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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL74595083040501Y
Certificate Issued Date	:	18-Mar-2026 11:03 AM
Account Reference	:	IMPACC (IV)/ dl761003/ DELHI/ DL-NDD
Unique Doc. Reference	:	SUBIN-DLDL76100368414079437827Y
Purchased by	:	GOPAL GUPTA
Description of Document	:	Article 35(i) Lease- Rent deed less than 1 year
Property Description	:	MONARCH 903, MAPSKO ROYALE VILLE, SECTOR-82, GURGAON
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GOPAL GUPTA
Second Party	:	NISHANT SINGHAL
Stamp Duty Paid By	:	GOPAL GUPTA
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

Please write or type below this line

Lease/Rent Agreement

This deed of Lease made at Gurgaon on day of 19th March 2026

BETWEEN

Mr. Gopal Gupta S/o Late Sh. S. B. Lal Gupta & Seema Gupta W/O Gopal Gupta, R/o Flat No B5, Tower B2, Type VII Central Govt. Residential Flats, Deen Dayal Upadhyay Marg, New Delhi 110002 (hereinafter referred to as the **"LESSOR "which**

Nishant

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.

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expression unless repugnant to the context or meaning thereof, shall mean and include the heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

Mr. Nishant Singhal S/o Sh.Satish Kumar Singhal, R/o 21, Panchwati Colony Civil Lines 1, Bijnor 246702, Uttar Pradesh (hereinafter referred to as the **"LESSEE** which expression unless repugnant to the context or meaning thereof, shall mean and include the heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

Whereas the said **Lessor** is the owner of the **property, Monarch 903, MAPSKO Royale Ville, Sector – 82, Gurgaon**

AND whereas the above said **Lessor** has agreed to let and the **Lessee** has agreed to take on rent the said premises **for RESIDENTIAL PURPOSE only** on the terms and conditions hereinafter appearing

The **Lessor** however agrees to keep the **Lessee** fully indemnified and harmless in the event of any claim made against the **Lessee** by any party in connection with the **Said Premises** prior to the lease.

NOW THEREFORE, THEIR DEED WITHNESSETH AND THE PARTIES MUTUALLY CONVENANT WITH EACH OTHER AS FOLLOWS:

1. That in consideration of the rent, covenants, terms, conditions and other stipulations hereinafter contained and reserved and on the part of the Lessee to be paid, observed and performed, the Lessor does hereby demise and grant undo the Lessee, the aforesaid premises Monarch 903, MAPSKO Royale Ville, Sector – 82, Gurgaon, hereinafter referred to as the **'SAID PREMISES'**, to have and to hold the same unto the Lessee for a period of Eleven Months, from 01.04.2026 to 28.02.2027 at monthly rent **(excluding monthly maintenance)** of **Rs. 55,000/-** (Rupees Fifty Five Thousand Only). The said rent will be paid in advance by means of Electronic Transfer / Cheque / Draft payable at New Delhi / Gurgaon made out in the name of the aforesaid Lessor, (Mr. Gopal Gupta & Ms. Seema Gupta) who are the owner of the SAID PREMISES.

2. Regarding MAPSKO Royale Ville Quarterly Maintenance Charges, which is Rs. **41000/-** Per Quarter approx. (Rs. Forty One Thousand only/- per quarter) at present and as amended from time to time, Lessee has agreed to pay in advance to society on quarterly basis.

3. That the Lessee also agrees to pay **Rs. 1,10,000/-** (Rs. One Lakh Ten Thousand Only) as interest free security to the Lessor which is refundable after deducting the electricity, water or any charges, if any at the time of handing over the peaceful vacant possession of the property to the Lessor.

4. That the Lessee shall use the property exclusively for their residential purpose and shall not sub-let, the property without written permission of the Lessor.

Gopal Seema

Nishant

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17. That the Lease Deed is being negotiated at Gurgaon (Haryana).

18. That in case **both the parties** wish to extend the intent Lease, a fresh Lease Deed will be entered **one month** before the expiry of this Lease Deed at mutually agreed terms subject to a minimum increase in the lease amount by 10 % (Ten percent).

IN WITNESSES WHERE OF THE LESSOR AND THE LESSEE HAVE HEREUNDER SUBSCRIBED THEIR HANDS.

WITNESSES

1.

LESSOR
(GOPAL GUPTA & SEEMA GUPTA)

2.

LESSEE
(NISHANT SINGHAL)

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Annexure - I

LIST OF FITTINGS

S.No.	Particulars	Qty. in Nos.
1	Fans	Nine
2	Air Conditioner	five
3	Door Bell	One
4	Chimney	One
5	Geyser	Five
6	Dishwasher	one
7	Vanishing Blinds	Dining/FL/Kitchen
8	Hanging Lights	seven
9	Chandelier	One
10	Exhaust fan	Five

Other Fittings:

1. **Wooden Almirah in all the four Bedrooms and in master bathroom**
2. **Wooden Cabinets in Family lounge, Dining hall**
3. **Wooden cabinet in servant room**
4. **Wooden Cabinets in Kitchen along with Chimney**
5. **Curtain Rods in all rooms**
6. **Mirror in each bathroom**

Wishant

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5. That the Lessor shall pay all taxes including ground rent, if any assessed levied, charged and imposed by or payable to any laws authority in respect of the said property.

6. That the Lessee shall not carry out any structural additions or alterations to the building layout, fitting and fixtures without the prior written consent of the LESSOR.

7. That The LESSE at the time of Occupation shall see that all the Electrical, Sanitary fittings and Fixtures as well as Air conditioners, Geysers, Dish Washer etc. are intact or in perfect working order. The lessee shall be responsible to restore them in the same condition except natural wear and tear and damages by act of nature. List of major fittings provided at the time of possession is enclosed at **Annexure-1.**

8. That the Lessee shall permit the LESSORS or any of his/her authorized representative/agents to enter into the said property either for inspection or to carry out repairs at all reasonable times.

9. That day to day repairs such as fuses, burnt out switches/sockets/MCB/Chimney / ACs/ Geyser/Dish Washer/ leakage/damage of water taps etc. have to be done by the Lessee at his own cost.

10. That at the expiry of lease period the lessee shall handover the physical vacant possession of the said property to the LESSORS with all fittings & fixtures intact and in perfect working order **except natural wear & tear**.

11. That in case the Lessee makes default in making the payment of rent for a month or commits any breach of this deed, the Lessor shall be entitled to get back the possession of the property immediately thereafter and adjust the amount of rent from security deposit.

12. That the lease can be terminated by both the parties by serving ONE MONTH written Notice. However, if Lessee vacates the flat before initial Six months then one-month additional rent shall be payable as penalty by Lessee.

13. That the **Lessee** shall provide the (Tenant) Police Verification Certificate to the **Lessor** before moving in the **said premises**.

14. That the **Lessee** shall provide a Letter from his Employer, confirming his employment with that Company, to the **Lessor** before moving in the **said premises.**

15. That the **Electricity & Society Maintenance** payment receipts should be handed over to the **Lessor** in order to have a complete record with **Lessor**.

16. That the **Lessee** shall comply with all the rules and regulations of the Society and Local Authorities whatsoever with relation to the **said premises.**

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