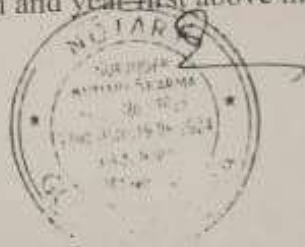


10. That the tenant shall not make any additions or alterations in the said premises without the written consent of the Landlord, the state of premises as it is where it is will be maintained by the tenant.
11. That the minor day to day repairs will be done by the tenant, whereas any major repair shall be undertaken by the Landlord.
12. That the tenant shall not assign, sub let/underlet to other person, possession of the above said shop in favor of any third party.
13. That the possession of the premises has been delivered to the tenant.
14. That after the expiry of the period of this agreement the tenant shall handover vacant possession of the premises to the Landlord unless the tenancy is further extended mutually by both the parties.
15. That in case the Landlord wants to get the premises vacated prior to the said tenancy period or the tenant wants to vacate the premises in the same way then the respective party shall serve a notice of one month upon the other for doing so.
16. That in case of violation any of the conditions of the rent agreement; he/she shall be liable to vacate the premises without any notice.
17. That in case of tax like property tax, house tax etc. is imposed in said premises by the Govt. or any other local authority, the tenant shall not be liable to pay the same beside rent to the extent of his share. Witness whereof, the same the parties do hereby set their hands on this deed contents of same to be correct.
18. That in case of tax like property tax, house tax etc. is imposed in said premises by the Govt. or any other local authority, the tenant shall not be liable to pay the same beside rent to the extent of his share. Witness whereof, the same the parties do hereby set their hands on this deed contents of same to be correct.

IN WITNESSESS WHERE OF the same, the parties do hereby set their hand on this deed on this month and year first above mentioned at Mohali.

WITNESSES:

1.



9/9/22
SUN
SURINDER KUMAR SINGH
MUTU, S.A. 1974-1975

LANDLORD:

CARETAKER:

2.

Certified that the Affidavit/GPA/SPA/
I, [Name] have read over & explained
to the [Name] Executant who seemed
perfectly to understand the same at the
time [Name] [Name]
I, [Name] [Name] Executant who
sign [Name] marked in my presence.

TENANT:

IN PB 17860499772464

RENT AGREEMENT

This agreement is Executed at KHARAR, (Mohali), dated: 09/09/2022.

- 1) Sanjay Singh S/O Sh. Bhopal Singh Aadhar No- 4392 6455 4374, Resident of House No- 1469, Block-09, Dashmesh Nagar, Naya Gaon, S.A.S Nagar Mohali Punjab, Caretaker of the property of Bhopal Singh S/O Amar Singh (Aadhar No-328546773480) R/O#1469, Block-9, Dashmesh Nagar, Naya Gaon, Distt S.A.S Nagar Mohali, Punjab-160103 (hereinafter referred to as the landlord) which terms shall where the contacts so admits as the first party.

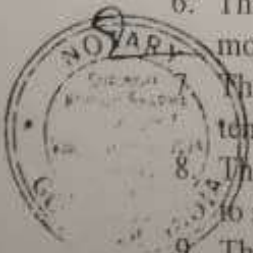
"AND"

Sanjay Singh
Bhopal Singh

"S Work 7 through its proprietor Pardeep Singh S/O Sh. Jamail Singh Aadhar No- 8252 9054 1065, Resident of Ghandauli, S.A.S Nagar Mohali Punjab-140901 (hereinafter referred to as the tenant) which terms shall also where the context so admits include his/her/their heirs, executors, administrators, assignees and legal representatives etc. of the other part of this deed.

WHEREAS the above said Landlord is the owner and in possession of rent a SCO No-90D, Top Floor, Cabin NO-7, City Heart, Kharar Distt SAS Nagar Mohali, Punjab-140301, (including with wall fans, lights, 3 chairs, one table) and above said Tenant has contacted the landlord to take on rent the said house and the first party has also agreed to let-out the said premises to the above tenant on the below given terms and conditions: -

1. That monthly rent money of the said premises has been fixed at Rs.5,000/-per month, and 500 per month maintenance Charges, one month rent in advance by cash.
2. That the security Rs.5000/- has been paid by the tenant to Landlord in advance.
3. That the tenancy has commenced w.e.f. 09/09/2022 to 08/08/2023 and shall be for a period of 11 months in the first instance.
4. That the premises shall be used for **Commercial Purpose** only and for no other purpose without the written consent of Landlord.
5. That in case of agreement between both the parties, the tenancy can be further extended, but such extension shall be allowed with an increase of 10% in the last paid rent.
6. That the rent has to be paid in advance by 7th day of Each English calendar month.
7. That the tenant shall pay the Electricity charges to the Landlord during the tenancy period for the portion under tenancy.
8. That the tenant shall allow the Landlord to inspect the premises at any moment to see the same are being kept in good condition at day time/reasonable.
9. That if tenant does not pay the rent in time then the Landlord is at liberty to take back the possession of the premises without any notice.



Sanjay Singh
Sanjay Singh
9/9/22

Pardeep Singh

Sanjay Singh



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB17860499772461U
Certificate Issued Date : 22-Aug-2022 08:12 PM
Certificate Issued By : pbgurpretu
Account Reference : NEWIMPACC (SV)/ pb7017904/ MOHALI/ PB-SN
Unique Doc. Reference : SUBIN-PBPB701790436347040021636U
Purchased by : NOTARY PUBLIC CO A K SHARMA
Description of Document : Article 4 Affidavit
Property Description : DISTRICT COURT SAS NAGAR MOHALI
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : NOTARY PUBLIC CO A K SHARMA
Second Party : Not Applicable
Stamp Duty Paid By : NOTARY PUBLIC CO A K SHARMA
Stamp Duty Amount (Rs.) : 50
(Fifty only)



Please write or type below this line

Rent agreement
Sanjay Singh



QT 0005531688

Statutory Alert:

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