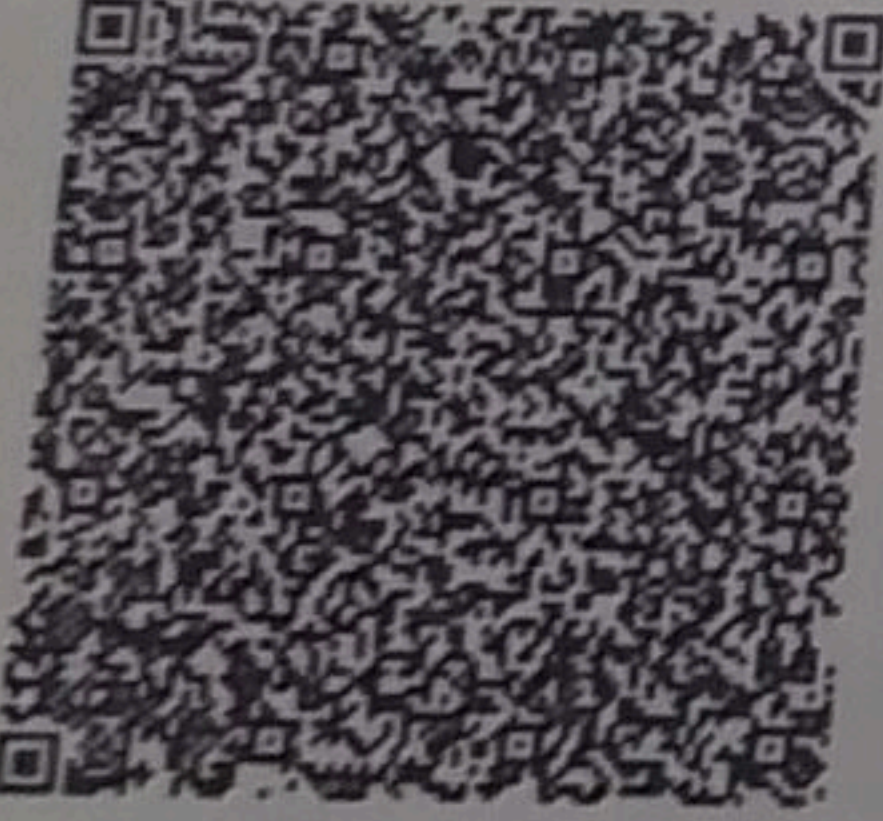
Government of National Capital Territory of Delhi

₹50

e-Stamp

Certificate No. : IN-DL05386650797515W
Certificate Issued Date : 19-Dec-2024 01:07 PM
Account Reference : IMPACC (IV)/ dl1018903/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL101890357081512538445W
Purchased by : RAKESH KUMAR JAIN
Description of Document : Article 35(i) Lease- Rent deed less than 1 year
Property Description : PART OF PROP NO. 29/23, SHAKTI NAGAR, DELHI-110007
Consideration Price (Rs.) : 0
(Zero)
First Party : RAKESH KUMAR JAIN
Second Party : AMIT JAIN
Stamp Duty Paid By : RAKESH KUMAR JAIN
Stamp Duty Amount(Rs.) : 50
(Fifty only)

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Please write or type below this line

IN-DL05386650797515W

Statutory Alert:

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

Tenancy Period: One year,
Rent: Rs. 48,000/-
Security Deposit: Rs. 48,000/-
W.E.F.: 01.04.24-01.04.25.

RENT AGREEMENT

This Rent Agreement is executed at Delhi on this 1st day of April 2024 by and in between:- Sh. Rakesh Kumar Jain S/o Sh. Vimal Kumar Jain R/o 29/23, Shakti Nagar, Delhi-110 007, **Hereinafter shall be called as absolute Landlord/Lessor AND** Sh. Amit Jain having A.C No. 3608 0761 5449 S/o Sh. Rakesh Kumar Jain R/o 29/23, Shakti Nagar, Delhi-110 007, **Hereinafter shall be called as Tenant/Lessee.**

The Expression of the Landlord and the Tenant shall mean and include their respective Legal Heirs, Successors, Executors, Legal Representatives, Nominees and Assigns.

WHEREAS THE LANDLORD HAS AGREED TO LET OUT ENTIRE RIGHT SIDE OF 2ND FLR, PART OF PROP NO. 29/23, SHAKTI NAGAR, DELHI-110 007, HEREINAFTER SHALL BE CALLED AS **"THE DEMISE PREMISES"**.

AND WHEREAS THE ABOVE SAID TENANT APPROACHED THE LANDLORD TO TAKE THE AFORESAID PROPERTY ON RENT AND THE LANDLORD HAS AGREED TO GIVE THE SAME ON RENT TO THE SAID SOLE TENANT AND THE FOLLOWING TERMS AND CONDITIONS BETWEEN THE PARTIES ARE REDUCED TO WRITING:-

1. That the amount of Rent of the above said demise premises is fixed and settled between the parties at Rs. 48,000/- (Forty Eight Thousand Rupees Only) per month.
2. That the Tenancy period will commence from Date 01st Day of April 2024 for a tenure of consecutive 12 month's i.e. w.e.f. 01.04.2024 To 01.04.2025.
3. That the Tenant has deposited Rs. 48,000/- (Forty Eight Thousand Rupees Only) as security (which is refundable and also not subject to interest at the time of repaying back at the expiry of the lease/tenancy period) to the said Landlord through Cash.
4. That the Tenant is bound to pay decided amount of rent between every 1st-5th day of every English calendar month to the Landlord.
5. That the Tenant will not make any additions or alterations in the demise premises.
6. That the demise premises is given on rent only for residential purpose.
7. That only day to day minor repairs like fixing or removing or changing any bulb, fan, water purifier within the said premises shall be carried out by the tenant at his own expenses/costs.
8. That the Tenant shall not sublet or part with the possession of the demise premises to any person with rent or without rent.

9. That Landlord has not allowed/permits the tenant to drink or consume alcohol within the demise premises, or consume any tobacco substance:- consumption of which would be punishable offence, and, after assuring the Landlord by the Tenant, if, at any time, at the simple supervision of the demise premises Landlord watches him/or them (with someone else) committing, than in that case, landlord has full right to get the possession back of the demise premises without refunding back of security amount.
10. That the Tenant will vacate the demise premises after the expiry/maturity of the Tenancy period.
11. That the Tenant will not do/perform any work/act in the demise premises which is contrary to the provisions of the law.
12. That the Landlord can inspect the demise premises at any time in reasonable hours.
13. That the said Tenant shall be fully liable and accountable to pay and clear all the demands of all the Govt. Liability/Semi Govt Department/ market/ bank payments/all type of bills/GST Liability on commodities etc till the vacation of the tenancy of the said demise premises and handed over the vacant peaceful possession to the said landlord.
14. That the Tenant shall abide by all the current as well as future rules and regulations and policies of DDA, MCD, TPDDL, or any other authority.
15. That the Tenant will keep the said premises in a neat and clean condition and will not do any illegal act, deed or thing in the said premises and will not store any hazardous material in the rented premises and will pay all the requisite penalties from various departments due to his negligence or nuisance or mistake.
16. That if the Landlord wants to get vacate the demise premises before the expiry of tenancy period i.e. pre-termination thereby meaning in mid of this tenancy term, then she has to serve 02 (two) month(s) prior notice to the said Tenant.
17. That there is lock-in-period for the said demise premises, thereby meaning that if said tenant wants to terminate the tenancy and wants to vacate the demise premises prior to the fixed/settled tenancy period of 12 month(s), which is starting from 01.04.2024, than, Tenant would not get his deposited security refunded back.
18. That if the Tenant want to vacate the demise Premises before/prior the expiry of the Tenancy period, then he will also have to serve 02 (two) month's prior notice to the said Landlord and cannot claim his security amount.
19. That after the expiry of the Tenancy Period the Tenant shall hand over the actual physical vacant possession of demise premises to the Landlord in good condition and this indenture shall from that date stands as null, void and in-effective.
20. That the said Landlord shall not be responsible to any kind of accident/payment of compensation/police case/kind of mishap/kind of conspiracy in the said demise premises during the Tenancy Period and the Tenant shall be solely responsible for the same.

DATED-19.12.24

21. That it is well settled amidst both the parties to this contract that if the Tenant fails to comply with the agreed provisions of this legal indenture and fails to pay the monthly decided amount of rent for 01 month to the said Landlord without any kind of intimidation either formal or informal, than the Landlord shall be authorised to file a written complaint in the concerned police station regarding the matter and to evict the above said property from the possession of the tenant without any prior notice.
22. That expenses incurred in relation to the registration of this legal contract is paid and borne by both the parties i.e. the said Landlord and the tenant.
23. That this Legal Contract is drafted on the basis of documents supplied by the Landlord and the contents of this Legal Contract has been read over by the said Tenant and the Landlord admits that the complete contents are true and nothing is concealed or mis-represented.
24. In case of any Dispute only Delhi Court(s) shall have the sole jurisdiction over this rent agreement deed.

IN WITNESS WHEREOF, both the parties have signed this agreement at Delhi on the date first written above in the presence of the following marginal witnesses:-

DETAILS OF WITNESSES:-

1. Guj-Carp¹-

2. menajain

LANDLORD R Jain

TENANT A Jain
