



Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

Certificate No.

: IN-UP02329809169301V

₹100

Certificate Issued Date

: 15-Dec-2023 03:04 PM

Account Reference

: NEWIMPACO (SV) / up14011504/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1401150400448038630506V

Purchased by

: RANJU THAKUR

Description of Document

: Article 35 Lease

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: RANJU THAKUR

Second Party

: KESHAV KISHOR

Stamp Duty Paid By

: RANJU THAKUR

Stamp Duty Amount(Rs.)

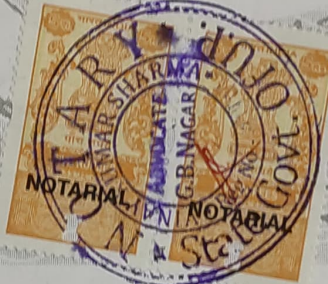
: 100
(One Hundred only)

₹100 ₹100 ₹100 ₹100

सत्यमेव जयते



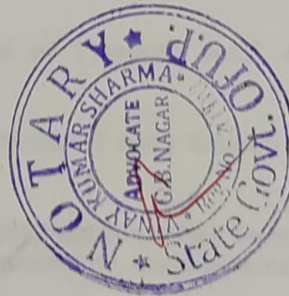
₹100



Signature.....
 ACC Name: Raju Chauhan, ACC Code: UP 140115
 ACC Add: ARTO Office, Sec-32, Noida, Distt. 837582953,
 License No: 402/2017-19, Tehsil & Distt. G.B. Nagar, U.P.

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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 and executed at **NOIDA** on **15TH DECEMBER 2023** between **MRS. RANJU THAKUR W/O SH. ARJUN THAKUR R/O H.NO-171, GALI NO-6, NEAR- UPHC KHARATI NAGAR, VILLAGE- BAGU, GHAZIABAD, UTTAR PRADESH-201009**, on the first part, hereinafter called the LESSOR/OWNER.

AND

MR. KESHAV KISHOR S/O SH. ARJUN THAKUR R/O VILLAGE- MORNA, SECTOR-35, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH-201301, of the second part, hereinafter called the LESSEE/TENANT.

The expression and words of the first party and the second party shall mean and include their legal heirs, nominees, executors, successors, assignees, administrators and legal representatives respectively).

WHEREAS the first party /lessor is the owner and in possession of Property bearing **H.NO-171, GALI NO-6, NEAR- UPHC KHARATI NAGAR, VILLAGE- BAGU, GHAZIABAD, UTTAR PRADESH-201009**, on hereinafter called the Premises. Which lessor has agreed to give and lessee admeasuring 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 for the **RESIDENTIAL** purpose and shall not use it for any other purpose and whereas the lessee has agreed to execute and sign this rent agreement as per terms and conditions mentioned below:-

NOW THIS RENT AGREEMENT WITNESSE AS UNDER:-

1. That the monthly rent of the above said premises has been settled between both the parties at a sum of **RS. 20,000/- (RUPEES TWENTY THOUSAND ONLY)** including of monthly maintenance charges, of every month.
2. That the Second party has deposited to the lessor a sum of **RS. 20,000/- (RUPEES TWENTY THOUSAND ONLY)** as interest free security. Security money will be refunded at the time of vacation of the premises after adjusting any outstanding dues or damages.
3. That the agreement is for a period of 11month w.e.f. **01/04/2023** to **28/02/2024**
4. That rent will be paid on or before **05TH** day of every English Calendar month by Cash/Cheque/**Online Transfer**.
5. That after the expiry of 11 months period the rent shall be increased 10% by if the tenancy has been continued subject to mutual consent of both the parties.
6. The tenant can never take a loan on the above property in future without the consent of the landlord.



7. That the Lessee shall handover the vacant physical possession of the premises referred to above to the Lessor at the time of termination of lease together with the fittings and fixtures duly repaired, if any damage done.
8. That no additions and alterations will be made by the lessee without prior written consent of the lessor.
9. That all the taxes shall be paid by the lessor and the electricity, IGL, and water charges shall be paid by the Lessee to the concerned authority/ lessor.
10. That the rent agreement can be terminated even before the expiry of the lease deed period by either the lessor or the lessee, by giving one month prior written notice in advance.
11. That the Lessee shall not make any unauthorized construction in the said premises That if any unauthorized construction is found there by Noida society in future, the authority has right to take-action against lessee as per regulations in force.
12. That the lessee shall not sublet or part with the said premises in whole or their parts thereof, without the written consent of the lessor.
13. That the terms and conditions of this lease agreement stated above shall be binding on both the parties i.e. terms of this agreement are final.
14. That all the day to day repairs of minor nature, such as replacement of fuses, washers, bulbs, leakage, tube lights etc. shall be borne by the lessee at their own cost.
15. That in case of any dispute between the parties, the court of Noida, U.P shall have the jurisdiction entertain the same.

IN WITNESS WHEREOF both the parties have set their respective hands on this RENT AGREEMENT at **NOIDA** on **15TH DECEMBER 2023** the first above written in the presence of the following witnesses.

WITNESSES:-

1. Khushi

Ranju

LESSOR/ FIRST PARTY

2. Sickho



Keshav

LESSEE / SECOND PARTY

ATTESTED

Vinay Kumar Sharma
Notary Public
Gautam Buddh Nagar

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