

सत्यमेव जयते

INDIA NON JUDICIAL



Government of National Capital Territory of Delhi

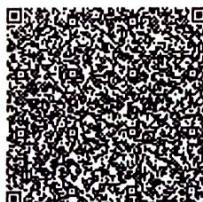
e-Stamp

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-DL81340425496463U
: 25-Jan-2022 02:13 PM
: IMPACC (IV)/ dl721603/ DELHI/ DL-DLH
: SUBIN-DLDL72160353323357717636U
: RAKHI PRINTER
: Article 35(l) Lease- Rent deed upto 1 year
: B-48, SECTOR-5, BAWANA INDUSTRIAL AREA DELHI-110039.
:
: 0
(Zero)
: RAKHI PRINTER
: SANDHYASHI HOSPITAL
: RAKHI PRINTER
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: 50
(Fifty only)

सत्यमेव जयते



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18-01813404254964560



PAGE NO-2

RENT AGREEMENT

This Rent Agreement is made at Delhi on this 25th day of January, 2022 between:-
M/S RAKHI PRINTER THROUGH ITS AUTHORIZED PERSON MR. INDER LAL KAUSHAL SON OF LATE SH. D.D. KAUSHAL RESIDENT OF GALI SATTE WALI, DELHI-110006 (hereinafter called the Owner/First Party)

AND

M/S SANDHYASHI HOSPITAL (A UNIT OF SANDHYA HEALTH CARE) THROUGH ITS AUTHORIZE PERSON SH. VIKAS GUPTA SON OF SH. S.N. GUPTA RESIDENT OF 229-A, GALI NO. 2, AMBEDKAR NAGAR, HAIDERPUR, DELHI-110088 hereinafter called the tenant/second party.

The expressions of first party and second party shall mean and include their respective heirs, successors and assigns.

WHEREAS the First Party is the owner of **B-48, SECTOR-5, BAWANA INDUSTRIAL AREA, DELHI-110039 (ENTIRE BASEMENT, GROUND FLOOR, FIRST FLOOR AND 2ND FLOOR)** (hereinafter called the said Property)

AND WHEREAS the first party/Owner has agreed to **let out ABOVE SAID PROPERTY** to the second party on the following terms and conditions:-

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:-

1. That the tenant/second party has agreed to pay the monthly rent of **Rs.30,000/- (Rupees THIRTY THOUSAND ONLY)** to the owner/First Party regularly in advance of the month on or before 05th day of each English Calendar Month.
2. That the physical possession of the said tenanted portion will be taken over by the tenant from the owner **on 01-07-2021 TO 31-05-2022 for a valid period of 11 months** from the date of commencement of the said tenancy period.
3. That the Second Party/tenant shall use the premises for **INDUSTRIAL** purpose only and not for any other purpose.
4. That no objects/goods/materials will be kept in the common areas.
5. That after the expiry of this tenancy agreement or earlier termination thereof, the Second Party/Tenant shall vacate the said premises being let out and shall deliver the vacant possession of the same to the first party/Owner without any objection.

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6. That the second party is satisfied with the rent charged which is quite reasonable, proper and appropriate as per the rent prevalent in the market/locality.
7. That the second party/tenant has agreed to abide by the rules and regulations of NDMC/DDA/TPDDL or any other concerned authorities from time to time in force.
8. That the second party/tenant shall not mis-use the said rented premises in any circumstances.
9. That the TENANT/second party shall not store any hazardous material in the rented property and shall not create any kind of nuisance in the said locality and shall abide by the rules and regulations and bye-laws of the concerned authority.
10. That day to day minor repair such as leakage of taps, fuse of bulbs, tubes etc. shall be done by the TENANT/second party himself/herself/themselves during the tenancy period and the first party/Owner will not be liable and responsible for the same.
11. That if the TENANT/second party fails to pay the rent of one month to the first party/owner, then this agreement shall stand terminated automatically without prejudice to any right of the First Party under the deed and the first party/owner shall have right to get the said property vacated from the TENANT/second party. The owner/first party shall also have right to realise/ recover all the arrears from the tenant and the agreement stands terminated at which the TENANT/second party will have no rights to raise any objection.
12. That the tenant/second party shall have no objection if the owner/first party or his/her representative inspects the property at any reasonable time in the presence of the tenant/second party.
13. That the second party/tenant agrees and undertake not to sublet, assign or otherwise part with the possession of the same premises and shall not cause any damages to the premises, its fixtures and fittings in any manner whatsoever.
14. That the tenant/second party shall not keep any inflammable and explosive things in the said demised premises in any manner and the tenant shall be liable and responsible for any injury, theft, fire, accident or any other mishappening happened during the tenancy period.
15. That the rent agreement will not be used by the tenant/ second party for any purposes of loan, credit card etc. or any similar scheme.
16. That if the second party/tenant infringes the terms and conditions of this rent agreement then the first party/owner will be authorised to evict the said second party/tenant from the said premises. The second party/tenant will not be authorised to challenge this rent deed under any circumstances in any court of law.

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17. That in case if the owner/first party are compelled to take legal proceedings, for ejection against second party/tenant for any reason whatsoever, the second party/tenant shall be responsible to bear all cost and charges which the owner/first party may accrue or suffer in any court of law for adopting such legal action or proceedings against second party/tenant.

18. That in case second party want to vacate the said rented premises before the expiry of the tenancy period then he/she will give one month notice to the first party/owner and if the first party/owner wants to get the premises vacated then he/she/they will also give one month's notice to the second party/tenant.

19. That the Electricity Charges and Water Charges etc. will be paid by the second party/tenant to the concerned authorities during the tenancy period, in respect of said property and at the time of vacating the rented premises, the tenant/second party shall hand over all paid bills/receipts to the owner/first party and in case the tenant/second party left any bill unpaid or pending, the owner/first party shall have right to recover the same from the tenant/ second party including any penalty and the second party/tenant shall ensure safety of electricity, water meter and shall bear the cost of consequences if any tempering/damaging is done in the meters.

20. That the tenant/second party shall be liable and responsible for accessories, fittings, fixtures, installed in the said tenanted premises. In case of any kind of damages, breakage or losses in the above said tenanted premises during the tenancy period, the tenant shall restore the same, at his/her own cost, expense and handover the same in working and same condition, to the first party at the time of handing over of vacant physical possession of the tenanted premises.

21. That the first party has received a sum of **Rs.50,000/- (Rupees FIFTY THOUSAND Only)** from the second party as a security and the entire security amount will be refunded by the first party/owner to second party/tenant after the expiry of tenancy period or its earlier termination and handing over the peaceful possession of the tenanted premises by the second party to the first party after deduction of any dues and damages, if any. The security amount will remain deposited with the first party/owner during whole period of rent agreement or its earlier termination without any interest and the security amount will not be adjusted in monthly rent in any circumstances during tenancy period.

22. That in case if the tenancy is extended for a further period with mutual consent of both the parties, the monthly rent shall be increased by 10% after expiry of tenancy period.

IN WITNESS WHEREOF, both the parties have signed this Agreement at Delhi, in the presence of the following witnesses:-

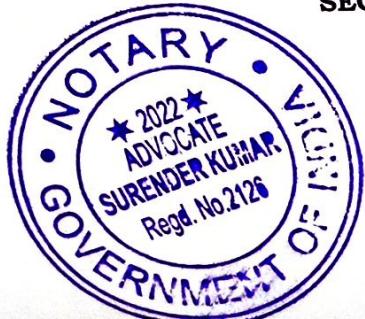
WITNESSES:-

1.

FIRST PARTY/OWNER

2.

SECOND PARTY/TENANT



ATTESTED

NOTARY PUBLIC
DELHI (INDIA)

25 JAN 2022

PAGE NO-2

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AND

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2. That the physical possession of the said tenanted portion will be taken over by the tenant from the owner **on 25-01-2022 for a valid period of 11 months** from the date of commencement of the said tenancy period.
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