



Government of Uttar Pradesh

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Certificate No. : IN-UP28375413243513X
Certificate Issued Date : 08-Jul-2025 04:39 PM
Account Reference : NEWIMPACC (SV)/ up14058804/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1405880454493370245285X
Purchased by : NEERJA THAKUR
Description of Document : Article 35 Lease
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : NEERJA THAKUR
Second Party : Naman Jain
Stamp Duty Paid By : NEERJA THAKUR
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

Neerja*Naman*

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at 'www.shikastamp.com' or using eStamp Mobile App of Block Holder.
2. Any alteration in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The user authorizing the authenticity is on the users of the certificate.
4. The user who is not a user is not a user and is not a user.

RENTAL AGREEMENT

This Rental Agreement ("Agreement") is made and entered into on this, JULY 08, 2025, by and between:

FIRST PARTY:

MRS. NEERJA THAKUR W/O MR. RAHUL KUMAR

Registered Address: E-280, SFS FLATS, AASTHA KUNJ, SECTOR-18, ROHINI, NORTH WEST DELHI, DELHI-110089

SECOND PARTY:

Mr. Naman Jain S/o Neeraj Kumar Jain

R/o 3, Jain Milan Vihar, Muzaffarnagar, Uttar Pradesh - 251001. Aadhaar: 5554 0746 2461.

1. Premises:

The First Party agrees to lease to the Second Party, and the Second Party agrees to lease from the First Party, a fully furnished 3BHK apartment located at **FLAT NO. 2101, TOWER - CGD1, SUPERTECH CAPETOWN, SECTOR- 74, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH-201301** (the

"Premises"). **The Second Party will be provided with Second Master Bedroom (10 x 13) in the apartment**, with the kitchen and living area being common areas shared with other occupants.

2. Term:

The lease term will commence on the **08TH day of JULY, 2025**, and will continue for a period of eleven (11) months, expiring on the **07TH day of JUNE, 2026**, unless terminated earlier in accordance with the terms of this Agreement.

3. Rent:

The monthly rent for the Premises shall be **INR 18,000 (Eighteen Thousand Only)**. The rent is payable in advance on or before the 1st day of each month.

4. Security Deposit:

The Second Party shall pay a **security deposit of INR 18,000 (which is equivalent to one month's rent)** to the First Party prior to the commencement of the lease. This deposit will be refunded at the end of the lease term, subject to deductions for any damages to the Premises or unpaid rent.

Neerja



Naman

5. Utilities and Maintenance:

The rent amount does not include charges for utilities such as water, electricity, broadband, power backup, and society maintenance. The Second Party will be responsible for managing and paying these utility bills directly. The First Party will ensure that the Premises is furnished and in good condition at the start of the lease.

6. Gym Usage:

If the Second Party wishes to use the society gym, they must pay a one-time fee to the society, the amount of which will be communicated by the society's management. This fee is not included in the rent and will be the sole responsibility of the Second Party.

7. Parking:

The First Party will not be providing any parking facilities. If parking is required, there will be separate fees charged by the society, and tenants will need to arrange this directly with the society.

8. Use of Premises:

The Premises shall be used exclusively for residential purposes. The Second Party shall not sublet, assign, or permit the use of any part of the Premises by others, nor shall they conduct any commercial business or activities, except for work from home. **Guests may stay for up to 3 days; any longer stay must be declared to and approved by the First Party.**

9. Alterations:

No alterations or modifications to the Premises are permitted without the prior written consent of the First Party.

10. Maintenance and Repairs:

The Second Party shall keep the Premises in good order and condition. Any damages or necessary repairs not due to ordinary wear and tear shall be the responsibility of the Second Party.

11. Inspection:

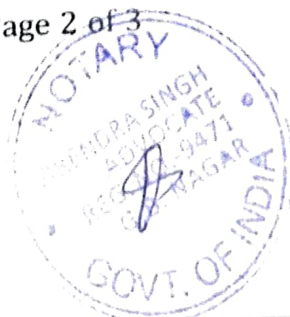
The First Party reserves the right to conduct random visits to the Premises. The Second Party cannot deny such visits.

12. Unnatural Activities:

The Second Party must report any unnatural activities observed in or around the Premises immediately to the First Party.

13. Surveillance:

The living area of the Premises will be under CCTV camera surveillance for security purposes.



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14. Termination:

Either party may terminate this Agreement by providing at least 30 days written notice to the other party. Upon termination, the Second Party shall vacate the Premises and return all keys and access devices to the First Party.

15. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of India.

16. Dispute Resolution:

Any disputes arising out of or in connection with this Agreement shall be resolved through amicable negotiations. If the dispute cannot be resolved through negotiation, it shall be referred to arbitration in accordance with the laws of India.

17. Entire Agreement:

This Agreement constitutes the entire agreement between the parties and supersedes any prior agreements or understandings, whether written or oral, relating to the subject matter hereof.

18. Amendments:

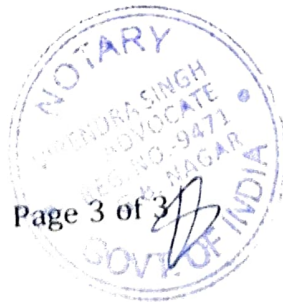
Any amendments to this Agreement must be made in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

For NEERA THAKUR:

Neera
OWNER

Naman
Mr. Naman Jain



ATTESTED
Virendra Singh
VIRENDRA SINGH
ADVOCATE (NOTARY)
DIST. GAUTAM BUDH NAGAR
08 JUL 2025
Naman