



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL37420041102970R
Certificate Issued Date	: 31-Jan-2019 05:49 PM
Account Reference	: IMPACC (IV)/ dl966503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL96650380251977056628R
Purchased by	: MADHU SHARMA
Description of Document	: Article 35(i) Lease- Rent deed upto 1 year
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MADHU SHARMA
Second Party	: SHIV CHARAN AKELLA*
Stamp Duty Paid By	: MADHU SHARMA
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



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

Madhu



Shiv Charan Akella

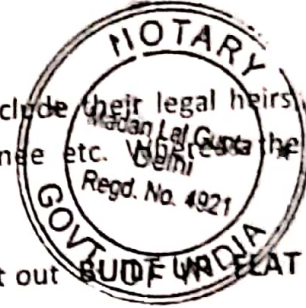
RENT AGREEMENT

This Rent Agreement is being executed at New Delhi on 31/01/2019 between SMT. MADHU SHARMA W/O SH. RAKESH SHARMA R/O FLAT NO.-A-603, PLOT NO.-13, KOHINOOR APARTMENT, SECTOR-19-B, DWARKA, NEW DELHI-110078, do hereinafter called the First Party/Owner.

AND

MR. SHIV CHARAN AKELLA S/O SH. SURYA BHAGWAN AKELLA R/O WZ-29, FIRST FLOOR, NANGLI JALIB B-1-JANAK PURI, NEW DELHI-110058, do hereinafter called the Tenant/Second party.

The expression of the LANDLORD and the TENANT shall mean and include their legal heirs, successors, executors, administrators, representative, assigns and nominee etc. Where the LANDLORD is the absolute owner and sole owner of the said property.

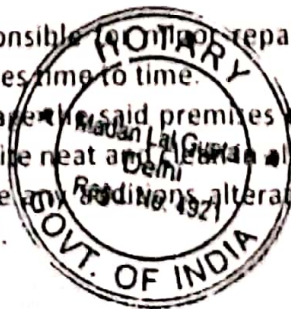


Whereas on the request of the Tenant the LANDLORD has agreed to let out NO.-287, SECTOR-13, POCKET-B, DWARKA, NEW DELHI-110078.

WHEREAS on the request of the tenant the landlord has agreed to let out the said property and the tenant has also agreed to take the same on monthly Rent of RS.17,000/- (RUPEES SEVENTEEN THOUSAND ONLY) extra electricity charges, Water Charges, Sewerage charges, Maintenance Charges, following agreed terms and conditions of this agreement as under :-

1. That the Tenant has taken the said premises only for lawful RESIDENTIAL PURPOSE, and not for any other purpose since.
2. That the tenancy shall commence from 26/01/2019 for a period of 11 months only. However the said tenancy period can be extended further with the mutual consent of both the parties by 10% increase in the said rent with a fresh/New Rent Agreement.
3. That the Landlord can inspect the said premises at any reasonable time in the presence of the tenant and the tenant shall have no objection for the same in future.
4. That the tenant shall pay the said monthly rent in advance cash or through demand draft/RTGS/NEFT (PDC) payable at Delhi to the landlord up to 25-30th day of each of English Calendar month.
5. That the tenant shall paid the water motor will be Repair on own cost of the said property.
6. That the tenant shall not store or stock any objectionable items, hazardous, inflammable and offensive articles etc. in the said tenanted premises.
7. That the tenant shall not sub-let the said premises or any portion thereof to anybody else.
8. That the tenant shall be responsible for the repair/maintenance work done by his own cost in the tenancy premises time to time.
9. That the tenant shall not damage the said premises or any portion thereof and he/she shall keep the said premises quite neat and clean in all respect.
10. That the tenant shall not make any alterations in the said premises without written consent of the landlord.

Madhu



Shiv Charan Akella

11. That if the tenant want to vacate the said premises before the expiry of tenancy period, then he shall serve one month prior notice to the landlord and similarly if the landlord under unacceptable, unpleasant terms and conditions or circumstances, wants to vacate the said premises from the tenant then he shall also serve one months, prior notice to the tenant and no specific reason should be required for the same.
12. That the tenant shall abide by all the rules and regulations of DDA, MCD, BSES RAJDHANI POWER LIMITED, or any other authority etc.
13. That the minor repairs such as leakages to water taps, electricity fuses etc. shall be carried out by the tenant.
14. That the tenant/second party has paid an interest free security amount of RS.34,000/- (RUPEES THIRTY FOUR THOUSAND ONLY) to the owner/first party in respect of the said premises, that the above said security amount will be refunded at the time, when the tenant/second party shall vacate the possession of the said premises, to owner/first party after clearing all dues of rent amount, electricity and water charges etc.,
15. If the second party will vacate the tenancy premises before completion of six month then the security amount shall be forfeited by the first party.
16. That in case, the first party sales the above said property, then the second party shall vacate and release the above said premises within the prior notice period as per this agreement.
17. All movables are given in working condition and shall be taken back in working condition else the repair cost to be borne by tenant.
18. Any repair of house electrical, electronic, furniture, to be borne by tenant.
19. That in case of the defaults for non-payment of the Rent, The Owner will be fully entitled to realize the rent through court of law under specific performances of contract at the cost, risk, and responsibility of the tenant.
20. That the First party will not responsible for any pending loan for the above mentioned tenancy period in future time.
21. That both the parties shall abide by all the rules and regulations of the Rent Control Act and terms and conditions of this agreement. That the both parties have signed on this agreement with their sound mind and good health.
22. That the second party shall handover the peaceful vacant physical possession of the said premises with all items on the same conditions after expiry of agreement period.

IN WITNESSES WHEREOF, the landlord and the tenant executed this agreement, in the presence of the following witnesses:-

WITNESSES:-

1.

2.

31 JAN 2019
ATTESTED
Notary Public Delhi



Madhu
FIRST PARTY/OWNER

Shiv Chandra
SECOND PARTY/TENANT