

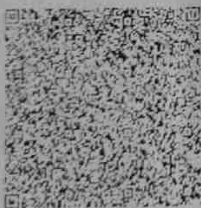


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK61311273416393V
Certificate Issued Date : 03-Jul-2023 01:50 PM
Account Reference : NONACC (SV) uk1204904/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120490428936231950627V
Purchased by : SAMIR SAXENA
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : MRS RASHMI BHATNAGAR
Second Party : SAMIR SAXENA
Stamp Duty Paid By : SAMIR SAXENA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



ROHIT KUMAR
Stamp Vendor
Court Compound, Dehradun

Please write or type below this line



Rashmi Bhatnagar

Samir

Statutory Alert

RENT AGREEMENT

This Rent Agreement is made on this the 2nd July 2023 between Mrs. Rashmi Bhatnagar W/o Samir Bhatnagar Shiv Kutir Danda, Khudanewala, Friends Enclave Sahastradhara Road, dehradun Uttarakhand 248001 (hereinafter called the Owner of the one part);

.....1st Party / Landlord

AND

Samir Saxena S/o Vimal Kumar Saxena A -2658 1st Floor Front Side Green Fields Colony, NHPC Colony Faridabad Haryana 121010 (hereinafter called the tenant/second party of the other part).

.....2nd Party / Tenant

Whereas the first party is the sole and exclusive owner of all the property which is more fully described in the schedule and on the request of the second party has agreed to rent out the premises for residential purpose for a period of 11 months with effect from 01-07-2023 to 01-06-2024 And whereas the tenant has agreed to execute and sign the deed of rent agreement deed, as per terms and conditions mentioned below:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the tenancy will commence from 01-07-2023 to 01-06-2024 for a period of eleven months at the monthly rent of ₹15000/- (Rupees Fifteen thousand Only) Plus Electricity Charges and water charges which shall be paid by the tenant to the

owner in advance without default on or before 1th day of every month for which the rent is due.

2. That the tenant will pay a sum of ₹15000/- (Rupees Fifteen thousand Only Only) as interest free refundable security within 15 days of commencement of rent agreement . This amount will be refunded after the deduction of any dues towards rent and Dues towards any damage to the property and items provided during the time of stay or any other dues.

Samir

Rashmi Bhatnagar

3. That the tenant has also paid a sum of 15000/- as one-month advance rent w.e.f. 01-07-2023 to 01-08-2023 by cash/online transfer. Further every month the tenant shall pay the coming months rent in same to the owner.

4. That the Lock-in period will be of 6 months. If the tenant vacates the flat before 6 months, then the security will not be refunded and not adjusted with any month's rent.

5. That the tenant will be liable to pay the electricity charges as per the electric sub meter and water charges.

6. That both the parties shall have the option to terminate the rent agreement after giving one-month prior notice to each other.

7. That the tenant shall not sublet the said property and will use the said property only for residential use only.

8. That on expiry of the rent period the tenant shall handover the physical vacant possession of the property with all the fittings and fixtures intact and in perfect order. Any damages to the fixtures in the house on the date of vacating the premises must

be made good and get serviced all electrical equipment's by the tenant at his own expenses and any payment outstanding as on the date of the vacation of the house regarding electricity, water charges etc. shall be made by the tenant to the owner/landlord.

9. That if the tenant is desirous to extend the rent agreement, then it can be done by mutual consent of both the parties at an enhanced rate of 10% of the prevailing rent at the time.

10. That both the tenant & the owner will be bound with the terms & conditions of the Rent Agreement.

11. That in case of default in payment of rent of any one month or in case of breach of any of the specified covenants on the part of tenant, the owner shall be legally entitled to terminate the agreement/tenancy and take over the possession of said property immediately without any objection/resistance or excuse from the tenant.

12. That the tenant shall keep and maintain the property in clean and good condition.

13. That the tenant shall not deny the title of the landlord of the first party and shall not claim any claim of ownership of the said property.

14. That the tenant shall not make any alteration or addition to the

[Signature]

Rashmi Bhatnagar

said property without the consent of the landlord and shall not perform any act which may cause any damage to the society and the said property.

15. That the landlord shall have privilege to inspect the said portion anytime by giving prior information to the tenant and for this the landlord shall have the right to use the entrance through the letting out portion for which the tenant shall have no objection.

16. That the security amount paid by the tenant will not be taken as an adjustment in rent towards the end of lease period rather the monthly rent has to be paid and the security amount will be refunded at the end of tenure period after the inspection, done by the owner and the witness(es) that the owner is getting the property as he has given i.e. there is no damage to the physical property and furniture present in the flat, the list of the same is attached below.

17. That this deed is subject to the jurisdiction of the Dehradun Court only.

SCHEDULE OF THE PROPERTY

ALL THAT Fully furnished 2 BHK, Fully Furnished
Property address- Shiv Kutir Danda, Khudanewala, Friends Enclave
Sahastradhara Road, dehradun, Uttarakhand

All items are in working condition and if any damage occurs in any appliances then it is the liability of tenant to repair it. At the time of handover, the equipment's should be serviced for proper functioning.

IN WITNESS WHEREOF the parties have signed this on this side on the 03rd day of July 2023 at Dehradun.

Rashmi Bhatnagar

(SIGNATURE)

OWNER



[Signature]

(SIGNATURE)

TENANT

WITNESSES:

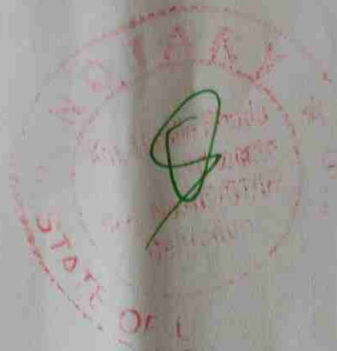
1. RAJIV BHATNAGAR.
2. RAJU BHATNAGAR.

Rajiv Bhatnagar

(RAJIV BHATNAGAR)
129 - RAJESHWAR NGA-II
SANATNAGHARA RD.
DEHRADUN - 248001.

Raju Bhatnagar

(RAJU BHATNAGAR)
129 - RAJESHWAR NGA-II
SANATNAGHARA RD.
DEHRADUN - 248001.



ATTESTED
Km. URMILA SHASTRI
Advocate & NOTARY
Dist. Dehradun.

3/7/20