



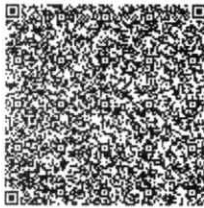
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL93372438019090U
Certificate Issued Date : 21-Feb-2022 11:40 AM
Account Reference : IMPACC (IV)/ dl1003403/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL100340376411784894789U
Purchased by : VINOD KUMAR
Description of Document : Article 35(i) Lease- Rent deed upto 1 year
Property Description : E-16,BASEMENT KH NO.-1 ETC/26, GALI NO-1, CHAND BAGH, NORTH EAST DELHI,DELHI-110094
Consideration Price (Rs.) : 0
 (Zero)
First Party : VINOD KUMAR
Second Party : MOHIT CHAUDHARY Director Of VIDHYABHIM INSTITUTE OF PARAMEDICAL SCIENCE AND MANAGEMENT PVT LTD
Stamp Duty Paid By : VINOD KUMAR
Stamp Duty Amount(Rs.) : 50
 (Fifty only)



Please write or type below this line

IN-DL93372438019090U

RENT AGREEMENT

This Rent Agreement is made and executed at DELHI on this 19th Day of February, 2022 between **Mr. VINOD KUMAR S/O SH. BHIM SINGH R/o E-16,**



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.stampsonline.com' or using a Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

BASEMENT KH NO.-1 ETC/26, GALI NO-1, CHAND BAGH, NORTH EAST DELHI, DELHI-110094, hereinafter called the "LANDLORD/FIRST PARTY"

AND

M/S VIDHYABHIM INSTITUTE OF PARAMEDICAL SCIENCE AND MANAGEMENT PRIVATE LIMITED through its Director **MOHIT CHAUDHARY** (Hereinafter called the **TENANT/SECOND PARTY**).

The expression of LANDLORD/ First Party and Tenant/ Second Party shall mean both include theirs, heirs, successors, executors, legal representatives and assigns respectively.

WHEREAS THE LANDLORD/FIRST PARTY is the absolute owner of property at **E-16, BASEMENT KH NO.-1 ETC/26, GALI NO-1, CHAND BAGH, NORTH EAST DELHI, DELHI-110094**.(hereinafter called as the **DEMISED PREMISES**).

AND WHEREAS the TENANT has/have agreed to take the above said OFFICE and the LANDLORD has/have agreed to put the above said premises on rent to the said Tenant on a monthly rent of **Rs.20,000/- (Rupees Twenty Thousands only)** per month for a fixed period of 11 months, w.e.f.19/02/2022.

The following terms and conditions have been settled between the above said parties witnesses as under:-

1. That the settled rent neither shall be reduced nor shall be enhanced by either party during the tenancy period.
2. That this Rent Agreement of the said demised premises shall be for a period of 11 months, commencing from 19/02/2022 UPTO 18/01/2023.
3. That the monthly rent mentioned hereinabove shall be payable of 5th day every month in advance by the Tenant to the LANDLORD.



4. That the electricity charges and water charges shall be payable by the Tenant to the said LANDLORD as well as the concerned authority, but the House Tax, of the said premises shall be payable by the LANDLORD.
5. That the above said Demised premises shall be used for the office purpose only by the Tenant and the said Tenant will not use the said Demised Premises for any other purpose or purposes. If he/she/they shall do so then the said LANDLORD have full right to terminate this Agreement without any prior notice in this regard to the said Tenant.
6. That the Tenant will not sub-let the said demised premises under his tenancy and if he shall do so then the said Tenant shall be liable for the immediate ejectment from the said premises without any prior notice in this regard.
7. That the said security amount deposited by the Tenant (without interest thereon) shall be returned back to the Tenant at the time of expiry of Tenancy period, after adjustment of the outstanding dues/bill, if any towards the Tenant.
8. That the Tenants shall not make any additions or alterations in the said demised premises under his tenancy, and if he shall do so, then the said Tenant shall be liable for the immediate ejectment from the said premises without any prior notice in this regard. And the said LANDLORD will not be liable and responsible for the invested money by the Tenant in the alteration/addition in any manner.
9. That after the expiry of the settled period the Tenant shall be liable to vacate the said demised premises under his tenancy and hand over the actual, physical and quite vacant possession of the said demised premises to the LANDLORD in good conditions.
10. That after the expiry of the settled period, if the Tenant desire to keep the said premises under his tenancy for further period, then a fresh Rent Agreement shall be got executed between the above said parties i.e. First Party and Second Party on fresh terms and conditions only on consent of the LANDLORD/First Party. If the said LANDLORD do not want to extend the lease period then the said Tenant will hand over the Peaceful Physical vacant possession of the said Demised Premises to the said LANDLORD.



11. That on the expiry of the settled period mentioned above from the date of possession of the premises, if the Tenant does not vacate the said premises, under his tenancy and does not hand over the vacant physical possession thereof, to the LANDLORD then the LANDLORD shall be entitled to get same vacated from the Tenant through the court of law and in the event of court proceedings all the expenses of the Landlord/LANDLORD shall be payable by the Tenant.
12. That the First Party and Second Party shall give one month written notice to each other before the termination of this Agreement during the Tenancy period.
13. That after the expiry of the tenancy period mentioned as above, if the lease period may extend by the LANDLORD then the above said fixed rent shall be increased by 10% without any prior notice in this regard.
14. That the Landlord/LANDLORD himself/herself or through its representatives has full right to inspect the rented premises during the tenancy period at any reasonable time for the purpose of look after and repairs of the said premises.
15. That the Second Party shall not store or stock any objectionable items, hazardous, offensive articles etc. in illegal activity in the above said premises during in tenancy period.

IN WITNESS WHEREOF the both parties have put their respective signatures on this rent Deed, on the day, month and year first above written:-

WITNESSES:-

1.

LANDLORD/FIRST PARTY

2.

TENANT/SECOND PARTY

ATTESTED

NOTARY PUBLIC. INDIA



21 FEB 2022

