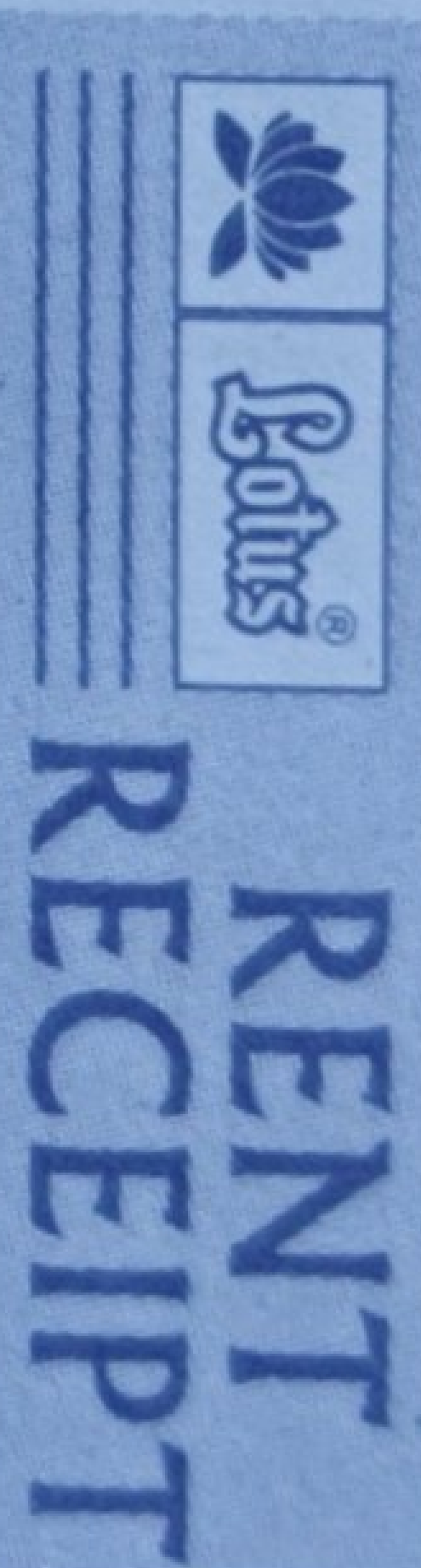


Receipt No. 1st Dated 26th Dec 2024

Owner's Name Jagathi Singh



Received From (Tenant) Ankur Nath Tiwari

Address B-288 Khandriya Wihar, Sector 5
Noida, 201307

Monthly Rent ₹. 35,000/- From 1st Apr 2024 To 31st Mar 2025

Last Balance ₹. — House Tax ₹. —

Electricity Bill ₹. — Water Bill ₹. —

Total ₹. 4,20,000/- Balance ₹. — Advance ₹. —

Total in Words ₹. Four Lakh and Twenty Thousand

₹. 4,20,000/-

Sign. of Owner

Jagathi Singh





INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP18057693570779W

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP18057693570779W

: 24-Dec-2024 02:29 PM

: NEWIMPACC (SV)/ up16051704/ GAUTAMBUDDH NAGAR 1/ UP-GBN

: SUBIN-UPUP1605170433146709227070W

: JAGRITI SINGH

: Article 35 Lease

: Not Applicable

:

: JAGRITI SINGH

: ANKUR NATH TIWARI

: JAGRITI SINGH

: 100

(One Hundred only)

₹100

₹100 ₹100 ₹100 ₹100

Signature.....

ACC Name: Kapil Rajbhar

ACC Code: UP16051704

ACC Add.: Sub Registrar office, Sec-33, No. 1

Mob: 9818786334

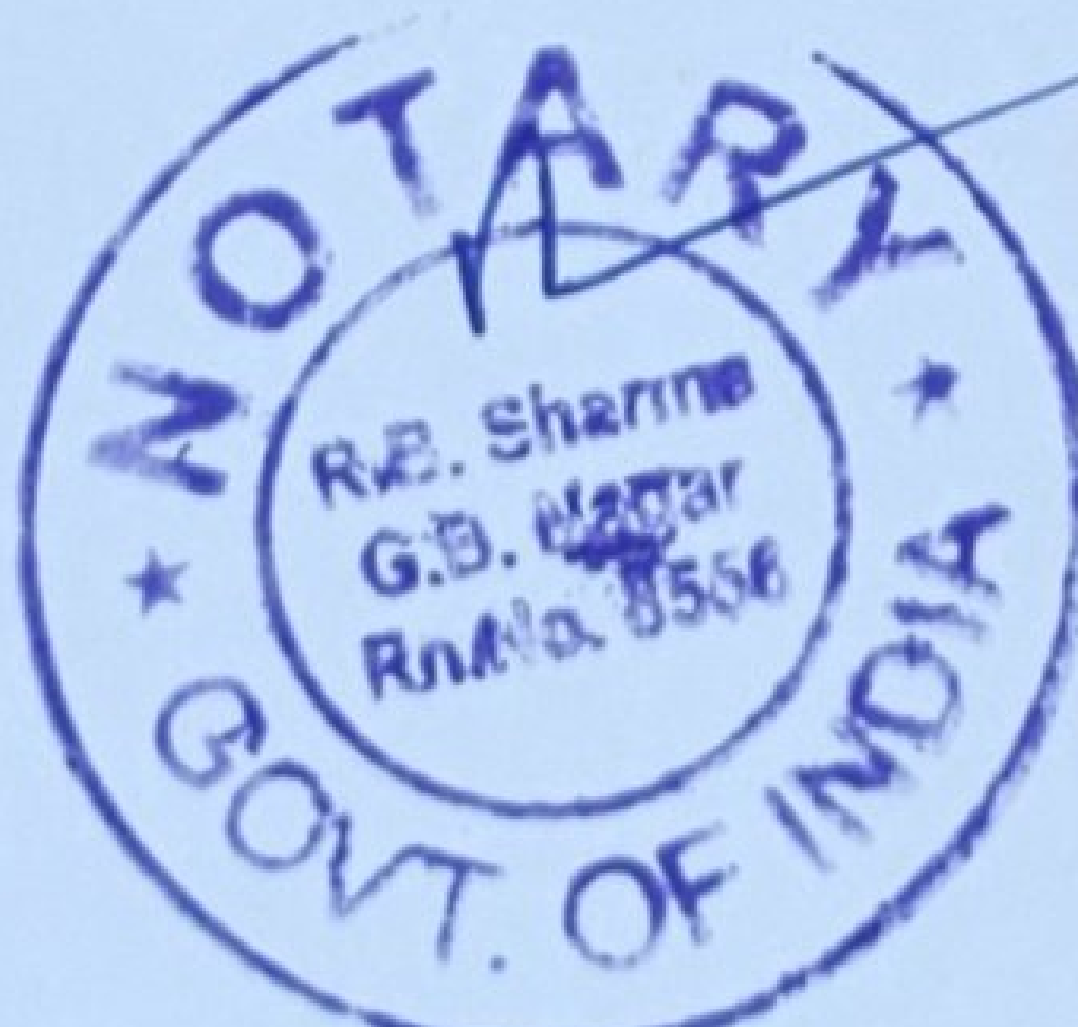
LIC No: 2171

₹100



IN-UP18057693570779W

Please write or type below this line



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 **24TH** day of **DECEMBER 2024** Between **Mrs. JAGRITI SINGH W/O Mr. MRITUNJAY KUMAR SINGH, R/O 301, F-2A, GOLF LINKS RESIDENCY, GOLF COURSE ROAD, SECTOR-18, NEW DELHI-110078**, on the first part, (hereinafter called the LESSOR/OWNER).

AND

Mr. ANKUR NATH TIWARI S/O Mr. DINESHWAR NATH TIWARI, R/O 53, TULARAMBAGH, ALLAHABAD, U.P.-211006, in the other part (hereinafter called the LESSEE/TENANT).

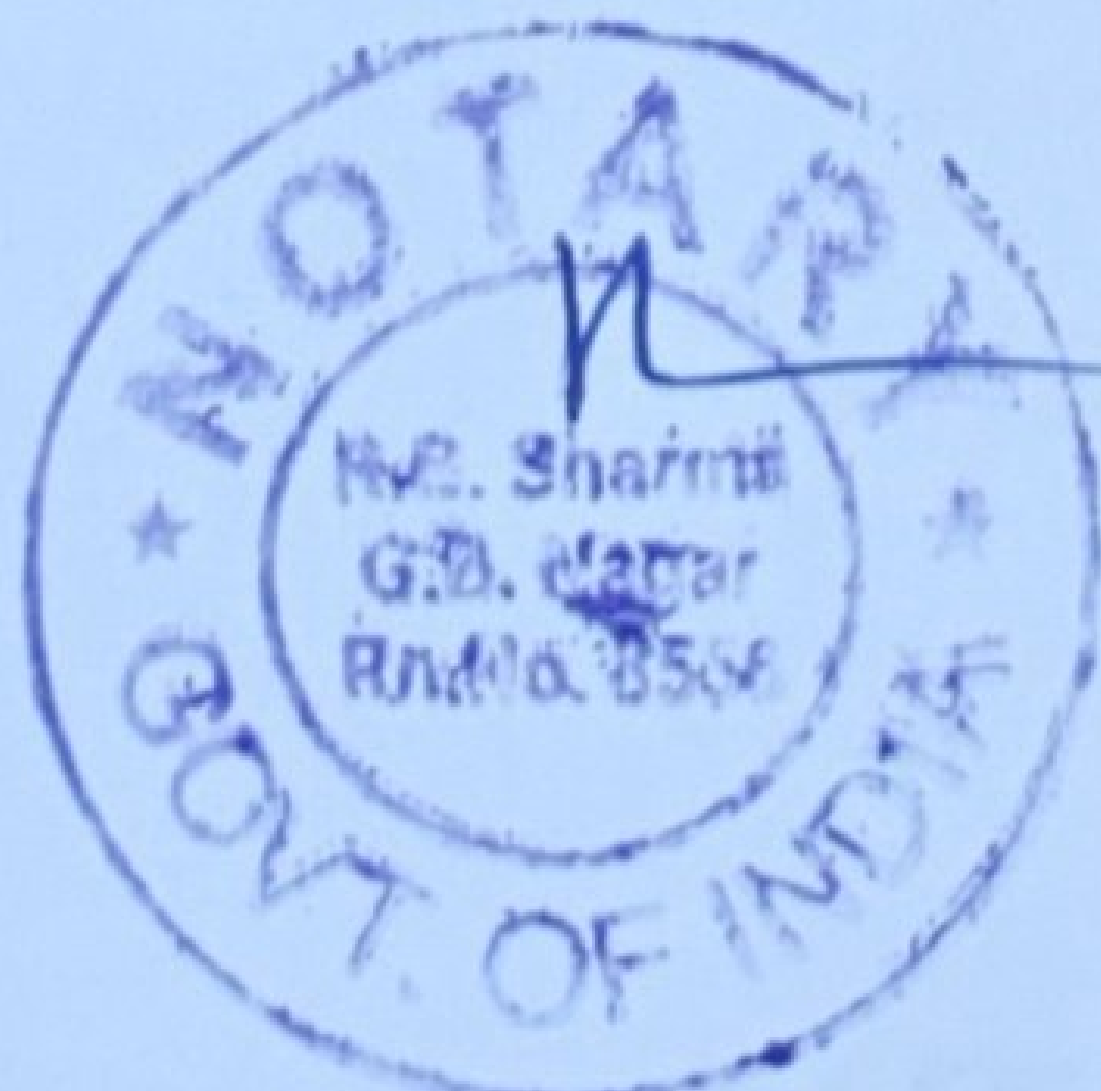
(The words and expressions lesser and the lessee shall mean and include their legal representative, authorized agents, assignees, successor and legal heirs respectively).

WHEREAS the LESSOR is the absolute owner and in possession of **301, F-2A, GOLF LINKS RESIDENCY, GOLF COURSE ROAD, SECTOR-18, NEW DELHI-110078**, 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 request of the Lessee the Lessor aforesaid has agreed to let out the premises for **RESIDENTIAL** purpose for a period of 11 months. And whereas the second party has agreed to execute and sign this deed of rent agreement/lease deed, as per terms and conditions mentioned below: -

NOW THIS LEASE AGREEMENT WITNESSE AS UNDER:-

1. That the term tenure of the lease of the said premises would be for 11 months beginning from **01/04/2024** to **28/02/2025** It will be depended on mutual consent of both the parties that the said tenure period will be extended.
2. That the monthly rent Rs. **35,000/-** (Rupees **THIRTY FIVE THOUSAND** only), in respect of the aforesaid premises shall be paid every month in advance by the Lessee to the Lessor on **07TH** day of each English Calendar month.
3. That the Lessee has paid an amount of Rs. **35,000/-** (Rupees **THIRTY FIVE THOUSAND** only) as interest free one month security to the Lessor, which shall be refunded at the time of vacation on the said premises after adjusting all dues and damages in the said property.
4. That the Lessor will not be responsible for any kind of dues such as telephone bills, credit card payment, electricity bills and any kind of Loan.
5. That the LESSEE shall pay electricity (power, light and Gas) & water for the demised premises 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.
6. 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.



7. That the original of this agreement will be retained by the lessor.
8. That the lessees shall not make any structural additions of the lessor but can install air conditioned & air cooler.
9. That the lessee can shall not sublet or assign the premises in part or whole under any circumstances.
10. That the Lease Agreement can however be terminated by the Lessor one month's notice & Lessee on one month's 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 Lessee.
11. 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.
12. That the Lessee shall peacefully permit either Lessor or his representative to enter the premises in all the reasonable times in order to examine tie sate and condition of the premises.
13. 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.
14. That both the Lessor and the Lessee will be bound with the terms and conditions of the Rent Agreement.
15. The lessee' shall not do any act that disturbs the neighbours.
16. This Rent Agreement can be renewed with the mutual consent of both the parties and after the enhancement of 10% in the existing rent after this rent agreement Otherwise this rent agreement will automatically stand cancelled/terminated.

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

WITNESSES:

1. *Arunima Pandey*

Jagrit Singh
LESSOR/FIRST PARTY

2. *JB*

Ashutosh Tiwari
LESSEE/SECOND PARTY



ATTESTED

Rambir Sharma
RAMBIR SHARMA
Advocate Notary
(G B Nagar)

24 DEC 2024