



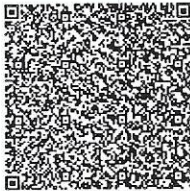
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

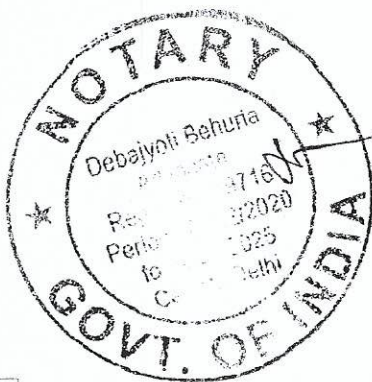
e-Stamp

Certificate No.	: IN-DL46226428222930T
Certificate Issued Date	: 13-Feb-2021 01:37 PM
Account Reference	: IMPACC (IV)/ dl787703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL46226428222930T
Purchased by	: PARUL BATRA
Description of Document	: Article 35(i) Lease- Rent deed upto 1 year
Property Description	: PROPERTY NO.15B/1, CHANAN SINGH PARK, DELHI CANTT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PARUL BATRA
Second Party	: LT COL VIPUL DESWAL
Stamp Duty Paid By	: PARUL BATRA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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Please write or type below this line



Parul Batra

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.

Rs 100/-

RENT AGREEMENT

This Rent agreement is executed in Delhi on this 25 day of February-2020.

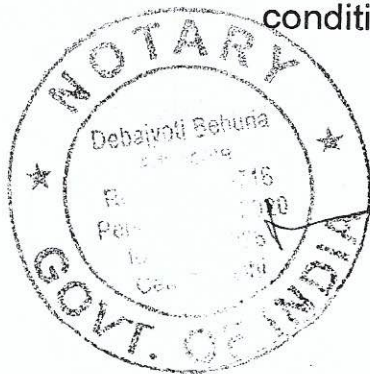
Between

Ms. Parul Batra daughter of Late Sunil Batra, resident of 20, Chanan Singh Park, (Brig. Hoshyar Singh Park), Delhi as special power of attorney holder of Shri Deepak Khurana son of Shri P.R. Khurana dated 21.12.2020 duly notarized, Party of The First Part, hereinafter called the Landlady

And

Lt. Col. Vipul Deswal son of Col. W.S. Deswal, resident of House no. 96, KG-1 near PVR Cinema, Vikaspuri Colony, Delhi-110018, aadhar card no. 715043893088, PAN Card no. AITPD9426C Party of The Second Part, hereinafter called the Tenant.

Whereas the Landlady is in possession of the Property no.15B/1, Chanan Singh Park, Delhi Cantt, consisting of one drawing room, one bedroom, toilet, kitchen on the ground floor and two bedrooms, two toilets, lounge at first floor and a servant quarter with toilet on the terrace and the tenant has requested the landlady to let out the said property at a monthly rent of Rs.37,000/- (Rupees thirty seven thousand) besides water and electricity charges w.e.f. 1st March-2021 and landlady has agreed for the same and thus mutually settled the terms and conditions as under:

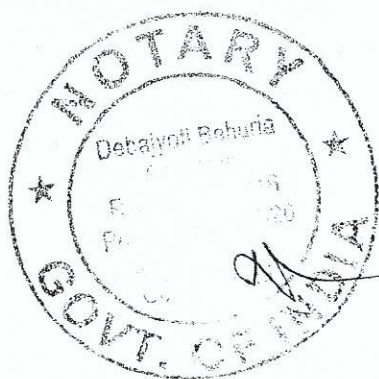


Now this rent agreement witnesseth

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Parul Batra

1. That the tenancy premises shall consists of front portion of property no. 15B/1, Chanan Singh Park, Delhi Cantt consisting of one drawing room, one bedroom, toilet, kitchen on the ground floor and two bedrooms, two toilets, lounge at first floor and a servant quarter with toilet on the terrace more conspicuously shown in red colour in attached plan, duly fitted with electricity and water connection.
2. That the tenancy period as agreed is for 11 months i.e. 1st March-2021 to 31st January-2022. It is agreed that in case the tenant seek extension of period of tenancy which shall be given by increase of 5% rent on such renewal for another 2 (two)such terms.
3. The rate of rent as agreed is Rs.37,000/- (Rupees thirty seven thousand) per month besides electricity and water consumption charges which are payable by the tenant directly to the authorities.
4. That that the tenant have already paid Rs.74,000/- (Rupees seventy four thousand) in cash to the landlady towards one month rent and towards security equivalent to one month rent refundable at the time of vacation of the premises without any interest. It is agreed rent is payable in advance for each month.
5. That the tenant was assured the landlady as under:



- (a) That the tenant shall not sublet, assign or part with possession of any portion of the property to any third party.
- (b) Tenant shall keep the premises habitable and shall allow inspection of the property to the

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landlady- and her authorized representative at any time required.

The tenant shall not do any structural alteration in the tenanted premises.

- (c) The premises shall be used for the use of residential purposes.
- (d) The tenant shall vacate and handover physical vacant possession of the premises in good habitable condition with all fittings & fixtures in working condition (as given by the landlady at the time of possession) after expiry of agreement.

Cost of any minor repairs to the house including fixtures & fittings (and/or normal wear & tear) to be borne by the tenant. Any major repairs to be borne by landlady after mutually agreeing upon.

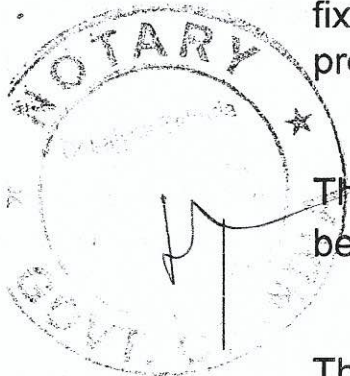
The cost of any damage or repairs to the property (including fixtures & fittings) shall be deducted at the time of vacating the premise from the security deposit.

That rent shall be payable month by month in advance on or before 5th day of each English calendar month.

That in case of breach of above terms tenanted shall come to an end automatically without further notice.

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That the tenant shall be at liberty to surrender the tenancy even during the existence of this agreement.

That in case of non payment of any dues resulting into disconnection of any facility the tenant shall not suspend the rent.

That the tenancy shall be terminated by both the parties by 30days notice.

IN WITNESS WHEREOF, both the parties have signed this agreement, on the day, month and year mentioned herein above in the presence of following witnesses:

Witnesses

1. *L. S. Gupta*

Sanjiv
LANDLADY

2. *Kunal Khatun*

[Signature]
TENANT

ATTESTED
DEBAJYOTI BEHURIA
NOTARY
GOVT. OF INDIA
CENTRAL DELHI
Regn. No. 19716

12 5 FEB 2021

