

Government of National Capital Territory of Delhi

₹50

e-Stamp

: IN-DL94418437974423W

: 29-Nov-2024 06:34 PM

: IMPACC (IV)/ dl833203/ DELHI/ DL-DLH

: SUBIN-DL83320336315601036372W

: SUNITA SAXENA

: Article 35(i) Lease- Rent deed less than 1 year

: B-7/114-115 THIRD FLOOR SECTOR-17 ROHINI DELHI

: 0

(Zero)

: SUNITA SAXENA

: PARAMJEET

: SUNITA SAXENA

: 50

(Fifty only)

सत्यमेव जयते



Please write or type below this line

Sunita



Q

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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 responsibility for the truthfulness of the information is on the users of the certificate.

:: 2 ::
RENT AGREEMENT

This Rent Agreement is made and executed at Delhi, on this, **29 NOV 2024**,
between: **SMT. SUNITA SAXENA W/O SH. CHANDER KUMAR SAXENA R/O B-7/115,**
SECTOR-17 ROHINI DELHI-110089, hereinafter called the FIRST PARTY/OWNER.

...AND....

MR. PARAMJEET S/O SH. GURPIARA R/O WARD NO.-4, P.O. CHOWKI MANDIR, TEHSIL BANGNA BARUCI (1/5) UNA, HIMACHAL PRADESH-174314 UID NO. 2536 0596 1199 hereinafter called the SECOND PARTY/TENANT.

The expression of First Party/Owner and Second Party/Tenant shall mean and include them, their respective heirs, successors, legal representatives, administrators, executors and assigns.

Whereas the First Party is the sole and absolute owner and in possession of **PLOT BEARING NO. 114-115 THIRD FLOOR IN BLOCK-B, POCKET-7, SECTOR-17, SITUATED IN THE LAYOUT PLAN OF ROHINI RESIDENTIAL SCHEME ROHINI, DELHI-110089**, (hereinafter called the Property).

And Whereas on the request of the Second Party/Tenant, the First Party/Owner has/have agreed to let out the above mentioned property on rent to the Second Party/Tenant on the following terms and conditions of this agreement.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That the monthly rent of the said premises is fixed between both the parties at **Rs.18500/- (RUPEES EIGHTEEN THOUSAND FIVE HUNDRED ONLY) INCLUDING WATER CHARGES** which is reasonable and according to the rent prevailing in the locality. The rent will be paid by the Second Party/Tenant to the First Party/Owner by cash on or before 10th day of each English Calendar month in advance without asking and without fail and shall be delivered at the residence of the First Party/Owner.
2. That the Second Party/Tenant has deposited a sum of **RS. 20,000/- (RUPEES TWENTY THOUSAND ONLY)** as interest free security against the said rented premises, which shall be refunded by the First Party/Owner to the Second Party/Tenant, after expiry of tenancy period or after taking back the vacant physical/site possession of the said premises, in the same condition as it was given to the second party/tenant at the time of commencement of this Rent Agreement, after deduction of arrears/damages (if any).
3. That the tenancy has commenced with effect from **01.05.2025** and shall continue upto **11 months i.e. 01.03.2026** only.
4. That the Second Party/Tenant shall use the said premises for **Residential Purpose** only.
5. That the Second Party/Tenant will not make any kind of structural changes, additions or alterations in the said premises without written consent of the First Party/Owner.
6. That the Second Party/Tenant will not sublet the said premises in whole or in part thereof to any other person/s without written consent of the First Party/Owner.
7. That during the tenancy period, the **Electricity bill excluding from the rent**

Contd..P/3..

Sunita



[Signature]

- :: 3 ::
- of the above said tenanted premises shall be paid by the Second Party/Tenant, directly to the concerned authority and/to hand over the receipt first party/owner
8. That during the tenancy period if any case/penalty is/are imposed or the normal supply of electricity is disconnected by any department for misuse or non-payment of electricity bill in time, the same shall be the responsibility of the Second Party/Tenant who shall bear and pay all the expenses for the same including restoration charges.
9. That if the Second Party/Tenant wants to vacate the said premises before expiry of tenancy period, then the Second Party/Tenant will inform to the First Party/Owner, through one month's prior written notice, and on the other hand if the First Party/Owner wants to get vacated the said premises before expiry of tenancy period, then he/she/they will inform to the Second Party/Tenant, through one month's written notice, subject to the condition of Clause No.3, of this Rent Agreement.
10. That the House Tax, General Tax and issue money if payable to the DDA/MCD/any other concerned authority would be the obligation of the First Party/Owner and that the same would be paid directly by the First Party/Owner to the appropriate authority.
11. That the Second Party/Tenant will abide by all the Rules and Regulations of the DDA/MCD or any other local authorities in connection with the said premises.
12. That the Second Party/Tenant shall not keep or store any inflammable articles or any objectionable/illegal articles in the demised premises. And if it is proved, then the Second Party/Tenant shall be liable and responsible for the same and shall bear all losses regarding the same.
13. That the First Party/Owner or his/her/their representative/s can inspect the premises at any reasonable time, for which the Second Party/Tenant shall not raise any objection in any manner.
14. That after expiry of tenancy period, if both the parties agreed to extend the tenancy period, then tenancy can be extended and rent shall be **increased @ 10%** otherwise, the tenant shall be bound to vacate the said premises and hand over vacant physical possession of the said premises only to the first party/owner without any hitch and in the same condition as it was given to the second party/tenant at the time of commencement of this rent agreement. In case of extension of tenancy period, fresh rent agreement shall be executed by the first party/owner and the second party/tenant.
15. That the Second Party/Tenant is not authorized to challenge this Rent Agreement in any Court of Law.
16. That the Second Party/Tenant shall not be authorized to make any political activities from the said premises in any circumstances.
17. That if the Second Party/Tenant infringes the terms and conditions of this rent agreement, then the First Party/Owner will be authorize to eject the said tenant from the said premises at the cost of the Second Party/Tenant, and the tenancy shall be terminated immediately.
18. That the Second Party/Tenant shall take care of his/her/their belongings himself/herself and the First Party/Owner shall in no way be responsible for any damages/losses to is belongings, whatever may be the reasons.
- Contd..P/4..

Sanita



[Signature]

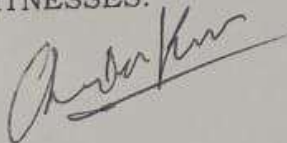
19. That this tenancy can also be terminated in case the Second Party/Tenant fails to pay regular one month's rent for which Second Party/Tenant shall not raise any objection in any manner.
20. That after expiry of tenancy period, the Second Party/Tenant shall hand over the peaceful vacant physical possession of the said premises to the First Party/Owner, in the same condition as it was given to the Second Party/Tenant at the time of commencement of this rent agreement, i.e. without any damages, losses etc. to the premises, otherwise the damages and arrears (if any) shall be deducted from the deposit security amount, for which the Second Party/Tenant shall not raise any objection in this regard.
21. That in case the premises is not vacated by the second party/tenant as provided in this rent agreement then the second party/tenant shall be liable to paid damages for unauthorized occupation of the premises and the rate/amount of damages shall be Rs.1000/- per day for the number of days the tenant unauthorizedly occupies the premises from the date when the premises was supposed to be vacated and vacant physical possession of the premises was to be handed over by the second party/tenant to the first party/landlady.
22. That the Second Party/Tenant hereby accepted the terms and conditions of this rent agreement and occupied the said premises and hereby assures to return the same to the First Party/Owner after expiry of tenancy period.
23. That the second party/tenant is not allowed to make any residential proof/documents and Id proof (like as Voter Identity Card, Driving License, Passport, Aadhaar Card, Pan Card etc.) from this address
24. That the **second party/tenant can not apply any type of loan** (Personal Loan, Home Loan/Property Loan etc.) from this address
25. That in case any dispute arises between both the parties regarding the terms and conditions of this Rent Agreement then the said dispute will be settled in the court of law under Delhi/ New Delhi Jurisdiction.
26. That the day to day minor expenses/ repair such as leakage of water, fuses of bulbs and tube lights etc. and others shall be paid by the second party and shall not asked for first party during the tenancy period.

That the second party will pay the rent of the above said flat

IN WITNESS WHEREOF, both the parties have signed this Rent Agreement after read, heard and understanding the above contents, which have been explained each of them in vernacularly on the day, month and year above first written in the presence of the following witnesses.

WITNESSES:

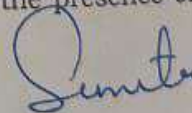
1.



ATTESTED

2.

Notary Public Delhi



FIRST PARTY/OWNER



SECOND PARTY/TENANT

29 NOV 2024