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e-Stamp

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Signature Deeksha
Acc Name : DEEKSHA TIWARI ACC CODE 16068104
Acc add : Sub Registrar Noida, Mob:- 7428976061
Licence No.- 272/10, Tehsil & Distt.,G.B. Nagar, U.P.

Certificate No.	:	IN-UP43178493325488Y
Certificate Issued Date	:	21-Aug-2026 01:50 PM
Account Reference	:	NEWIMPACC (SV)/ up16068104/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUP16068104787653447751 23Y
Purchased by	:	SIDHARTH KACHROO POONAM KACHROO
Description of Document	:	Article 35 Lease - Registerable
Property Description	:	FLAT NO 5302 30TH FLOOR ATS PIOUS HIDEAWAYS SECTOR 150 NOIDA
Consideration Price (Rs.)	:	
First Party	:	SIDHARTH KACHROO POONAM KACHROO
Second Party	:	UJJWAL AHUJA
Stamp Duty Paid By	:	SIDHARTH KACHROO POONAM KACHROO
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

₹100

NOTARY Mahavir Singh Noida G B Nagar Regd. No. 1195 GOVT. OF INDIA

NOTARIAL GOVT. OF

I, SIDHARTH KACHROO POONAM KACHROO
DECLARE THAT THIS E-STAMP CERTIFICATE IS BEING USED IN ORIGINAL FORM AND IS NOT A PHOTOCOPY

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NOTARY Mahavir Singh Noida G B Nagar Regd. No. 1195 GOVT. OF INDIA

Ujjwal Ahuja

Sidharth Kachroo
Poonam Kachroo

Statutory Alert:

(1) No amount other than the value printed on the e-Stamp is payable in any form for the purchase of e-Stamp. (2) If the above information/declaration is found to be false or incorrect, I shall be personally responsible for the same. (3) The authority before whom the deed is presented shall ensure that the e-stamp is being used only for the purpose and in the name for which it was purchased. (4) The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using 'E-Stamping' Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.

21-Aug-2026 01:50 PM 21-Aug-2026 01:50 PM 21-Aug-2025 01:50 PM 21-Aug-2026 01:50 PM 21-Aug-2026 01:50 PM 21-Aug-2026

RENT AGREEMENT

This Rent Agreement is made on this **21th** day of **August 2026** at Noida, Gautam Buddha Nagar (UP).

BETWEEN

DR. SIDHARTH KACHROO, S/O MR. SURENDER KACHROO;
ADDRESS: FLAT 401, SABZAAR APARTMENTS, PLOT NO GH-4, SECTOR 45, FARIDABAD 121003, HARYANA

&

MRS. DR. POONAM KACHROO W/O: DR. SIDHARTH KACHROO;
ADDRESS: FLAT 401, SABZAAR APARTMENTS, PLOT NO GH-4, SECTOR 45, FARIDABAD 121003, HARYANA

Hereinafter called the **'Lessor'** (which expression shall, unless it is repugnant to the context thereof, be deemed to include their legal heirs, successors and assignees) of the First part:

AND

MR. UJJWAL AHUJA S/O: ASEEM AHUJA;
ADDRESS: - 144,1, DURGA NAGAR, CHILDREN PARK, ROOPNAGAR, JAMMU TAWI, JAMMU, JAMMU AND KASHMIR, PIN CODE - 180013,
AADHAAR NUMBER: - (4478-6811-8152)

Currently working at Accenture NOIDA;
Location: - Sector 135 Noida

Hereinafter referred to as the **"Lessee"** (which expression shall, unless it be repugnant to the context thereof, be deemed to include their legal heirs, successors and assignees) of the Second part.

WHEREAS:

A. The Lessor **is** the owner of the **Flat measuring Approx. 1675 sq.ft. (super area)** bearing Flat No- **5302, l**ocated on the 30th floor of **'ATS PIOUS HIDEAWAYS' Sector-150, Expressway, Noida, Gautama Buddha Nagar, UP,** and willing to let out the same unto the Lessee on certain terms and conditions.

B. The Lessee has approached the Lessor, to grant lease of the Flat No. **5302,** located on the Twenty First floor of **'ATS PIOUS HIDEAWAYS' Sector-150, Expressway, Noida, Gautama Buddha Nagar, UP** consisting of three bedrooms, one servant room, one drawing room, one dining room, modular kitchen, Four balconies, One car parking space inside the society, along with all fittings, fixtures including but not limited to Chimney & Gas Hob, Eureka Forbes R.O, Mosquito Doors, Two Main doors and key Sets, 5 water heaters (geysers),

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all modular bathroom fixtures, wardrobes with key sets in all bedrooms & servant room, fancy lights in the entire flat and Four split air conditioners in working condition with Remotes(4) installed therein (Hereinafter referred to as "Premises")

C. The Lessor have presented to the Lessee that they are the rightful owner of the said premises and have a clear and unrestricted right thereto and is legally competent to enter into lease deed as per the details given below, the Lessee has verified that the Lessor are the owner and has agreed to take the demised premises on lease, on the following terms and conditions which have been mutually agreed upon:

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. That the Lessor, being legally authorised to let out the said premises, does hereby grant, demise and lease unto the Lessee, the said premises subject to the covenants, conditions and the agreements between the parties herein written.

2. The lease shall be for a period of **11 months, commencing from 04th September 2026 (effective date), and expiring on 03rd August 2027**. A fresh Lease Agreement can be executed by mutual understanding between the parties before expiry of the present lease deed with an increase in the monthly rent by 10% of the monthly rental under the present deed.

3. The Lessee shall pay to the Lessor for the said premises, a monthly rent of **Rs 27000- (Rs. Twenty Seven Thousand only)** for the period of the Lease, **exclusive of monthly maintenance & social club fees**. The rent shall be paid in advance by the 5th day of the English calendar month by way of NEFT bank transfer in the Lessor's Bank Account.

4. Furthermore, the Lessee shall pay a monthly maintenance fee of **Rs.6858/- (Rs. Six Thousand Eight Hundred Fifty-Eight) per month**, to be paid in advance by the 5th day of the English calendar month, by way of NEFT bank transfer to the Lessor's Bank Account. **The monthly maintenance fee is subject to increase at the discretion of ATS Pious Hideaways management**. The new monthly maintenance fee will be payable by the Lessee, as and when implemented by the building management, to be paid in advance by the 5th day of the English calendar month, by way of NEFT bank transfer to the Lessor's Bank Account.

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5. Furthermore, the Lessee shall pay a monthly Social club fee of **Rs.1180/- (Rs. One Thousand One Hundred and Eighty only) per month**, to be paid in advance by the 5th day of the English calendar month, by way of NEFT bank transfer to the Lessor's Bank Account. **The monthly social club fee is subject to increase at the discretion of ATS Pious Hideaways management**. The new monthly maintenance fee will be payable by the Lessee, as and when implemented by the building management, to be paid in advance by the 5th day of the English calendar month, by way of NEFT bank transfer to the Lessor's Bank Account.

6. That the Lessee shall pay to the Lessor a sum of **Rs.54,000/- (Rs. Fifty-four Thousand only) Security Deposit Amount** as two months interest-free Security Deposit before the commencement of this rental lease agreement. This amount shall be retained by the Lessor as an interest-free deposit and will be refundable at the time of termination of the Lease. However, the Lessee shall clear all outstanding Maintenance / Gas / Electricity / Telephone bills of the society/builder and all other charges/ dues and demands applicable, before handing over possession to the Lessor, failing which the amount of such arrears shall be deducted out of the Security amount. The cost of any damage to the premises or any of the equipment shall also be liable to be deducted from the said security deposit. Further, in case the security amount is insufficient to cover the said expenses and damages, in that case, the lessee undertakes to make the payment towards the said shortfall. Under no circumstances will the interest-free security deposit be utilised against rent payment of the premises for any month, including any notice period dues applicable at the time of the expiry or termination of this lease agreement.

7. The Lessee shall not sublet the premises or transfer or alienate the premises to any other party under any circumstances and shall use the premises only for his own personal residential use. This Flat is for Residential use purposes only.

8. The Lessee shall be responsible for the annual servicing, maintenance & upkeep of all the white goods and other amenities installed in the said flat and on demand provide proof of servicing and maintenance of white goods installed in the flat.

9. That the first 6 months of the present Lease Deed from the effective date is a lock-in period, i.e. from 04.09.2026 to 03.03.2027. If the Lessee wishes to terminate this Lease Deed during the lock-in period, then he would need to pay the rent for such period to the Lessor and the security deposit would be forfeited.

10. That the Lessee shall pay the charges for Society maintenance, electricity, water and IGL (PNG) charges as per the bills presented by the concerned authority in accordance with the readings of the meter for the period of occupation by the Lessee of the premises.

11. That the Lessee shall pay club charges of the ATS Pious Hideaways (as and when the same is payable) for the term of the lease, irrespective of his usage of the facilities at the Club. Non-Payment of club charges will also constitute a breach of this lease agreement. Lessee shall follow rules and guidelines set forth by the Club Management at all times.

12. That the lessee shall permit the lessor or its authorised representative to enter the premises for inspection and to carry out repairs with appointment.

13. The Lessee shall not make any structural alterations or additions to the premises without the Lessor's written consent. At the time of handing over possession, upon expiry of the Lease period, the Lessee agrees to restore the premises to its original condition, subject to normal wear and tear. The Lessee shall ensure that all the Air Conditioners, Chimney, RO etc. are in the same condition (filled with Gas, Serviced) as is the case at the time of handing over the premises. The Lessee shall carry out at its own cost ordinary day-to-day repairs of the flat and towards maintenance of other fittings and fixtures.

14. That the Lessee shall abide by all laws, bye-laws, rules and regulations of the N.D.A/Municipal Corporation/Committee /local bodies/ maintenance/ management agency and shall be solely responsible for all deviations, violations or breach of any of the conditions, laws/ bye-laws or rules and regulations.

15. That the Lease can be terminated by the Lessee by giving one-month advance notice (after the expiry of the Lock-in-period) in writing to the Lessor & Consultants or by email. In case of such termination, the Lessor shall return the security deposit (after making such deductions that may become necessary due to any damages or due to non-payment of electricity bills, damage to equipment, etc.), at the time of taking over the possession of the premises. The Lessor can also terminate the Lease by giving 30 Days' notice in writing by email or message to the Lessee.

16. The Lessor shall not allow the use of the said premises for any immoral/illegal/unethical activities, and if the Lessee misuses the said premises for other than the purpose for which it has been given to the Lessee, the Lessee shall be liable for all the consequences following therefrom for the misuse. The Lessee has also assured the Lessor that the Lessee shall not use the said premises for any other purpose which is prohibited under any law. Any activity

by Lessee if deemed illegal, causing harm to others, immoral, unethical or any other activity/behavior deemed such by society, authorities will constitute a breach of this agreement and will result in eviction without further notice, followed by legal actions if required.

17. That if any breach is committed by the Lessee in payment of rent and observance of any of the provisions of this agreement, the Lessor shall be at liberty to terminate this agreement anytime during the currency of this lease, giving the Lessee 30 Days' notice in writing and the agreement shall get terminated after expiry of the notice.

18. That in case any NEFT transfer by the Lessee is dishonoured for any reason whatsoever, a penalty of Rs 500/- (Rupees Five Hundred only) per day shall be charged by the Lessor and the same will be paid by the Lessee immediately.

19. That the Lessee shall be responsible and liable to pay the Lessor all the costs and expenses for any loss or damage caused due to his negligence to the said premises, except the normal wear and tear and those due to act of God/outside the control of the Lessee.

20. In case, at the expiry or earlier termination of the Lease, the Lessee fails to handover the peaceful and vacant possession of the demised premises to the Lessor for any reason, the Lessee shall be considered as an illegal occupant of the premises and shall be liable to pay to the Lessor a penalty of Rs 500/- (Rupees Five Hundred) per day, daily, for the unauthorized occupation of the premises in addition to prevailing rent till the date Lessee hands over the possession or is evicted.

21. That all the day-to-day repairs of minor nature, such as replacement of fuses, washers, bulbs, leakage tube lights etc. shall be done by the Lessee at their own cost. However, major repairs such as leakage or defects in electrical/ water circuits or any damage to the structure shall be carried out by the Lessor provided such damages are not caused by any act or neglect on the part of the Lessee, in which case the Lessee will have to bear the necessary expenditure. Lessee shall be responsible for taking permission from RWA/Maintenance/Owner for any major repairs.

22. A detailed inventory list of the premises will be provided as an annexure to this rent agreement.

23. Any dispute, difference or question which may at any time arise between the parties hereto or any person claiming under them, touching or arising out of or in respect of this agreement or the subject matters thereof, shall be referred to arbitration of the sole arbitrator duly appointed by mutual agreement between the parties, under the Arbitration and Conciliation Act 1996 or any statutory modifications thereof for the time being in force and such Conciliation and/or Arbitration shall take place at ***New Delhi*** and the cost thereof shall be borne by both the parties i.e. LESSOR and LESSEE equally till the disposal of the matter in question, whereupon the losing party will reimburse the party in whose favor the arbitration award is made.

In witness thereof the Lessor and the Lessee have hereunto subscribed their hands on the date stated above.

WITNESS:

LESSOR

LESSEE

ATTESTED

MAHAVIR SINGH
NOTARY
G.B. NAGAR (U.P.)
21 AUG 2026