



सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL61358394977542U  
Certificate Issued Date : 16-Jul-2022 07:35 PM  
Account Reference : IMPACC (IVY) d736803/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL73680305455636774324U  
Purchased by : KANCHAN RANI  
Description of Document : Article 35(i) Lease- Rent deed upto 1 year  
Property Description : WA-194-A, GROUND FLOOR, SHAKARPUR, DELHI-110092  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : KANCHAN RANI  
Second Party : USHA ENTERPRISES  
Stamp Duty Paid By : KANCHAN RANI  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)



Please write or type below this line



*Kanchan Rani*

*For USHA ENTERPRISES*  
*Usha Enterprises*  
Proprietor

#### 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.



E-STAMP CERTIFICATE NO.  
E-STAMP DATED  
PAID STAMP DUTY AMOUNT

:- IN-DL61358394977542U  
:- 16.07.2022  
:- Rs.50/-

### RENT AGREEMENT

This Deed of Rent Agreement is made at Delhi, on this 16<sup>th</sup> day of July, 2022, Between:- **Smt. Kanchan Rani** resident of H.No.WA-194-A, Shakarpur, Delhi-110092, (hereinafter called the **Landlady/ First Party**).

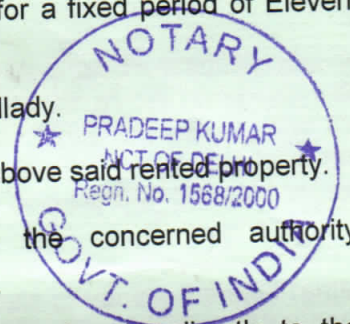
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**M/s. Usha Enterprises** at WA-194-A, Gali No.2, Near Hanuman Mandir, Shakarpur, Delhi-110092, through its Proprietor **Shri Naresh Sahni** son of **Shri K.L. Sahni** (hereinafter called the **Tenant(s)/ Second Party**).

The expression Landlady and Tenant(s) shall mean and include their respective legal heirs, successors and assigns.

Whereas the Landlady is the actual lawful owner and in possession of One Office on **Ground Floor**, A Part of Property Bearing No.**WA-194-A**, situated at Gali No.2, WA-Block, **Shakarpur**, Delhi-110092, fitted with electric and water meter connection, (hereinafter called the property). That the Landlady on the request of the Tenant(s) has agreed to letout the said property to the Tenant(s) on the following terms and conditions :-

1. That the Tenant(s) will pay a sum of Rs.5,000/- (Rupees Five Thousand Only), as monthly rent to the Landlady, monthly rent payable on or before 01<sup>st</sup> day of each English Calender Month in advance, (excluding electricity & water charges).
2. That the tenancy period will commence with effect from 01.07.2022, for a fixed period of Eleven (11) Months, and ending on 31.05.2023.
3. That the Tenant(s) has not deposited any security deposit with the Landlady.
4. That the Tenant(s) is not entitle to make any addition/ alteration in the above said rented property.
5. That the Tenant(s) will pay maintenance charges if any to the concerned authority directly/Landlady.
6. That the Tenant(s) will pay the consumption charges of electricity and water directly to the Landlady/concern authority/ department as per bills/ sub-meter reading.
7. That the Tenant shall use the DEMISED PREMISES for **commercial** purpose only and will not use it for carrying on any offensive or prohibited trade, business or activity for storing any combustible or explosive substance.
8. That the Tenant(s) will not keep any dangerous or harmful materials in the demised premises in any manner.
9. That the Tenant(s) shall not do any commitment against the law & regulation of Govt./MCD/ Local Authority in all manner.



*Kanchan Rani*  
(LANDLADY)

*For USHA ENTERPRISES*  
*Naresh Sahni*  
Proprietor  
TENANT(S)

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10. That the Tenant(s) will not sublet the above said property in whole or part to any other person in any manner nor join any partner.
11. That at the end of this tenancy agreement the Tenant(s) will vacate the above said property peacefully in good condition with fittings and fixtures, without any prior written notice.
12. That during the period of tenancy the minor and major repairs and maintenance shall be borne by the Tenant only.
13. That the tenancy can be terminated either by the Landlady or the Tenant(s) by giving one month's notice to other Party in advance or in default of notice one month's rent in lieu of notice shall be payable by either party.
14. That if the Tenant(s) will fail to pay the one month rent to Landlady then the Landlady is authorized to get vacated the above said property from the Tenant(s) without any prior notice.
15. That if the Landlady wants to letout the above said property after expiry of this agreement to the said Tenant(s) then the tune of rent 10% will be increased in the present monthly rent, and both the parties will execute a fresh rent agreement with new terms and conditions in writing only.
16. That the Landlady shall have full right to inspect the tenanted premises at any reasonable time.
17. That the Tenant shall be responsible for all acts done by it in the DEMISED PREMISES and the Landlady shall not be responsible for any such acts.
18. That it is agreed by the between the parties that Delhi Courts alone shall have Jurisdiction in respect of any dispute pertaining to this lease.
19. That in case of any kind of mishap/ theft/fire etc. may be occur in the above said premises during the tenancy period then the said second party/ tenant(s) will be fully responsible for all the consequences with own cost and expenses and the first party/ Landlady will not responsible for the same. That the second party /tenant(s) will not be permitted for taking any type of loan/vehicle loan/personal loan from any bank/ concerned authorities against this rent agreement till the tenant(s) is occupied of the said rented premises.
20. That on expiry or termination of this rent agreement if the Tenant(s) fails to vacate the said rented premises then the Tenant(s) shall be liable and responsible to pay Rs.1,000/- (Rupees One Thousand Only), per day as penalty/ damage charges to the Landlady.
21. That the original of this deed is being retained by the Landlady and its copy by the Tenant.

IN WITNESS WHEREOF, both the parties have signed on this agreement on the date, month and year first above written, in the presence of following witnesses:-

**WITNESSES:-**

1.

*Rajib*

*Kanchan Rana*  
LANDLADY.

2.

*[Signature]*

*For Usr...*  
*Narish Sahin*  
TENANT(S) *Proprietor*

**ATTESTED**

NOTARY PUBLIC DELHI  
PRADEEP KUMAR  
Regn. No 1568/2000

16 JUL 2022