



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

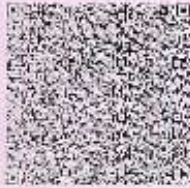
Signature

ACC Name: ARBIND KUMAR, ACC Code: UP14003504

ACC Add: Sub Registrar Noida, Mob. 9890010999

License No. 917/00, Tehsil & Distt, G.B. Nagar, U.P.

Certificate No. : IN-UP96746900741934V
Certificate Issued Date : 28-Apr-2023 02:13 PM
Account Reference : NEWIMPACC (SV)/ up14003504/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPLP1400350487864128367196V
Purchased by : METACORE TESTING LABORATORY
Description of Document : Article 35 Lease
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : PALERAM
Second Party : METACORE TESTING LABORATORY
Stamp Duty Paid By : METACORE TESTING LABORATORY
Stamp Duty Amount(Rs.) : 1,320
(One Thousand Three Hundred And Twenty only)



Please write or type below this line

4/21/23



Akash Singh

JD 0020190114

RENT AGREEMENT

THIS RENT AGREEMENT is made and executed at NOIDA, U.P. made on 28th day of APRIL 2023 between MR. PALERAM (AADHAR NO- 8544 8986 1230) S/O DHAN SINGH RESIDENT OF A-263, NEAR JANTA FLAT SECTOR-73, SHARFABAD NOIDA DISTT- GAUTAM BUDH NAGAR U.P. 201304 hereinafter called the **FIRST PARTY/LESSOR/OWNER** (which expression shall include his/her heirs, successors, legal representatives, nominees and assigns of the One Part).

AND

M/S METACORE TESTING LABORATORY ADD SHOP NO.1 1ST FLOOR DHAN SINGH MARKET SECTOR 73 SHARFABAD NOIDA, DISTT- GAUTAM BUDH NAGAR U.P. through Prop. ANKIT KAUSHIK S/O MAHESH CHAND SHARMA (hereinafter referred to as the **LESSEE /TENANT** (which expression shall include his/her heirs, successors, legal representatives, nominees and assigns of the other part).

(The expression and words of the **Lessor** and the **Lessee** shall mean and includes their legal heirs, nominees, executors, administrators, assigns and all legal representatives respectively). AND WHEREAS the aforesaid **Lessor** is an actual owner and in possession & ready to let out the premises situated at **HOUSE NO-2, BALGIRI MANDIR ROAD SADARPUR SECTOR-45, NOIDA DISTT- GAUTAM BUDH NAGAR U.P.** herein after referred to as the **PROPERTY**.

AND WHEREAS on request of the Lessee, the Lessor aforesaid has agreed to let out the premises for **COMMERCIAL Purpose** only. Lessee shall not use it for any to purpose and whereas the Lessee has agreed to execute and sign this Deed of Rent Agreement as per terms and conditions mentioned below:-

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:

1. That the Lease is for a period of 11months w.e.f. 01-01-2023 TO 31-11-2023.
2. That the monthly rent of the above said premises has been settled between both the parties a sum of Rs.6,000/- (Rs. SIX THOUSAND ONLY) including maintenance charges per month.
3. That the Second Party has paid the Lessor a sum of Rs.6,000/- (Rs. SIX THOUSAND ONLY) as interest free Security. Security money will be refunded at the time of last day of vacation of the premises after adjusting any outstanding dues or damages.

पल्लेराम



ANKIT KAUSHIK

4. That the rent will be paid on 4th day of every English Calendar month by cash/cheque/RTGS/ Online.
5. 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/replaced if any damaged/breakage occurs.
6. That the **MAINTAINANCE, ELECTRICITY (POWER AND LIGHT) & WATER, CHARGES, IGL**, will be paid by the Lessee as per the Electrical Meter installed at the premises. The original receipt of the Electrical bill will have to handover to the landlord.
7. That the maintenance, safety and security of the House, fittings and fixtures shall be responsibility of the Lessee at its own cost. The House has already been comprehensively painted and varnished at the commencement of the Lease.
8. That the Lessee shall keep the interior of the demised premises in good order and condition and attend to all the required minor repairs at its own cost.
9. That the Lessee at the time of occupation shall see that all the sanitary, electrical and other fittings, fixtures and furniture are in perfect working order, nothing broken or missing, the Lessee shall be responsible to restore them in the same condition natural wear and tear and damage acts of God may be exempted.
10. That not to use the said premises for any illegal or immoral purposes or any other purposes prohibited by the local authorities/Society. If the Lessee is found to be doing so, the Lessee will have to vacate the premises immediately and the Security deposit shall be forfeited.
11. That the Lessee shall not sublet the whole or any part of the demised premises in any case. The Lessee will not be permitted nor undertake any structural change in the house. The Lessee shall use the premises for **COMMERCIAL PURPOSE**.
12. That the Lessor or any of his authorized representative of the Lessor can visit/enter the said premises for inspection/repair at any time during the normal working hours with the permission of Lessee.

पालेरा



[Handwritten signature]

13. That the Lessor will not be responsible for any financial transaction made by the Lessee to the Govt/Financial Institutions or any private parties during the effective lease agreement period.
14. 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** to the other party with a **lock-in period of 6 month**, with an option to renew the same with **11 month** on the terms and condition mutually agreed upon.
15. That in the event of any dispute or difference arising out of this Agreement the matter will be referred to an Arbitrator approved by the Lessor and his decision will be binding on both the parties.
16. 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 and are **irrevocable**.
17. That all the taxes shall be paid by the Landlord/Lessor. That all the electricity charges, society charges, and water charges shall be paid by the lessee to the concerned authority/lessor as per the main meter reading.
18. That the expiry of 11 months period the rent shall be modified AS PER THE MARKET PREVAILING RATE and the tenancy will be continued after execution of fresh Rent Agreement.

IN WITNESS WHEREOF the both parties have set their respective hands on this deed on the date, month and year above written.

WITNESSES:

1. DEVAISH SHARMA
S/O BIRESH KUMAR SHARMA
UID-5522 8545 7752

2. B. K. DIXIT



UID-6054 8965 8651

वालेराम

LESSOR/OWNER

Akash

LESSEE/TENANT

ATTESTED

BALKRISHNA DIXIT
Advocate (Notary)
R. No. 7167
GAUTAM BUDH NAGAR (U.P.)

28 APR 2023



INDIA NON JUDICIAL

Government of Uttar Pradesh

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-UP20207352387291V

: 29-May-2023 12:49 PM

: NEWIMPACC (SV)/ up14009804/

: SUBIN-UPUP1400980435176793635760V

: PALERAM

: Article 4 Affidavit

: Not Applicable

:

: PALERAM

: METACORE TESTING LABORATORY PROP MR ANKIT KAUSHIK

: PALERAM

: 10

(Ten only)

Signature

ACC Name ANSHUL KUMAR

ACC Code UP14009804

ARTO Sector 32, Noida, Mob: 999012630

NOIDA UP-GBN, Tehsil & Distt. Dadri G.B. Nagar UP

₹10

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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.

NO OBJECTION CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is certify that I, MR. PALERAM the owner of property ,H.NO-2, BALGIRI MANDIR ROAD, SADARPUR, SECTOR-45, NOIDA, DISTT-GAUTAM BUDH NAGAR, U.P. have permitted and allowed M/S METACORE TESTING LABORATORY THROUGH ITS PROP. MR. ANKIT KAUSHIK For Operating his business from the above mentioned address.

I also state that if M/S METACORE TESTING LABORATORY THROUGH ITS PROP. MR. ANKIT KAUSHIK uses the above mentioned address as mailing for his business , I will have no objection on it




(PALERAM)

DATED:- 29-05-2022

PLACE:- NOIDA



ATTESTED


RAMBIR SHARMA
Advocate Notary
Dadri (G.B. Nagar)

29 MAY 2023

भारत सरकार
Government of India

आधार

Download Date: 19/03/2021

देवांश शर्मा
Devansh Sharma
जन्म तिथि/DOB: 05/10/2000
पुरुष/ MALE

Issue Date: 13/03/2021

5522 8545 7752
VID : 9187 5765 9821 9305

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

पता:
बिना: बिरेश कुमार शर्मा, एफ 48, जयपुरिया सनराइज ग्रीन्स,
बरोली अहिर शमशाबाद रोड, आगरा, आगरा,
उत्तर प्रदेश - 282001

Address:
C/O: Biresh Kumar Sharma, F 48, Jaipuriya
Sunrise Greens, Barauli Ahir Shamshabad
Road, Agra, Agra,
Uttar Pradesh - 282001

5522 8545 7752
VID : 9187 5765 9821 9305

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भारत सरकार
Government of India

आधार

Download Date: 19/03/2021

भूमि शर्मा
Bhoomi Sharma
जन्म तिथि/DOB: 30/01/1996
महिला/ FEMALE

Issue Date: 13/03/2021

6054 8965 8651
VID : 9194 4963 8079 7100

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

पता:
बिना: बिरेश कुमार शर्मा, एफ 48 जयपुरिया सनराइज
ग्रीन्स, शमशाबाद रोड, बरोली अहिर, आगरा, आगरा,
उत्तर प्रदेश - 282001

Address:
C/O: Biresh Kumar Sharma, F 48, Jaipuriya
Sunrise Greens, Shamshabad Road, Barauli
Ahir, Agra, Agra,
Uttar Pradesh - 282001

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