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सत्यमेव जयते

Certificate No.

: IN-DL97609501900481S

Certificate Issued Date

: 24-Oct-2020 04:09 PM

Account Reference

: IMPACC (IV)/ d/783103/ DELHI/ DL-DLH

Unique Doc. Reference

: SUBIN-DL78310301896082843697S

Purchased by

: DARSHAN KAUR SACHDEVA

Description of Document

: Article 35(i) Lease- Rent deed upto 1 year

Property Description

: BF-45, SHALIMAR BAGH, DELHI-110088

Consideration Price (Rs.)

: 0

(Zero)

1st Party

: DARSHAN KAUR SACHDEVA

2nd Party

: SANDHYASHI NEURO PANCHKARMA

Stamp Duty Paid By

: DARSHAN KAUR SACHDEVA

Stamp Duty Amount(Rs.)

: 50

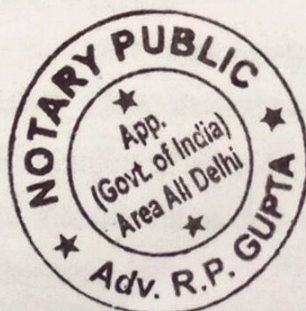
(Fifty only)

सत्यमेव जयते



Please write or type below this line

Darshan Kaur



Vikas

SANDHYASHI NEURO PANCHKARMA

DELHI-110088

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.**, between **SMT. DARSHAN KAUR SACHDEVA WIFE OF LATE SH. HARBHAJAN SINGH SACHDEVA RESIDENT OF BM-46, WEST SHALIMAR BAGH, DELHI-110088**, 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 NEURO PANCHKARMA (A UNIT OF SANDHYA PHARMA AND SANDHYA PHARMARCH UNIT), AT BF-45, SHALIMAR BAGH, DELHI-110088, THROUGH ITS PROP. RAJNI GUPTA WIFE OF SH. VIKAS GUPTA RESIDENT OF 229-A, GALI NO. 2, ANAND 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 **DDA FLAT BEARING NO. 45 ON GROUND FLOOR IN BLOCK-BF, SITUATED AT (EAST) SHALIMAR BAGH, DELHI-110088**.

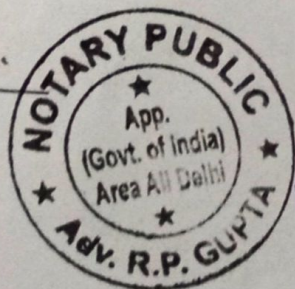
And whereas the said **Second Party/ Tenant** has taken from the **first party/ Landlord / Landlady**, **DDA FLAT BEARING NO. 45 ON GROUND FLOOR IN BLOCK-BF, SITUATED AT (EAST) SHALIMAR BAGH, DELHI-110088**, for the period of **Eleven months** from **01.09.2020 TO 31.07.2021**, for the rent of **Rs. 31,000/- (Rs. THIRTY ONE THOUSAND ONLY)**, per month for the **RESIDENTIAL** purpose only, subject to all the terms and conditions of the rent agreement is as under:-

THIS AGREEMENT WITNESSETH AS UNDER:-

That the tenant shall pay the rent to the said **first party/ Landlord / Landlady** for the premises of **Rs. 31,000/- (Rs. THIRTY ONE THOUSAND ONLY)** per month, the rent payable in advance on or before the 7th day of each English Calendar months.

That the **first party/ Landlord / Landlady** have delivered the vacant possession of the property to the said **Second Party/ Tenant**.

FIRST PARTY *Darshan Kaur*



SECOND PARTY *Subti*

Subti
SANDHYASHI NEURO PANCHKARMA
BF-45, SHALIMAR BAGH,
DELHI-110088 (011-40199630)

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That the **Second Party/ Tenant** shall not make any alteration in the said property without written consent of the **first party/ Landlord / Landlady**.

That the **Second Party/ Tenant** shall not to sublet assign or part with the possession of whole or part of the said property.

That the day to day minor repairs, if any, will be carried out by the tenant himself at his own cost and they shall not be entitled to any reimbursement.

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 one month in writing.

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.

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**.

That Electricity & Water/Sewer charges will be payable by **Second Party/ Tenant** to **first party/ Landlord / Landlady** /directly to the concerned department as per their assumption 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.

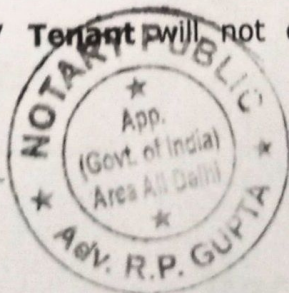
That **Second Party/ Tenant** shall comply with all the rules regulations and by laws to authority whatsoever with regard to the said premises.

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 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 cost and expenses.

That the **Second Party/ Tenant** will not do any illegal/unlawful activities in the said premises.

FIRST PARTY

Devi Shankar



SECOND PARTY

[Signature]

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That the **first party/ Landlord / Landlady** or his/her nominees/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.

That the **Second Party/ Tenant** shall replace the fittings and fixtures that may be damaged or lost during the tenancy/Lease period.

That the rent will be increased 10% after the Eleven months.

That the **Second Party/ Tenant** shall not store any combustible material or dangerous goods as may hamper the safety of the said rents property.

That the tenant shall not do any activity against the rules and regulations of MCD/TPDDL or any other concerned Department.

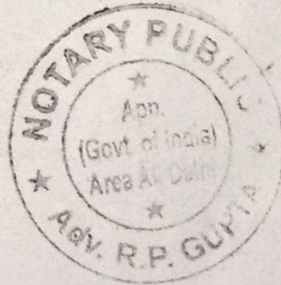
That in case of any dispute arises between both the parties regarding terms and conditions of this Agreement then the said dispute will be referred and settled through the Court of Law under Delhi Jurisdiction and all the expenses of dispute will be bear by the parties.

That the **first party/ Landlord / Landlady** has received a sum of Rupees **62,000/- SIXTY TWO 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 the presence of the following witnesses:-

Witnesses:-

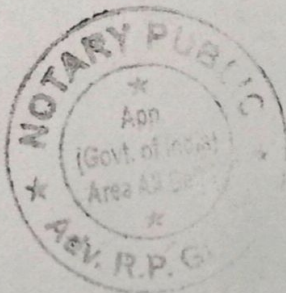
Signature Dolly Sheer
Name Dolly Sheer
D/o W/o Arbind Sheer
Address AN-230, Hardaypur



Deeshankar
FIRST PARTY

Signature [Signature]
Name Ravindra Kumar
D/o W/o RD Prasad
Address B 394, Paschim
New Delhi

SANDHYASHI NEURO PANCHKARMA
DELHI
[Signature]



[Signature]
SECOND PARTY

ATTESTED

[Signature]
NOTARY PUBLIC, DELHI

Reg. No. 614

24 OCT 2020