



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL08502056107046X
Certificate Issued Date	: 07-Dec-2025 05:00 PM
Account Reference	: IMPACC (IV)/ dl878903/ DELHI/ DL-NRD
Unique Doc. Reference	: SUBIN-DL87890343102229836446X
Purchased by	: RAJ KUMAR
Description of Document	: Article 35(i) Lease- Rent deed less than 1 year
Property Description	: PART OF PROP NO 194, GALI NO-4 BLK-B, INDRA NAGAR, ADARSH NAGAR, DELHI 110033
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAJ KUMAR
Second Party	: SANJEEV MEHTA
Stamp Duty Paid By	: RAJ KUMAR
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line

RENT AGREEMENT

This Rent Agreement is made at New Delhi on this December 7, 2025, between:

[Signature]

[Signature]

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.

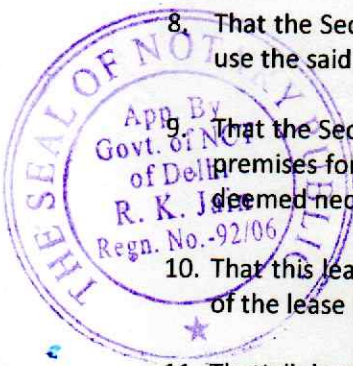
MR RAJ KUMAR, S/O MR BHARAT BHUSHAN KUMAR, R/O HOUSE NO 194, 2ND FLOOR, GALI NO-4 BLK-B, INDRA NAGAR, ADARSH NAGAR, DELHI 110033, (hereinafter called the Landlord/Landlady/First Party) **AND MR SANJEEV MEHTA, S/O SHRI ROSHAN LAL, A-61, DDA FLATS PUNJABI CAMP, JAHANGIR PURI, NORTH WEST DELHI, DELHI -110033**, (hereinafter called the Tenant/Second Party).

The expressions of the First Party and Second Party shall mean and include them, their Legal Heirs, Successors, Executors, Legal Representatives, Administrators, Nominees and Assigns.

Whereas the First Party is the lawful owner/occupier of free hold built up property bearing **HOUSE NO 194, GALI NO-4 BLK-B, INDRA NAGAR, ADARSH NAGAR, DELHI 110033**, let out the **SECOND FLOOR**, of the said property, hereinafter called the demised premises, to the Second Party and the Second Party has agreed to take the same, on the following terms and conditions herein mentioned.

NOW THIS LEASE AGREEMENT WITNESSETH AS UNDER: -

1. That the Second Party shall pay monthly lease money/rent of Rs. 12,000/- (Rupees Twelve Thousand Only) of the said premises, to the First Party payable in One month advance by 10th day of every month according to English Calendar month.
2. That the Rent Deed is granted for period of 11 months commencing from 01.11.2025 to 30.09.2026. The tenant is residing at the above mentioned address for the last 7 years.
3. That the Second Party shall pay Electric Charges and Water Charges as per meter reading and bill from NDPL & DJB.
4. That the Second Party shall use the said premises only for Residential purpose.
5. That the Second Party shall not do any work in the said portion contrary to law.
6. That the Second Party will replace and make good all breakages deficiency and damages to the fittings and fixtures which may happen during the period of the tenancy except natural wear and tear and damages by the acts of God.
7. That the Second Party shall not make any addition or alteration in the said premises, without obtaining prior written permission from the First Party.
8. That the Second Party shall not sub-let the said premises or part thereof, to any person and nor use the said premises for Commercial purpose.
9. That the Second Party shall permit the First Party or his authorized agent to enter upon the said premises for inspection or to carry out the necessary repairs, at any reasonable time, whenever deemed necessary by the First Party.
10. That this lease can be terminated by the First Party or the Second Party even before the expiry of the lease period by giving two months written notice to the other party.
11. That all day to day minor repairs such as uses, bulbs, fans, tubes, replacement of water taps etc. shall be attended to by the Second Party at his own cost and expenses, but major repairs shall be attended to by the First Party at his own cost and expenses.



[Signature]

[Signature]

12. That the Second Party has deposited with the First Party an interest free security deposit of Rs 12,000/-, which shall be refunded to the Second Party only at the time of giving peaceful vacant possession of the premises to the First Party by the Second Party, after deducting the outstanding dues, if any. However it is made clear that the security deposit will not be adjusted in the rent it is only refundable.
13. That the Second Party shall abide by all Municipal bye-laws, rules and regulations of local authorities in respect of the said premises and also will not conduct any illegal and immoral activities.
14. That the Second Party shall hand over the vacant and physical possession of the said premises to the First Party on the expiry or prior termination of this lease agreement.
15. That the First Party shall pay the House tax charges to the concerned authority wherein the Second Party has no concern in this connection.
16. That in case the Second Party does not pay the rent for two consecutive months then this lease agreement shall be treated as cancelled and the First Party has full right to get the premises vacated by the Second Party, without giving any prior notice to the Second Party.
17. If the Second Party fails to vacate the demised premises, upon expiry/termination of the lease period, then he will pay penalty of Rs. 1,000/- (Rupees One Thousand Only), per day as per predetermined liquated damage in addition to the First Party or the First Party shall have unfettered right to enter and take over possession of the demised premises and this Lease Agreement shall stand cancelled.
18. That if any of the above said terms and conditions are violated by the Second Party in any case, then this lease agreement shall stand terminated and cancelled.
19. That if both the parties want to extend the lease after lease period there will be increase of 10% in rent subject to the fresh Lease Agreement.
20. That the First Party is not responsible for any type of payments such as bills of Credit Cards, Mobile Phones, Loan/Bank Corrupt, Bounce of Cheque etc as all such are responsibilities of the Second Party only, however, it is made clear that the First Party is not responsible in this regard.
21. That the Second Party shall not store any inflammable material or explosive in the said tenanted/leased premises or do or omit whatsoever any act which causes nuisance or annoyance and or location of any applicable rules and law of civil concerned/local/society authority.
22. That if any dispute arises between the parties, the same shall be referred to for decision by a court of law under Delhi/NCR Jurisdiction.

IN WITNESS WHEREOF, the parties hereto have signed this Lease Agreement on the day, month and year first above written in the presence of the following witnesses: -

WITNESSES:-

1.

21/12/25

2.

21/12/25

- 8 DEC 2025

ATTESTED

Notary Public Delhi

FIRST PARTY

SECOND PARTY