



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP19777907104138X

e-Stamp

Name: KOMAL DHAWAN

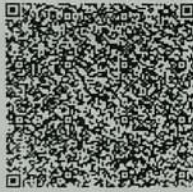
Licence Number: 469

Signature: *[Signature]*

₹100

Certificate No. : IN-UP19777907104138X
Certificate Issued Date : 30-Aug-2025 05:31 PM
Account Reference : NEWIMPACC (SV)/ up14075504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407550437008674609498X
Purchased by : BHARAT SINGH NEGI
Description of Document : Article 35 Lease
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SONI SHAH
Second Party : BHARAT SINGH NEGI
Stamp Duty Paid By : BHARAT SINGH NEGI
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



₹100

Please write or type below this line



[Signature]

[Signature]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Limited.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.

RENT AGREEMENT

This Deed of Rent Agreement is made and executed here at GHAZIABAD between:

SONI SHAH W/o SH. ANIL KUMAR R/o H No. 44-B, SWAROOP PARK, LAJPAT NAGAR, SAHIBABAD, GHAZIABAD, U.P-201005 (Hereinafter called the Land Lord/ first Party).

AND

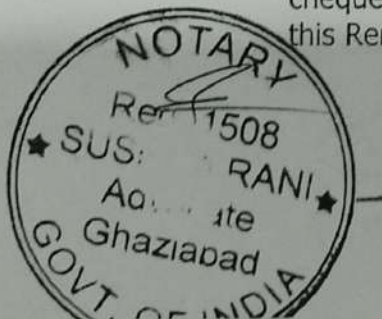
BHARAT SINGH NEGI S/o LATE SH. GYAN SINGH NEGI R/o GALI No. 17, B-BLOCK, KAMAL VIHAR, KAMALPUR, BURARI, DELHI-110084 (Hereinafter called the Tenant/ Second Party).

And whereas the expression of both the parties which shall includes their legal heirs, nominees, next of kin, successors, administrators etc.

And whereas the first Party has agreed to let out:- **H No. 44-B, SWAROOP PARK, LAJPAT NAGAR, SAHIBABAD, GHAZIABAD, U.P-201005** on rent and the Second Party has agreed to take on rent the said premises mentioned as above in the following terms and conditions:- And whereas the tenant has taken the aforesaid on rent from Landlord for a period of (11month) commencing from **01/08/2025 to 30/06/2026** and the tenancy period may be extended with the mutual consent of both the parties.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1. That the tenant/second party shall not make any addition or alteration in the above noted premises without the written consent of the first party, and shall keep the premises neat and clean and shall not let-out the same or any portion/part on rent to any other person at any time.
2. The rent of **Rs. 11,550/- (RUPEES ELEVEN THOUSAND FIVE HUNDRED FIFTY ONLY)** per Month. This shall be paid by the second party (tenant) to the first party (land lord) by/before the 15th of every English Calendar month in advance.
3. That if at any time, the tenant use the premises for any illegal purposes, misuse the same in any manner, the landlord shall be fully entitled to evict the tenant/get the premises vacated through court, of law, without giving any notice to the tenant. If any damage is done to the property or articles related to the property, then the required amount will be deducted from the security deposit.
4. That the tenant hereby assures to the landlord that they will pay the rent through cheque/cash regularly to the landlord, and also abide by all the rules and conditions of this Rent Agreement.

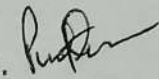


Soni Shah Rani

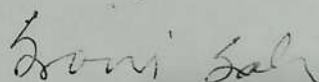
5. That if tenant wants to vacate the above said premises then one month advance notice shall be served to the landlord. In default of this the one month security mention below will be forfeited.
6. That if the first party wants to get the said premises vacated before the expiry of tenancy period from the second party/tenant, then the first party shall give one month advance notice to the second party/tenant.
7. That the tenant shall pay the electricity bills as per the bills of local authorities based upon the readings of the electric meter.
8. That the second party would pay society maintenance fee as applicable to the concerned agency/authority.
9. That the rent will be increased 10% of rent after 11 month and the new rent agreement made if necessary with the consent of the landlord.
10. That the Second Party has paid **Rs. 11,550/-** only advance rent of one month and **Rs. 5500/-** as Security deposit which will not be adjusted in rent, it will be returned in cash after vacation of said premises, by the First Party which will be refundable without interest at the time of vacating the said premises.
11. That the tenant will deposit the copy of his ID proof with the Land Lord.
12. That the tenant will carry out day to day repairs and cleaning of the rented property. He will be liable to pay the breakage/ damage charges for electrical, water and other fitting and fixtures during the period of tenancy.
13. The tenant will not indulge in any illegal activity in the premises, if he does so he will have to vacate the premises without any prior notice.
14. That any interpretation to the above terms and conditions, the landlord's explanation shall be the final binding to the tenant.
15. That the second party shall not sublet, the rented premises or part with the possession or assign the same to any person in any manner.

IN WITNESSES WHEREOF the landlord and the tenant after thorough carefully both the pages of this rent agreement set their hands on the above said date & year.

PUNEET SHARMA
WITNESSES

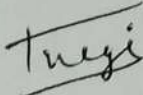
1. 




(SONU SHAH)

FIRST PARTY

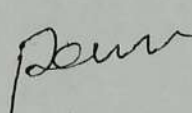
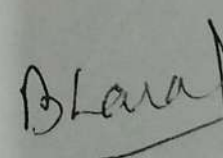
2. Tarun Negi



9319980696

ATTESTED

SUSHILA RANI
Advocate & Notary
Ghaziabad

 
SECOND PARTY

30 AUG 2025