



INDIA NON JUDICIAL



IN-UP21575660053411X

Government of Uttar Pradesh

e-Stamp

Signature : *Jaydev Sharma*
Acc Name : JAYDEV SHARMA
Acc Code : UP16059504
Acc Addl : Sector- 33, Noida
Lic No : 256/13-08-2024

Certificate No. : IN-UP21575660053411X
Certificate Issued Date : 03-Nov-2025 02:44 PM
Account Reference : NEWIMPACC (SV)/ up16059504/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1605950440132434554868X
Purchased by : PREMLATA KUMARI
Description of Document : Article 35 Lease
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : PREMLATA KUMARI
Second Party : KUMAR SAURAV
Stamp Duty Paid By : PREMLATA KUMARI
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please Sign or type below this line



K. Saurav
13/11/2025

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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For more information, please visit the official website of the Government of India.

RENT AGREEMENT

This Rent Agreement is made at **NOIDA** on **3RD** day of **NOVEMBER, 2025**

BETWEEN

MS. PREMLATA KUMARI D/o SHRI JAGDISH PRASAD RESIDENT OF 302, 3RD FLOOR, PRAKASH MOHALLA, GARHI EAST OF KAILASH, SRINIWASPURI, S.O. SOUTH DELHI, DELHI-110065, (hereinafter called the "LESSOR" and which expression shall mean and include their heirs, legal representatives, assignees and successors) of the **ONE PART.**

AND

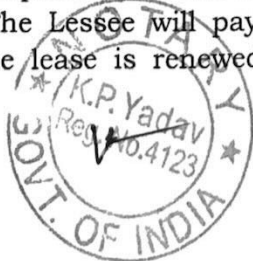
MR. KUMAR SAURAV S/O SHRI HARENDRA KUMAR SAH RESIDENT OF NEAR DURGASTHAN, PURABTOLA, BHAGALPUR, BIHAR-813203 (hereinafter called the "LESSEE") of SECOND PART, which expression shall mean and include its successors in interest and assigns.

WHEREAS the Lessor is the absolute legal owner of the property bearing **TOWER-TB, FLAT NO. 706, THE ARANYA, SECTOR-119, NOIDA, DISTT-GAUTAM BUDH NAGAR, U.P.-201301** Comprising of **2 BEDROOM, 2 BATHROOM, 3 BALCONY, 1 STUDY** (The said property is hereinafter referred as '**Demised Premises**)

AND WHEREAS the Lessee has approached the Lessor to let out the demised premises for a period of 11 Months with mutually agreed terms and the Lessor has agreed to let out the same on the following terms and conditions:

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

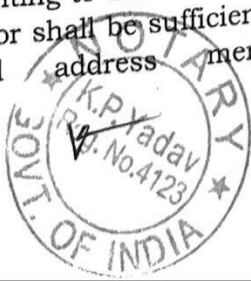
1. That the period of the lease granted by the Lessor to the Lessee shall be 11 Months Commencing from **01-10-2025** and ending on **30-08 2026**. If the Lessee and Lessor mutually agree to extend the contract for another 11 Months, then Lessor may, at his own discretion, decide to do so on drawing a fresh contract with mutually agreed terms and conditions with at least **10% increment in rent.**
2. That the monthly rent is fixed at **Rs. 25,410/- (Rupees TWENTY FIVE THOUSAND FOUR HUNDRED TEN Only)** including Maintenance Charges of the Society on actual. The above rent is excluding electricity and water charges. The monthly rent is payable in advance on or before the day of each calendar month in favor of the Lessor by postdated cheques (PDC's)/NEFT/RTGS.
3. That the Lessee shall pay the electricity, water, etc charges directly to the authorities every month/per schedule defined by authority, during the lease period as per the meter reading.
4. That the Lessee shall pay a sum of **Rs. 21,000/- (Rupees TWENTY ONE THOUSAND Only)** equivalent to one month's rent as interest free refundable security deposit. The Lessee will pay one month rent as advance to the Lessor. In case the lease is renewed after 11 months, the difference in



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security of months shall be paid within the rent of the first month of renewed lease period.

5. That the Demised Premises is residential and shall be used for the residential purpose of **MR. KUMAR SAURAV** and his family only for whom the Demised Premises are being taken on lease and shall use the said property as per by laws as applicable.
6. That the Lessee will be responsible for making regular payments of electricity, water and other charges to the authority/society directly as per the installed meter reading effective from the Lease commencement date. The Lessor shall clear all dues on account of maintenance charges, electricity/water usage and any other charges up to the date of Lease termination.
7. Lessor shall not be responsible for any accident or incident in the premises during the tenancy period.
8. The Lessee has inspected electricity meters, lines & fittings and all appliances (As per Annexure-A) which are in perfect condition and in case any tempering or misuse is found during the period of lease, the Lessee himself will be responsible and shall keep the Lessor totally indemnified against all losses/actions.
9. That if the Lessee commits a default in the payment of one month rent without any valid reason, all its rights under this lease can be cancelled by the Lessor and the Lease can be deemed to be terminated and the Lessor shall refund the Security Deposit after deducting any dues towards rent, electricity/water charges, maintenance charges, gas bill or any other loss incurred due to non-maintenance of any fixture, fittings or any installed appliances.
10. The one month's interest free refundable security deposit shall not be adjusted against rent of any month during the stay of the Lessee at the Demised Premises.
11. That, all minor repairs shall be carried out by the Lessee himself out of his own pocket while major repairs which are not caused due to the negligence of the lessee, shall be carried out by Lessor. Any damage to property/fixtures provided to lessee will be borne by Lessee except depreciation and wear outs due to time, climate and situations which are beyond the controls of Lessee.
12. Any consent or notice required to be given hereunder shall be in writing, and if given by the Lessor, shall be sufficient, if signed by the authorized representative of the Lessor, and shall be given or served if addressed to the Lessee at the physical address given above or email id _____ or any other physical addresses as may be communicated in writing to the Lessor from time to time, and any notice to be given to the Lessor shall be sufficiently served if addressed to the Lessor at the physical address mentioned above or email id _____



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_____ or any other physical addresses, as may be communicated to the Lessee in writing from time to time.

13. That the Lessor and the Lessee represent and warrant that they are fully empowered and authorized to enter into and execute this lease & the lessee shall hand over the vacant & actual physical possession of the said property to the Lessor peacefully at the expiry of tenancy period.
14. That each party shall issue one month notice in advance to other party for vacating the said property during the tenancy period if required.
15. The Lessee shall not store any explosives, inflammable materials or any other objectionable materials/ articles, which are banned by the law of the land.
16. The Lessee shall not harbor/ give shelter to any bad element or anyone working against the interest of the society or the nation.
17. The Lessee shall solely be responsible for all actions/ activities within the demised premises and in case, any losses caused to the Lessor, the lessee shall indemnify the same to the Lessor.

IN WITNESSES WHEREOF, the parties here to have executed this Rent Agreement at **NOIDA** on this **3RD** day of **NOVEMBER, 2025**.

WITNESSES:

(1).

SIGNATURE OF LESSOR

Re Samen
13/11/25
SIGNATURE OF LESSEE

(2).



ATTESTED
K.P. YADAV
NOTARY PUBLIC
03 NOV 2025

ANNEXURE-A

**TOWER-TB, FLAT NO. 706, THE ARANYA, SECTOR-119, NOIDA, DISTT-
GAUTAM BUDH NAGAR, U.P.-201301**

- | | |
|--|------------|
| 1. Concealed lights | _____ Nos. |
| 2. Wardrobes | _____ Nos. |
| 3. Bathrooms mirror | _____ Nos. |
| 4. Complete modular kitchen with chimney | _____ Nos. |
| 5. Fans | _____ Nos. |
| 6. Curtain rods | _____ Nos. |
| 7. Tube lights | _____ Nos. |
| 8. | |
| 9. | |
| 10. | |

SIGNATURE OF LESSOR

K. S. Sauron
13/11/2025
SIGNATURE OF LESSEE

