

::2::

E- Stamp Certificate No-IN-DL00302384550732W

RENT AGREEMENT

This Rent Agreement is executed at New Delhi on this 12.10.2024,

BY AND BETWEEN

SHRI KRISHNA RASTOGI S/O SHRI BHUSHAN SHARAN RASTOGI R/O C-198, OPP. I CARE HOSPITAL, SECTOR-26, NOIDA, GAUTAM BUDHA NAGAR, UTTAR PRADESH- 201301, UID NO. 2200 7574 5879 (hereinafter called the First Party/Owner).

AND

SHRI RAVINDER KUMAR S/O SHRI PHOOL CHAND R/O HOUSE NO. 844, HOUSING BOARD COLONY, AMBALA, HARYANA-134007, UID NO. 5281 7070 0264, (hereinafter called the Second Party/Tenant).

And whereas the expressions of both, the parties which shall include their legal heirs, nominees, next of kins, successors, administrators etc.

And whereas first party is the true, absolute, lawful, sole/exclusive owner and in physical possessions of property bearing No. **SFS FLAT NO. 119, SECOND FLOOR, RAJOURI APPARTMENT, MAYAPURI, NEW DELHI-110064.**

And Whereas now the first party has agreed to let-out **SFS FLAT NO. 119, SECOND FLOOR, RAJOURI APPARTMENT, MAYAPURI, NEW DELHI-110064**, to the second party/tenant, on a monthly rent of **RS. 36,000/- (RUPEES THIRTY SIX THOUSAND ONLY)** excluding electricity and water charges, for the use of **RESIDENTIAL PURPOSES.**

And whereas the tenancy shall be for a period of **11 Months** w.e.f. **01.01.2025 to 30.11.2025**, and the tenancy period may be extended with the mutual consent of both the parties.

And whereas the second party/tenant will be held liable to pay the electricity and water charges extra as per his consumption per month, to the first party/owner, in addition to the monthly rent.

And whereas the second party/tenant has deposited a sum of **RS. 36,000/- (RUPEES THIRTY SIX THOUSAND ONLY)** as a security deposit amount to the first party/owner, which shall be refundable by the first party to the second party at the time of vacation of the above said rented premises without any interest, subject to deduction(s) of dues/arrears/damages (if any). The security deposit will not be adjusted in the monthly rent.

And whereas the second party/tenant shall not challenge about the rent in any court of law.



Contd.....p...3

NOW THIS RENT AGREEMENT IS WITNESSETH AS UNDER:-

1. That the tenant/second party shall not make any additions or alterations in the above noted premises without the written consent of the first party, and shall keep the premises neat and clean, and shall not sublet/let-out the same on rent or without rent to any other person at any time.
2. That the first party shall be fully entitled to inspect the said rented premises at any reasonable hours, for which the second party/tenant shall not raise any objection against the same.
3. That the Second party/tenant shall pay the rent regularly to the first party, in advance, on or before 01st day of every English calendar month.
4. That the second party/tenant shall deliver the peaceful, vacant and physical possession of the said rented premises to the first party/owner only at the time of vacation in the same good/working condition as he has taken the same at the time of commencement of this lease deed.
5. That the tenancy shall be for a period of **11 MONTHS** w.e.f. **01.01.2025** to **30.11.2025**, and the tenancy period may be extended with the mutual consent of both the parties.
6. If the first party wants to get the premises vacated from the second party/tenant before the expiry of tenancy period, then he shall produce **One month advance notice** to the second party/tenant, and tenant shall also adopt the same condition, if he seek to vacate the e premises before the expiry of tenancy period.
7. That if the tenant stop(s) the payment of rent, then the owner will be free to initiate that the owner shall get the premises vacated and the entitled to recover all the dues from the tenant, for the recovery of all the arrears of rent and evict the tenant.
8. That the second party/tenant shall use the above said rented premises only for **RESIDENTIAL PURPOSES**.
9. That the tenant shall abide by all the rules and regulations of MCD, DDA, L&DO, TPDDL/BSES, DJB and/or all other concerned authorities as enforced from time, to time. The tenant shall bear the monthly charges of Rajouri Apartments welfare association.



10. That if at any time, tenant uses the said premises for any illegal purposes, or misuse the same in any manner, the owner shall be fully entitled to get the premises vacated, without giving any notice to the tenant.
11. That the tenant hereby assures to the owner, that he shall pay the rent regularly to the owner and also abide all the rules & regulations of this Rent Agreement.
12. That all the expenses of stamp papers, and other documents papers, charges shall be borne by the tenant.
13. That this rent will be treated STANDARD RENT, and no party or their heirs, challenge the same.
14. That all day to day minor repair/maintenance charges in respect of the said rented premises shall be borne/paid by the second party/tenant during the tenancy period, in addition to the monthly rent.
15. That the second party shall not allowed to avail any loan in shape of bank loan as well as credit or any other card etc. against the said property.
16. That the second party shall pay Rupees One thousand Only per day as a penalty charge in case he will reside in the rented premises after completion of time period.
17. That the tenant shall not keep any inflammable and explosive things in the said Demised Premises in any manner and the tenant shall be liable and responsible for any misdeed, misbehavior, injury, theft, fire, accident, natural accident, natural calamity and/or any other mis-happening whatsoever happened /occurred during the tenancy period, for all intents and purposes and the landlord shall not be liable for the same in any circumstances.
18. That if the tenant stop(s) the payment of the rent continuously two months, this rent agreement stands terminated automatically and the tenant will vacate the premises immediately and the balance rent and other charges (electricity, water etc) will be deducted from the security deposit.
19. That the tenant shall abide by all the rules and regulations of the concerned authority/departments.
20. That the tenant hereby assures to the owner, that he/she shall pay the rent regularly to the owner and also abide all the rules & regulations of this Rent Agreement.



Contd.....p...5

12

::5::

21. The following may be considered for addition
22. The rent of Rs. 36,000/- (Rupees Thirty Six Thousand only) pm will be paid by tenant to the owner by 2nd of the month in advance for the current month.
23. The contract may be renewed for one more year on mutual consent with minimum increase of 10 percent before the expiry of this agreement.
24. In case of any dispute(s) shall be settled within Delhi Jurisdiction only.
25. That the Landlord and Tenant are the Citizen of India.

IN WITNESS WHEREOF this Rent Agreement is made in the presence of the following witnesses:-

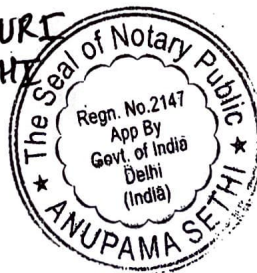
WITNESSES:

21 5168112
1. Sector 31
Kithari
ND E DA
Phone: 9871582845

12 B
FIRST PARTY/OWNER

2. Sarvesh Kumar
SARVESH KUMAR SRIVASTAVA
TYPE-III, QTR. NO. 14 MAYAPURI
PRESS COLONY, NEW DELHI
8888638359

SECOND PARTY/TENANT



ATTESTED

Notary Public, Delhi

27 JAN 2025