



INDIA NON JUDICIAL

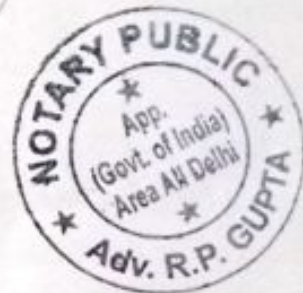
Government of National Capital Territory of Delhi

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सत्यमेव जयते

Certificate No. : IN-DL97601858964307S
Certificate Issued Date : 24-Oct-2020 03:56 PM
Account Reference : IMPACC (IV) / dj783103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL78310301881513336431S
Purchased by : RAKHI PRINTER
Description of Document : Article 35 (i) Lease- Rent deed upto 1 year
Property Description : B-48, SECTOR-5, BAWANA INDUSTRIAL AREA, DELHI-110039,
Consideration Price (Rs.) : 0
(Zero)
First Party : RAKHI PRINTER
Second Party : SANDHYASHI HOSPITAL
Stamp Duty Paid By : RAKHI PRINTER
Stamp Duty Amount(Rs.) : 50
(Fifty only)

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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.

RENT - AGREEMENT

This Deed of Rent Agreement is made and executed at Delhi, on this 24th DAY OF OCT. 2020, between **M/S RAKHI PRINTER THROUGH ITS AUTHORISE PERSON MR. INDER LAL KAUSHAL SON OF LATE SH. D.D. KAUSHAL RESIDENT OF GALI SATTE WALI, DELHI-110006**, hereinafter called the **First party/ Landlord / Landlady**, (which expression of the First Party shall mean and include their, heirs, successors assigns, legal representatives, administrator, executors, nominee/s).

AND

M/S SANDHYASHI HOSPITAL (A UNIT OF SANDHYA HEALTH CARE) THROUGH ITS AUTHORISE 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 **Second Party/ Tenant**, (which expression of the Second Party shall mean and include their, heirs, successors assigns, legal representatives, administrator, executors, nominee/s.).

Whereas the said **first party/ Landlord / Landlady** is the sole owner and in possession of **B-48, SECTOR-5, BAWANA INDUSTRIAL AREA, DELHI-110039**.

And whereas the said **Second Party/ Tenant** has taken from the **first party/ Landlord / Landlady**, **B-48, SECTOR-5, BAWANA INDUSTRIAL AREA, DELHI-110039, (ENTIRE BASEMENT, GROUND FLOOR, FIRST FLOOR AND 2ND FLOOR)** for the period of **Eleven months w.e.f. 31.08.2020 TO 30.06.2021**, for the rent of **Rs. 30,000/- (Rs. THIRTY THOUSAND ONLY)** per month for the **RESIDENTIAL** purpose only, subject to all the terms and conditions of the rent agreement is as under:-

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That the tenant shall pay the rent to the said **first party/ Landlord / Landlady** for the said premises of **Rs. 30,000/- (Rs. THIRTY THOUSAND ONLY)** per month, the rent shall be payable in advance on or before the 7th day of each English Calendar months.
2. That the **first party/ Landlord / Landlady** have delivered the vacant possession of the said property to the said **Second Party/ Tenant**.

FIRST PARTY

[Signature]



SECOND PARTY

[Signature]

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3. That the **Second Party/ Tenant** shall not make any alteration in the said property without written consent of the **first party/ Landlord / Landlady**.
4. That the **Second Party/ Tenant** shall not to sublet assign or part with the possession of the whole or part of the said property.
5. That the day to day minor repairs, if any, will be carried out by the tenant himself at their own cost and they shall not be entitled to any reimbursement.
6. That if tenant desires to terminate the tenancy before the expiry of stipulated period, he/she shall give one month prior notice in writing. If the **first party/ Landlord / Landlady** desires to terminate the tenancy before the expiry of stipulated period he/she shall give notice before one month in writing.
7. That the tenant at the expiry of the said terms of tenancy or sooner determination of the tenancy he/she shall surrender the vacant possession of the premises or said property to the **first party/ Landlord / Landlady** in original conditions, subject of the normal wear and tear.
8. That the **Second Party/ Tenant** shall not carry out or caused to be carried out any changes additions, alterations in the said premises without the prior written consent of the **first party/ Landlord / Landlady**.
9. That Electricity & Water/Sewer charges will be payable by **Second Party/ Tenant** to the **first party/ Landlord / Landlady** /directly to the concerned department as per their consumption and the receipts/photocopy of bills paid by the party shall be handed over the **first party/ Landlord / Landlady** after the payment of the bills.
10. That **Second Party/ Tenant** shall comply with all the rules regulations and by laws to local authority whatsoever with regard to the said premises.
11. That the **Second Party/ Tenant** is fully satisfied with all the fittings and fixtures and accessories which is installed/fitted by the **first party/ Landlord / Landlady** /owner in the said premises and **Second Party/ Tenant** shall be responsible for the day to day repairs and maintenance such as white wash or any other patchy repairs in the premises at his/her own costs and expenses.
12. That the **Second Party/ Tenant** will not do any illegal/unlawful activities in the tenanted premise.

FIRST PARTY

[Signature]



SECOND PARTY

[Signature]

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13. That the **first party/ Landlord / Landlady** or his/her nominated agent shall have full power to inspect at all reasonable hours and times to enter upon the said demised premises for purposes of inspections and for doing such work or things as may be required for repairs improvements, alterations etc. of the said premises.
14. That the **Second Party/ Tenant** shall replace the fittings and fixtures that may be damaged or lost during the tenancy/Lease period.
15. That the rent will be increased 10% after the Eleven months.
16. That the **Second Party/ Tenant** shall not store any combustible material or dangerous things as may hamper the safety of the said rents property.
17. That the tenant shall not do any activity against the rules and regulations of DDA/MCD/TPDDL or any other concerned Department.
18. That in case of any dispute arises between both the parties regarding terms and conditions of this Agreement then the said dispute will be referred and settled through Court of Law under Delhi Jurisdiction and all the expenses of dispute will be bear by the both parties.
19. That the **first party/ Landlord / Landlady** has received a sum of Rupees **50,000/- (Rs. FIFTY THOUSAND ONLY)** as a security deposit from the **Second Party/ Tenant** which will be refunded to the **Second Party/ Tenant** after the expiry of tenancy by the **first party/ Landlord / Landlady**.

IN WITNESSES WHEREOF BOTH the parties have set their hands to this Agreement at Delhi, in the presence of the following witnesses:-

Witnesses:-

1.

Signature [Signature]Name Shashendra KumarS/o D/o W/o Rasadi PaswanFull Address Badli

[Signature]
FIRST PARTY

2.

Signature [Signature]Name Sh. ShamaS/o D/o W/o Late Sh. N. C. SharmaFull Address 22 Ganga Mohalla[Signature]

DELHI 110088

[Signature]
SECOND PARTY

ATTESTED

NOTARY PUBLIC, DELHI
24 OCT 2020

Reg. No 614