



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



IN-UP46685139024662X

PRAVIN KUMAR

Licence No.-553

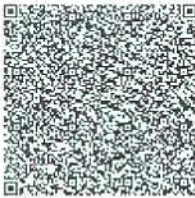
Nyay Khand-2,

Indirapuram, Ghaziabad

M.: 8800173030

Sign.....

Certificate No. : IN-UP46685139024662X
Certificate Issued Date : 20-May-2025 10:17 AM
Account Reference : NEWIMPACC (SV)/ up14095704/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1409570490835325552589X
Purchased by : Joy Trading Prop Justin Joy
Description of Document : Article 35 Lease
Property Description : Flat No UGF-5/619 Vaishali, Ghaziabad, UP 201010
Consideration Price (Rs.) :
First Party : Divyansh Kumar
Second Party : Joy Trading Prop Justin Joy
Stamp Duty Paid By : Joy Trading Prop Justin Joy
Stamp Duty Amount(Rs.) : 1,530
(One Thousand Five Hundred And Thirty only)



Please write or type below this line



20 MAY 2025

PF 0001931354

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.
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

RENT AGREEMENT

This Rent Agreement is made at Ghaziabad on this 20/05/2025 between Mr. Divyansh Kumar S/o Prem Kumar R/o H.No-B-2/46, Near Mohan Nursing Home, Yamuna Vihar, North East, Delhi-110053 (Hereinafter called the First Party) (Owner)

AND

Mr. Justin Joy S/o Joy K.C, R/o H.No-112-A, Pocket-A, Opp Jeeva Jyoti Hospital, Dilshad Garden, Jhlmil, East Delhi-110095 (Hereinafter called the Second party) (Tenant)

Whereas the First party has agreed to let out Flat No UGF-5/619 Vaishali, Ghaziabad, U.P.-201010 and the Second party has agreed to take on rent the said premises mentioned as above on the following terms and conditions:-

1. That the monthly rent agreed between both the parties is Rs. 3,000/- (Rupees Three Thousand Only) which shall be paid by the Second party to the First party by the 1st day of every English calendar month.
2. That the Society maintenance charges as for as applicable shall be paid by the Second party to the Maintenance agency.
3. That the tenancy has commenced from 20/05/2025 To 19/04/2026 for the period of 11 months.
4. That the second party shall not make any addition or alteration in the said premises without permission of the first party and not sublet to other party in any case.
5. That the second party can use the said premises for Commercial purpose only.
6. That the first party can visit the said premises at reasonable hours.
7. That electric charge paid by the second party. At present the meter of electric of this flat/House/Shop/Office show reading after this reading Second party will pay electric charges as shown in the electric meter.
8. That the Second Party shall be responsible to pay for any breakages, damages done to the sanitary, electrical and other fittings/fixtures during the tenancy period.
9. That the second party is giving Rs. 3,000/- (Rupees Three Thousand Only) as monthly rent advance and Rs. 3,000/- (Rupees Three Thousand Only) as security money. The first party will pay back the security money to the second party without interest when the second party will vacate the premises.
10. That after expiry of tenancy period, the Second party will hand over the said premises to the First party in smooth manner.
11. If both the parties have agreed, tenancy period shall be extended for further 11 months by increasing 10%rent



20 MAY 2025

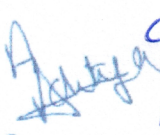
12. That in case if First party wants to take back the said premises prior to the completion of tenancy period, then the First party will give one month prior notice to the Second party and if the Second party wants to vacate the said premises prior to the completion of the tenancy period, then the Second party will also give one month prior notice to the First party.

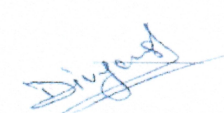
13. That if there is any unlawful activity seems to happen through the second party, then the first party have right to get the premises vacated with immediate effects.

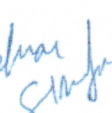
14. That the first party shall not be responsible for any incident in the premises during the tenancy period.

In witness whereof, both the parties have signed this Rent Agreement, on the 20/05/2025 first above executed, in the presence of the following witness.

Witness:

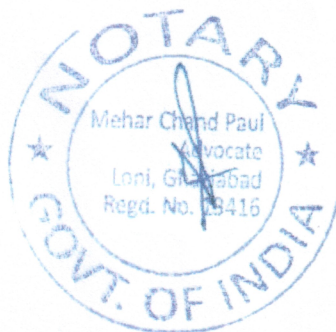
1. ADITYA  C-22, Street No. 2
Chand Bagh Karawal
Nagar, Delhi = 110094
977857089


First Party/Owner

2. Mahima  A-37, Street No. 15/2
Gaurishankar Mandir,
Ambika vihar, Shiv vihar
Delhi = 110094
9811655365

Second Party/Tenant





20 MAY 2025
ATTESTED
Meharchand Paul
Notary Public
Ghaziabad, Regd No 13416