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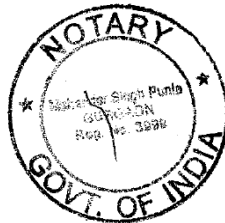
RENT AGREEMENT

THIS RENT AGREEMENT is made on the 01.12.2026 between **Mr. JAGDISH PRASAD RZ-I-101 G/F LIFT KHNO-213 BLOCK-I WEST SAGAR PUR NEW DELHI-110046** herein -after called the **“FIRST PARTY”**(which expression shall mean and include his heirs legal representatives and assigns) of the one part.

AND

VIKAS BHATNAGAR C/O SUNIL KUMAR, ,, HOUSE NO EWS 48/73NEW AVAS VIKAS COLONY KALYANPUR KANPUR NAGAR UTTAR PRADESH - 208002. hereinafter called the **“SECOND PARTY”**(which expression shall include his successors and assigns) of the other part.

WHEREAS the FIRST PARTY is the legal and absolute owner of RZ-I-101G/F LIFTKHNO-213 BLOCK-I WEST SAGAR PUR NEW DELHI - 110046

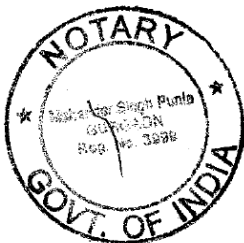


WHEREAS the **FIRST PARTY** agrees to rent out and the **SECOND PARTY** agrees to take on rent the **RZ-I-101 G/F LIFT KHNO-213 BLOCK-I WEST SAGAR PUR NEW DELHI-110046**

residential accommodation containing Two bedroom, one toilet-cum bathroom, monthly rent of Rs. 18000/- (Rupees Eighteen thousand only) per month.

NOW THIS RENT AGREEMENT WITNESSETH AS FOLLOWS :-

1. This rent agreement will be initially for a period of 11 months and commences from 01.12.2025 to till 01.11.2026. Unless extended further on mutual consent of the **FIRST PARTY** and **SECOND PARTY**.
2. That the **FIRST PARTY** will give the possession of the said premises to the **SECOND PARTY** with all the sanitary, electrical and other fittings and fixtures in perfect working order.
3. That while minor repairs to the rented premises shall be carried out by the **SECOND PARTY**, all major repairs shall be the responsibility of the **FIRST PARTY**.
4. That the **FIRST PARTY** and the **SECOND PARTY** shall abide by all the laws, rules, and regulations of the Local/Central Authorities and abide by their respective obligations.
5. That the **SECOND PARTY** shall be responsible to restore all fixtures and fittings that were provided except, natural day to day wear and tear, at the time of handing over vacant possession of the said premises.
6. That the **SECOND PARTY** shall pay for electricity/water charges on the basis of the actual bills received from the concerned Authority from time to time. And after depositing the same shall handover the receipt of the same to the **FIRST PARTY** every month or whenever the electricity/water bill is paid regularly.
7. That the **SECOND PARTY** shall use the premises only for the residential purposes. There will be no business activity in the said premises and shall not sublet the said premises in part or in full to any other person or persons.
8. That the **SECOND PARTY** shall not carry out any structural additions and alterations in the said premises without the written consent of the **FIRST PARTY** but can install telephones, cable TV programmes, personal computer, air conditioners as and when required necessary at his own cost.
9. That the **SECOND PARTY** shall ensure payment of agreed rent amount in advance to the **FIRST PARTY** by the 1st of each month.



10. That if the **SECOND PARTY** wishes to vacate the said premises earlier than the agreed period then the **SECOND PARTY** shall give one month notice in writing to terminate this Rent Agreement or will pay one month rent money in lieu thereof. The **FIRST PARTY** can also give one month notice in writing to the **SECOND PARTY** for vacating the said premises.
11. That the **SECOND PARTY** shall pay to the **FIRST PARTY** a sum of Rs. 8,300/- (Rupees Eighty Three Hundred only) by cash, as interest free **SECURITY DEPOSIT** which shall be refunded by the **FIRST PARTY** to the **SECOND PARTY** at the time of handing over vacant premises after adjusting/providing for payment of pending electricity bills, arrears of rent money, if any, notice period amount (if no written notice is served) damage/loss, if any, to the fittings and fixtures etc.
12. That the **SECOND PARTY** shall permit the **FIRST PARTY** or his representative to enter the said premises at reasonable hours for overseeing the accommodation or for repairs etc.
13. That the **SECOND PARTY** shall not cause any nuisance or commit any offence or cause any disturbance to the neighbors and shall observe all local bye-laws.
14. That in case of breach of any of the agreed terms on the part of the **SECOND PARTY**, the **FIRST PARTY** will be at liberty to take possession of the said premises without any notice by treating the agreement as revoked with immediate effect.
15. That the **SECOND PARTY** shall abide by all the rules and regulations of the concerned authorities that if at any time **SECOND PARTY** found using the said premises for any illegal purpose or misuse, the same of misuse the same in any means, the **FIRST PARTY** shall be fully entitled to evict the **SECOND PARTY** from the premises through court of law without giving any notice to the **SECOND PARTY**.
16. That if the rent remains unpaid for more than two months, the **SECOND PARTY** will become unauthorized occupation, and that the tenancy shall automatically stand terminated.
17. That if the **FIRST PARTY**, at any time during the period of tenancy or extended period thereof sells and/or transfer his rights in the said premises as a whole or in any part thereof to any person or persons, then in that event the **SECOND PARTY** shall atom to such transferees on the same terms and conditions as are contained herein.
18. This Agreement shall be governed by the provisions of Contract Act, and other laws relating to tenancy and any dispute arising out this Agreement shall be subject to the jurisdiction of Delhi Court only.



IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR RESPECTIVE HANDS
ON THE DAY, MONTH AND YEAR AS MENTIONED IN PARA FIRST ABOVE.

WITNESSES:

1.

**(Mr. JAGDISH PRASAD VERMA)
FIRST PARTY**

2.

**(Mr. VIKAS BHATNAGAR)
SECOND PARTY**

