



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL50887416971706W
Certificate Issued Date : 28-Feb-2024 12:40 PM
Account Reference : IMPACC (IV)/ dl715003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL71500362773495134113W
Purchased by : SUNNY SEHRAWAT
Description of Document : Article 35(i) Lease- Rent deed upto 1 year
Property Description : A-89, ROAD NO.04, MAHIPALPUR, NEW DELHI
Consideration Price (Rs.) : 0
(Zero)
First Party : SUNNY SEHRAWAT
Second Party : PRADEEP KUMAR
Stamp Duty Paid By : SUNNY SEHRAWAT
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



[Signature]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.

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Rent Agreement

This rent agreement executed at New Delhi on this 28th February 2024. between: -

Mr. Sunny Sehrawat S/o Son of Sh. Inderjeet Sehrawat residence of 226, Mahipalpur,
New Delhi-110037 (Hereinafter called the
owner/landlord/licensor/First Party, which expression shall mean and include his/ her heirs,
legal representatives, administrators, executors, successors, and assigns, etc)

... First Party

And

M/s Hotel Anand Lok Inn, Proprietor Mr. Pradeep Kumar S/o of Sh. Mahinder Singh R/o
Plot in Khasara No-13, Killa No-07, Post office wali Gali, Samalkha, New Delhi, Pin-
110037 (Hereinafter called the tenant/licensee/second party, which expression shall mean
and include his/ her heirs, legal representatives, administrators, executors, successors, and
assigns, etc.)

...Second Party

Whereas the first party is the sole and absolute owner and in possession of the built up
Property bearing no-A-89, Road No-04, Mahipalpur, Delhi (licensed premises), that consist
Ground, First, Second, Third and Fourth floor situated at above said property, which
consisting of 23 bedrooms, with attached bathrooms, and is agreeable to let out the same to
the second party. The said Premises is fitted with fixture and fittings.

Whereas the second party approached the first party with the purposal of using the premises
for commercial use of running a hotel without bar. That the parties have mutually settled
the terms and conditions of letting out the said Premises contained herein on the following
terms and conditions: -

Whereas the First Party according to the agreement will hand over the above said property
to the Second Party with all the fitting and fixture, and the list enclosed as **ANNEXURE A**,
on the following terms and conditions and it is expressly agreed by and between the parties
hereto as follows: -

- a) That the first party has given the said property on rent and the second party has
taken the same on rent at a monthly rent of Rs. 3,00,000.00/- (Rs. Three Lakh
only) is fixed for 11 months excluding utilities charges such as electricity, water,
gas, telephone and internet charges etc. and common area/ society maintenance
charges. That the tenancy period start From 05th March 2024 to 04th Feb
2025.
- b) That the monthly compensation as per the prevailing taxes, any existing/further
increase made therein by local, municipal or any other authorities i.e. levies, rates,
charges and other impositions with the said premises shall be paid by Second



- c) The second party shall pay utility bills i.e. electricity, water, gas, telephone and internet bills as per consumption to the concerned authorities. The first party shall do nothing which may lead to the suspension or termination of any of these services. The second party indemnifies the first party against any damages suffered by him as a result of any failure or interruption of any supplies to the premises due to the negligence of the second party
- d) The Second Party shall pay a sum of Rs.3,00,000/- + GST as per the Government rules also to be paid by the Second party to the First Party per month as rent to the First party. Monthly rent shall be paid by Cheque/DD/NEFT/RTGS on or before 7th day of the every month. In event of delay in rent, a penalty of Rs.2500/- per day shall be imposed and payable by Second Party to first party. Further, in event of return of cheque a penalty charges of Rs.5000/- shall be paid by Second Party for each return and in event of one return and/or default in payment the tenancy shall be terminated automatically without further notice.
- e) That on execution of this agreement, presents the Second Party shall pay 5,20,000.00/ (Rs. Five Lakh and Twenty Thousand only) interest free Security deposit as a security for due performance of the terms and conditions herein mentioned which amount will be refundable only on the expiry of the tenancy or on the early termination thereof. That the security deposit may not be applied by the second party as payment for any rental or any other payment due to the owner in terms of this rent.
- f) That in case the second party fails or neglects to pay any such amount of Rent, utility payments, maintenance charges, taxes and/ or any other outgoings, the first party may, at its discretion but without being bound to do so, pay the same and the second party, on production of receipts or other proof regarding such payment by the first party, shall immediately reimburse the same to the first party, failing which the amounts so paid by the first party, without prejudice to its other rights and remedies including right of termination of the tenancy, shall carry interest at the rate of 18% (eighteen percent) per annum, calculated on daily basis, or part thereof from the date of payment by the first party.
- g) It is hereby understood and agreed by the first party and second party that the "Lock – in – period" for this rent agreement shall be a period of 06 months. In case the second party vacates the rent premises earlier than the expiry of lock-in period, his security deposit will be forfeited. Either of the parties hereto shall be entitled to put an end to this foregoing agreement, by giving one-month advance notice in writing after lock in period.
- h) The tenancy has been granted for a period of 11 months/ years, effective from From 05th March 2024 to 04th Feb 2025. However, the said period can be further extended as mutually agreed between the parties subject



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to an increase of 10 % in monthly rent on each subsequent renewal at the last rent paid otherwise the premises shall be vacated by the second party after the expiry of the said lease period.

- i) The second party shall for the duration of the tenancy Period and at his own cost, maintain the interior and all the fixtures and fittings therein of the Premises in a state of good repair, fair wear and tear accepted, and shall on termination of this Agreement re-deliver the premises to the first party in the same condition as it existed on the Commencement Date.
- j) That in case if, the second party fails to vacate and give the physical vacant possession of the said rented property within the said stipulated period, then the second party shall pay the damages @ Rs. 25000/- per day till the possession is given by the second party to the first party.
- k) That the first party is the absolute and exclusive Legal and Lawful first party and occupier of the Demised Premises and its title to the Said Premises is clear and marketable. The first party has full right and absolute authority to give the Demised Premises on rent to the second party. That the second party shall not make any structural additions or alterations to the said premises or any portion like fittings and fixtures, no damage is caused to the premises.
- l) The Second party shall employ its own staff, labour and security guards to handle the premises at the second party own risk and responsibility, only the Second party shall be responsible for their staff work conditions, salary and requirements like EPF, ESI, Gratuity, leave etc. The second party staff employees and labours shall be allowed to enter in the said premises upon production of proper authorization in that behalf.
- m) The second party ensure that the premises is cleaned and repair if needed will be done from time to time such as fuses, leakages of water taps, adjustment/replacement of parts in flush cisterns, electricity defects etc have to done by the Second Party at his own cost.
- n) That a new Set of Generator as discussed between the parties is installed by the First Party. The service of the generator will be done by first party and the payment will be given by second party as per actual Billing Amount.
- o) All furniture & sofa sets and other fitting and fixture are provided as per hotel norms and discussed between the First and Second parties.



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- p) In all rooms including reception area LED 32 inch, Cable, Wi-Fi systems, Telephone in all rooms & Telephone exchange, Camera, Commercial 2 gas cylinder etc are handed over to the Second Party with the Hotel accommodation as per Annexure A.
- q) All furniture of Reception & office area with hotel norms, counter, Sofa sets, ACs, complete light fitting in all rooms and reception or other necessary items are handed by First Party to second party as per Annexure A.
- r) That the Second party confirmed that all sanitary, sewages, leakages, electrical and other fittings and fixtures are perfect in working order and nothing is broken or missing. The Second Party shall be responsible to restore them to the same condition at the time of vacating the said Premises.
- s) This Agreement between First Party and Second Party will be for the period of 11 months only, after the expiry of tenancy period the second party will be handed over the above said premises on vacant and peaceful possession without any pending charges to the first party.
- t) The second party or their staff not carry any criminal activities or any illegal or immoral activities in or form the said premises will not be entertained in the hotel premises by the Second Party and any such illegal activity found during this agreement then the Second Party will be solely responsible and in that case the lease of hotel will be terminated by the First Party without any notice in advance.
- u) The second party shall not use the premise in such a manner, which may cause nuisance annoyance or prejudice to the First party and/or the neighbors. The second party alone shall be responsible and liable for all such acts or omissions and shall indemnify the first party in that behalf.
- v) The second party maintains every guest entry in register and keeps the copy of every guest ID. The second party shall have preserved the video footage of the premise and follow the laws.
- w) In the event of exit/termination the agreement the first party adjust the rent/electricity bill from the security deposit by the second party.



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- x) The Second Party during the period of agreement will abide by all the rules and regulation or any statutory rules laid down by DDA, MCD and Delhi Jal Board or any other authority established under law.
- y) The Second Party will not sub-let the hotel or any part of hotel to any third party and not allow any other party to make use of this premises. The First Party reserve the right to inspect the hotel and the Second Party will allow the inspection on each part of the hotel.
- z) This agreement shall be a contract under the law of India and for all purpose shall be governed by and construed and enforce in accordance with laws of India. In case of any dispute or difference between First Party and Second Party shall be referred to Arbitration, both the parties to this agreement shall nominate their Arbitrators and jurisdiction shall be at New Delhi only.

In Witness thereof

1. Santosh Kumar Jha
168A, Mitraon Extension
Dhasa Road, Najafgarh
New Delhi, Pin-110043

2. Akshit Lamba

First Party
(Sunny Sehrawat)

Second Party

(Pradeep Kumar)



ATTESTED
NOTARY PUBLIC
NEW DELHI, (INDIA)
15 MAR 2024