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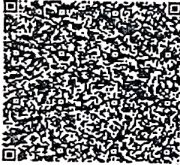
INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Pramod Kumar
Stamp Vender L. No: 205/B
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Certificate No. : IN-UK17739389745692X
Certificate Issued Date : 04-Sep-2025 12:06 PM
Account Reference : NONACC (SV)/ uk1220604/ HARIDWAR/ UK-HD
Unique Doc. Reference : SUBIN-UKUK122060441625222790970X
Purchased by : MANAS MISHRA
Description of Document : Article 35 Lease
Property Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : UMA SHARMA
Second Party : MANAS MISHRA
Stamp Duty Paid By : MANAS MISHRA
Stamp Duty Amount(Rs.) : 50
(Fifty only)



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Author: 5026 6764 0066

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.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 agreement (The Agreement) is made on this 4th day of September 2025 with Effective Date from 18/08/2025 between Ms. Uma Shrivastava, R/o House no 1 Mohan Vatika, Jagjeetpur Haridwar, Uttarakhand hereinafter called the Owner which expression shall include other legal heirs, successors, legal executors, representatives, administrators, nominees and assigns.

AND

Mr. Manas Mishra C/o Ramakant Mishra, R/o S1R Ravindra Nagar Yashoda Nagar Kanpur Uttar Pradesh hereinafter called the Tenant which expression shall mean and include his legal heirs, successors, legal executors, representatives, administrators, nominees and assigns

The First Party referred to as Owner and the Second Party as Tenant mentioned above may be individually called as the Party and collectively called as Parties hereunder.

Whereas the Owner is the absolute Owner and in physical possession of the House No 13 Mohan Vatika Jagjeetpur, Haridwar Uttarakhand (hereinafter called the "Said Premises")

AND WHEREAS the Tenant has approached the Owner to let out the said premises on rent and the Owner has agreed to let out the same on rent on the following terms and conditions:-

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:

1. That the tenancy of the said premises will commence with effect from 18/08/2025 and be valid for limited period of 11 months till 17/07/2026 "Term" and on the expiry of Term, the tenant shall vacate and hand over vacant possession of the said premises to the Owner only without any hitch and hindrances.
2. The Tenant agrees to pay the Owner during the term, an aggregate monthly rent of Rs. 10000.00 only (Rupees Ten Thousand only) (hereinbefore and hereinafter referred to as "Rent") in respect of the said premises. The rent shall be paid in advance for every month. The rent payable shall be paid on or before 02 of every month. The rent so paid will be including of the applicable maintenance charges.
3. That the Tenant shall pay Rs. 10000.00 only (Rupees Ten Thousand only) through as security deposit to the Owner, free of interest, which shall be refunded to the tenant on the expiry of the term after deducting arrears on rent, electricity, repair, etc, if any. A minimum 01 month lock in period has been agreed for this agreement and if the Tenant vacates the property before 01 month the Owner shall be free to forfeit an amount for the shortfall period out Security Deposit.
4. That the Tenant shall pay rent in advance to the Owner through post-dated cheques (PDC)/ online transfer to the bank account of Owner on or before 02 of every month)
5. That the Tenant shall use the said premises only for Residential Purposes of self and dependent family and not for any other purposes.
6. That the Tenant shall not sublet the said premises or any portion thereof to any person or persons under any circumstances.
7. That the Tenant will pay electricity, gas, water bills/charges or any other charges applicable besides the above said monthly rent, as per norms/consumption to the concerned authority directly and also submit the original receipts of payment to the Owner for record purposes every month.

Owner

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Tenant

for 11/09/25
Money

8. That two sets of original keys of the said premises have been handed over to the Tenant, and in case any of the door key is lost the tenant will bear the cost of replacing it with new lock or else the amount will be deducted from the security deposit paid by the Tenant.

9. That the Tenant shall not make any structural additions or alterations in the said premises without the written consent of the Owner.

10. That the Owner will be at liberty to inspect the said premises at any reasonable time in the presence of Tenant.

11. That the Tenant will maintain the said premises and he/she shall always keep the same premises neat and clean and tenantable worthy and not damage the said premises or change any portion thereof in any circumstances.

12. In case this agreement is renewed for another period of 11 months, the parties agree to execute a new agreement for the same as per mutually agreeable rent and terms.

13. That the agreement may be terminated earlier by either side giving **01 (One)** month's advance notice in writing to the other party. That in case of failure to pay rent for any particular month, it shall entitle the Owner to terminate this Agreement without serving any notice of **01 (One)** month.

14. That the Tenant will not violate any terms and conditions of the concerned authorities of **House Owner**, authorised Water/Electricity Authority and all other concerned Government or local agency relating on the above said premises.

15. That day-to-day minor repairs If any of the said premises shall be carried out by the Tenant at his own expenses.

16. The Tenant has no ownership rights whatsoever on the said property. Further the Tenant undertakes to not encumber the said property in any way whatsoever. The Owner will not be responsible or liable for any action of the Tenant which may cause any disadvantage to the Owner or his/her property or property rights.

17. That all electricity, water, maintenance charges if any before this date are the responsibility of the Owner and hereinafter these charges will be borne by the Tenant.

18. Cost of damages if any to the said premises and/or any fittings fixtures mentioned in clause 11 of this agreement shall be recovered by the Owner from the interest free security deposit.

19. That both the parties shall abide by the rules and regulations of Rent Control Act and terms and conditions of this Lease Deed.

20. That the draft contents of this Agreement are as finalised and agreed between only the parties i.e. Owner and Tenant, understood by them on their own in their vernacular language with no role of any other person or entity. Both the Owner and Tenant are satisfied with their own finalised documentation of this Agreement and no other person, neither any entity nor technology portal nor any authority whatsoever will be responsible or liable to any type of dispute, litigation, mortgage, encumbrance whatsoever in any manner related to this agreement or stamp duty or its execution. The Owner and the Tenant agree and affirm that only they are responsible and liable to each other or to any other rightful person for any aspect of this present agreement. The present agreement has been executed under the free will and consent of both the parties and neither party has signed under any pressure, threat, coercion etc.

DISPUTE RESOLUTION:

The Parties shall use their best efforts to amicably settle all disputes arising out of or in connection

Owner

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Tenant

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with this Contract in the following manner:

(i) The Party raising the dispute shall address to the other Party a notice requesting an amicable settlement of the dispute within fifteen (15) days of receipt of the notification.

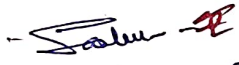
(ii) The matter will be referred for negotiation between designated representatives of First Party and Second Party. The matter shall then be resolved by them and the agreed course of action documented within a further period of 30 days.

(iii) The Parties agree that any dispute between the Parties, which cannot be settled by negotiation in the manner, described just above, may be resolved by arbitration and such dispute may be submitted by either party to arbitration. Arbitration shall be held at the location given under 'Governing Law' below and conducted in accordance with the provision of the Arbitration and Conciliation Act, 1996 as amended in 2015 and 2019 or any statutory modification or re-enactment thereof. Subject to the above, the courts which have jurisdiction for the location under 'Governing Law' below alone shall have the jurisdiction in respect of all matters connected with the Contract. The arbitration award shall be final and binding upon the Parties and judgment may be entered thereon, upon the application of either party to a court of competent jurisdiction. Each party shall bear the cost of preparing and presenting its case, and the cost of arbitration, including fees and expenses of the arbitrators, shall be shared equally by the Parties unless the award otherwise provides.

Governing Law: This Agreement shall be governed in accordance with the applicable laws of India, for the time being in force. In the event of any dispute between the Parties pursuant to this Agreement, the Parties hereby mutually submit to the exclusive jurisdiction of the courts of Uttarakhand, India to decide all matters arising out of and/or directly / impliedly concerning this Agreement.

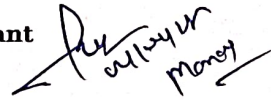
This Agreement constitutes the entire understanding between the Parties and supersedes any prior agreements between the Parties for purpose as set out herein.

IN WITNESS HEREOF, Parties have hereunto executed this Agreement to be effective on the date, month and year first above written

1. सचिव - 
2. वास्तविक - वास्तविक चौकड़ी (ज) 

Owner
उमेश शर्मा

Tenant


Rajesh Kumar