



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL8600145686969X
: 03-Nov-2025 11:05 AM
: IMPACC (IV) d1948903/ DELHI/ DL-SAD
: SUBIN-DLDL9489030032020936232X
: VAIBHAV SAINI AND REEMA KUMARI
: Article 35(i) Lease- Rent deed less than 1 year
: PROPERTY BEARING NO. B-131, THIRD FLOOR, MAIDAN GARHI
: EXTENSION, NEW DELHI
: 0
: (Zero)
: SHIV KUMAR SHARMA
: VAIBHAV SAINI AND REEMA KUMARI
: VAIBHAV SAINI AND REEMA KUMARI
: 50
: (Fifty only)



03 NOV 2025



Statutory Alert:

1. The authenticity of the stamp can be verified by using the e-Stamping App available on the Google Play Store.
2. The date of creating the stamp is 03-Nov-2025.

LEASE/RENT AGREEMENT

This Lease Agreement is made and executed here at New Delhi on this **03rd day of November, 2025**, Between: **Mr. Shiv Kumar Sharma (UID No. 5743 1216 7268), S/O Shri Bhagwan Sharma, R/O 33, Maidan Garhi, south Delhi, Delhi-110068**, (hereinafter called the **FIRST PARTY/OWNER/LESSOR**), the party of the one part.

AND

(1) Mr. Vaibhav Saini (UID No. 8335 0311 6384), S/O Sh. Satyapal Singh, R/O Babri, Shamli, Uttar Pradesh and (2) Mrs. Reema Kumari (UID No. 7921 6166 1074), W/O Mr. Vaibhav Saini, R/O Babri, Shamli, Uttar Pradesh (hereinafter called the **SECOND PARTY/LESSEE of the other part).**

The expression of the terms the first party/owner/lessor and the second party/Lessee wherever they occur in the body of this Lease Agreement shall mean and include themselves, their legal heirs, successors, executors, administrators, legal representatives, assignees, etc.

Whereas the Lessor is the owner of the **PROPERTY BEARING NO. B-131, THIRD FLOOR, MAIDAN GARHI EXTENSION, NEW DELHI**, has been let out the same residential unit to the second party against a monthly rent of **Rs. 10,500/- (Rupees Ten Thousand Five Hundred only)**, including maintenance, dustbin charges are extra, excluding electricity charges as per **BSES- meter** reading per month, to be paid by tenant for a period 11 months commencing from **01/11/2025 to 30/09/2026** on the following terms and conditions.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. That the tenancy in respect of the above said premises has been granted by the first party to the second party for a period 11 months commencing from **01/11/2025 to 30/09/2026**.
2. That the second party has paid **Rs. 10,500/-** as one-month advance rent and will pay the aforesaid monthly rent every month in advance on or before the ____ **day** of each and every English Calendar month.
4. That the tenant/second party will be liable to pay the electricity consumption charges as per Govt./BSES/sub meter readings for the rented premises during the tenancy every month in addition to the monthly rent.
4. That the tenant/second party shall abide by all the bye-laws, rules and regulations of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.



Contd.....3/-

5. That the second party shall not be entitled to make any structural changes in the rented premises except the installation of temporary decoration, wooden partition/cabin, air-conditioners etc. without the prior written / verbal permission of the owner/first party.
6. That the tenant/second party will not make any addition/alteration, construction or renovation etc. in the rented premises under any circumstances, without prior written permission of the first party/owner.
7. That the second party/tenant will not be entitled to let out, sublet, assign or part with the rented premises to any other person or party, under any circumstances without prior written permission of the first party/owner.
8. That the second party will use the rented premises for **Residential** purposes only or for that purpose for which it is agreed by the first party. In case the tenant makes a breach of the agreement, the agreement will automatically be treated as terminated and the second party shall be required to vacate the premises immediately.
9. That the second party shall not cause any damage to the property in any way, except for the normal wear and tear. The tenant/second party will be liable to make good any damage which may be caused during the tenancy by negligence of the family members or his/her/their servants to the said premises.
10. That the second party, at the time of initial inspections, has seen the fittings, fixtures & other appliances and found them in good conditions and in perfect working order and nothing is found broken or missing. The second party shall be responsible for the restoration of any broken or missing of such fittings, fixtures & appliances.
11. That the second party/tenant will permit/allow the first party/owner or his/her duly authorized representatives to enter upon the rented premises for inspection or to carry on any repair work, at all reasonable hours after prior appointment.
12. That this lease agreement may be extended for a further period with the mutual consent of both the parties with an increment of **10 %** of the last paid monthly rent but on the expiry of this lease period or on earlier termination, if the second party does not hand over the peaceful vacant possession of the demised premises on the expiry or earlier termination of the rent agreement, then the second party will be bound to pay penalties for unauthorized occupation of the demised premises as damages until the second party vacates the demised premises.
13. That at the time of vacation of the rented premises, the second party will be liable to restore all the breakage and damage to the rented premises caused by the second party at his/her cost and handover the same rented premises as its present condition otherwise cost/expenses of same will be deduct from the security amount.
14. That there will be a **lock-in-period for six months**, if second party/tenant vacate before 06 months then security amount will be forfeited thereafter this lease agreement may be terminated at any time before the expiry of the tenancy period by serving one month's prior notice in writing by any side.



Contd.....4/-

15. That if the second party fails to pay the monthly rent for the one consecutive month and/or misuse the premises or violates any terms and conditions of this agreement, the tenancy shall stand automatically terminated without any notice.
16. That second party has deposited **Rs. 10,500/-** as an interest free security deposit which will be refunded only (not adjustable) at the time of peaceful vacation of the rented premises after deduction of dues or demands if any.
17. That at the time of vacation of the above said premises an amount for **painting cleaning and damages** will be deducted from the security or the tenant will be liable to the same amount to the owner.
18. That the second party will not use the rented premises in the means of any illegal activities and will not store or keep any dangerous, explosive, inflammable articles or any other things which are prohibited in the eyes of law.
19. That the second party will not arrange any wine party or make noise or any such arrangement which is prohibited in the eyes of law.
20. That the second party will be solely liable and responsible for any mis-happening, incident/accident or criminal activities occurred during the tenancy period in the said premises.
21. That the second party will not be allowed to raise the pet in the above said premises.
22. That the second party/tenant will not be entitled to raise any loan or mortgage against the rented premises and if he/she do so without any consent or permission in writing from the owner, the first party/owner will not be liable or responsible for the same in any manner.
23. That any dispute between the parties related to this Lease Agreement shall have jurisdiction of the Delhi/New Delhi courts only.

IN WITNESS WHEREOF the owner/first party and the tenant/second party have hereunto subscribed their respective hand on this Lease Agreement, at New Delhi on the day, month and year first above written, in the presence of following witnesses.

WITNESSES:

(LESSOR/FIRST PARTY/OWNER)

1.

(LESSEE/SECOND PARTY/TENANT)

2.



ATTESTED
DEBAJYOTI BEHURIA
NOTARY
PUBLIC
CENTRAL DELHI
No. 19716

9 NOV 2025