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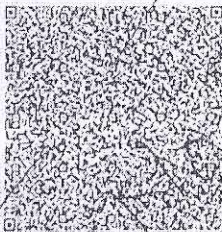
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Certificate No. : IN-DL88495573440098Q
 Certificate Issued Date : 09-Oct-2018 03:55 PM
 Account Reference : NONACC (BK)/ dlcb/bk02/ KK DOOMAY DL-DLH
 Unique Doc. Reference : SUBIN-DLDCBIBK0281066531348554Q
 Purchased by : RAJ KUMAR
 Description of Document : Article 35(ii) Lease with security upto 5 years
 Property Description : 1/50, GALI NO 5 VISHWAS NAGAR SHAHDARA DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAJ KUMAR
 Second Party : NAMIT GUPTA
 Stamp Duty Paid By : RAJ KUMAR
 Stamp Duty Amount(Rs.) : 3,220
 (Three Thousand Two Hundred And Twenty only)



Please write or type below this line

2076 8831 0352

8063 6729 2759



SUB-DIST. IV-B

DELHI



SUB-DIST. IV-B

DELHI

7269463

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NOT VALID LIMITED

Authorised Signatory

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LEASE DEED
STAMP DUTY

: Rs.3,220/-

This Lease Deed is made at Delhi on this 10th day of October, 2018, between SHRI RAJ KUMAR SON OF LATE SHRI OM PRAKASH SOBTI RESIDENT OF HOUSE NO.H-4, STREET NO.2, RADHEY PURI, KRISHNA NAGAR, DELHI-110051, hereinafter called the Lessor;

A N D

SHRI NAMIT GUPTA SON OF SHRI SANJEEV GUPTA RESIDENT OF HOUSE NO.1/7718, SECOND FLOOR, GALI NO.2, EAST GORAKH PARK, SHAHDARA, DELHI-110032, hereinafter called the Lessee.

The expression both Lessor and Lessee shall mean and include their heirs, successors, executors, administrators, legal representatives assigns etc. respectively.

Whereas the Lessor is the legal owner/attorney and in physical possession of Built-Up Property Bearing No.1/50, (Plot No.50 and Block No.1), and Mpl. No.501/4-C, out of Khasra No.2540/1802/801, Khewat No.1698, Khatoni No.1946, situated in the area of Village Chandrawali alias Shahdara, situated in the abadi of Gali No.5, Main 60 Ft Road, Vishwas Nagar, Shahdara, Delhi-110032, by virtue of General Power of Attorney registered as Document No.43, in Book No.IV, Volume No.11, on pages 186 to 189 dated 05.01.1999, in the office of Sub-Registrar, Delhi.

AND WHEREAS the Lessee has approached the Lessor for Lease of the Built-Up First Floor upto ceiling level only without roof/terrace rights of the Property Bearing No.1/50, Gali No.5, Main 60ft Road, Vishwas Nagar, Shahdara, Delhi-110032, area measuring 50 sq. yards., (hereinafter referred to as the said premises), to the Lessee, with fittings and fixture installed therein and the Lessee has agreed to take the same on the following agreed terms and conditions of this Lease Deed.

NOW THIS LEASE DEED WITNESSES AS UNDER :-

1. That the Lessee shall pay monthly rent in respect of said premises to the Lessor in the following manner :-

S.NO.	FROM	COMMENCING TO	RENT
(1)	10.10.2018	09.09.2019	Rs.12,000/-
(2)	10.09.2019	09.08.2020	Rs.13,000/-
(3)	10.08.2020	09.07.2021	Rs.14,000/-

2. That the Lessee shall pay the above said fixed lease money monthly, regularly and in advance to the Lessor on or before the 15th day of each English Calendar month.

R Sohn

Namit Gupta

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Authorised Signatory

DATED : 09.10.2018

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3. That this agreement is granted for a period of 33 (Thirty Three) Months only commencing w.e.f. 10.10.2018 to 09.07.2021.
4. That the Lessee shall not sub-let or part with the possession the said premises to any other person in any way.
5. That the Lessee has taken the said premises for Commercial Purpose only and shall have no right to use the said premises for any other purposes in any case.
6. That the Lessee shall not do any commitment against the laws and regulations of Government/MCD in the said premises.
7. That if the Lessee shall default any terms or condition of this Lease Deed, then the Lessor shall has full right to take legal action against the Lessee.
8. That the Lessee shall not make any kind of construction, alteration or additional construction in the said premises but day to day minor repair shall be done by the Lessee with his own cost and expenses.
9. That the above said fixed lease money is reasonable and is accepted to the Lessee as standard and correct lease money.
10. That the Lessee shall pay in additional to the above said fixed lease money for the charges of use of electricity and water to the concerned deptt. Regularly. The Lessor is not responsible for any kind of tempering/theft with the electricity meter. The maintenance charges if any shall also pay by the lessee in addition to the above said rent.
11. That the Lessor shall has full right to inspect the said premises at any reasonable time.
12. That the Lessee shall not use any other portion of the said building or roof of the said premises in any case.
13. That the Lessee shall not vacate the said premises before the expiry of Eleven Months of lock-in period, if the Lessee vacate the said premises before the expiry of said lock-in period, in that event the Lessee shall be liable and responsible to pay the balance month rent as well as agent commission to the Lessor in all respect and after the expiry of Eleven Months if the Lessee wants to vacate the said premises, then they shall serve one month advance written intimation to the Lessor and if the Lessor wants to get vacated the said premises then the Lessor shall serve one month advance intimation to the Lessee.
14. That the Lessee shall keep the said premises in good condition and shall not damage or harm the plaster and roof of the said premises in any case.

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15. That it is mutually decided in between both the parties that the conversion charges shall be paid by the tenant only during his tenancy period.
16. That the Lessee has taken the said premises from the Lessor and shall surrender the possession of the said premises to the Lessor only.
17. That it is also mentioned here that if the Lessee fails to pay the lease money for two consecutive months then the Lease shall be terminated and the possession of the Lessee shall be treated as illegal possession.
18. That in case of any dispute between the Lessor and the Lessee, the jurisdiction is Delhi Court.
19. That if the Lessee shall not vacate the said premises after the expiry of 33 (Thirty Three) Months i.e. 09.07.2021, then the Lessee is bound to pay a sum of Rs.1,000/- per day as compensation to the Lessor alongwith the lease money for the delayed period.
20. That the Lessor shall not be responsible under any circumstance in any respect of any liability of the Lessee towards the Telephone Bills, Sale Tax, Income Tax or any state/central Govt. liability or any other kind of liability payment to due pertaining Lessee.
21. That the Lessor shall not be responsible for any safety of any material or articles belongings to the Lessee or any other person connected with or visiting the Lessee nor shall the Lessor shall be liable for any loss or damage, injury to the property lying at any time in or around the said property by reasons of theft, fire etc.
22. That the Lessee shall not keep or store any polluted prohibited, contraband and hazardous goods in the lease premises, which shall be harmful to the building and for the neighbours, and in the event of such acts, Lessee himself be responsible for all kinds of losses, damages, penalties whatsoever.
23. That in case, if any dispute arises between both the parties regarding the tenancy of this premises then the Lessee shall be solely responsible to pay the Advocate Fee, litigation charges etc. etc., incurred by the Lessor.
24. That after the expiry of Lease Deed period or earlier termination of this deed, the Lessee shall hand over the actual, peaceful, vacant and physical possession of the said premises alongwith all fittings and fixtures installed therein in good and working conditions to the Lessor, as the Lessee received at the time of commencement of this Rent Agreement.
25. That the Lessee cannot take any personal loan or any credit facility on behalf of this Lease Deed, yet the Lessee can take any loan or credit facility, then the Lessee or providing loan, credit facility bank/ institute will be responsible for the same. The Lessor shall have no concern with the same.

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26. That the said Lessor declares that the principal are still alive and the General Power of Attorney executed by the said Principal in favour of the said Lessor has not been revoked or cancelled till today.
27. That the Lessee has paid to the Lessor a sum of Rs.24,000/- (Rupees Twenty Four Thousand Only), as an interest free security, which will be refundable to the Lessee, at the time of handing over the actual, peaceful, vacant and physical possession of the said premises after deducting all expenses towards damages, wear, tear and pending bills of electricity and water if any at the time of vacation of the said premises.
28. That in case the Lessee misuses the electricity connection/ electricity meter or any fine or misuses charges levied by the authorities concerned, during the said lease period in that case the Lessee shall be fully responsible and liable to clear the said misuse.
29. That both the parties have agreed to get this agreement registered with Sub-Registrar concerned for which the stamp duty and other charges shall be borne in equal share by both the parties. The original copy of the registered Rent Agreement shall be kept by the Lessor and photocopy thereof shall be given to the Lessee.
30. That the contents of this lease deed have been duly read over to the parties and they admit and understand that the contents of this deed are correct.

IN WITNESSES WHEREOF the parties have signed this Lease Deed on the date month and year first written above.

DLN.-P07091999137052

WITNESSES :-

1.

[Signature]

Hans Raj Bhattaraj

& Sh. P.D. Bhattaraj

& S.O./B. Gali No 5

Vinodh Nagar Ind 23

2.

[Signature]

Dhiraj Gupta

& Ashok Gupta

H.NO A-20/2-C, Chet Ram

Street, Mayapuri, Delhi 51

2988 6451 6268

[Signature]
LESSOR

[Signature]
LESSEE

For VATIKA LIMITED

[Signature]
Authorised Signatory