

STAMP PAPER / E-STAMP

Non-judicial stamp paper or e-stamp certificate of value Rs. _____ as applicable in the State of _____

E-stamp certificate No. _____ Date of issue _____

Stamp duty depends on the State and the type of document. Confirm the correct value before printing.

RENT AGREEMENT

This Rent Agreement is made at Delhi on 25 October 2026 BETWEEN Mahesh Gupta, S/o Shri Ramesh Gupta, residing at C-12, Prashant Vihar, Rohini, Delhi 110085 (the "Landlord", which expression includes heirs, legal representatives and assigns) of the ONE PART AND Vikram Singh, S/o Shri Harpal Singh, permanently residing at Village Kheri, Tehsil Kaithal, District Kaithal, Haryana 136027 (the "Tenant") of the OTHER PART.

WHEREAS the Landlord is the lawful owner of the premises described as Second floor flat with two bedrooms, hall, kitchen, two bathrooms and balcony, at C-12, Prashant Vihar, Rohini, Delhi 110085, with fittings listed in the Annexure (the "Premises") and has agreed to let the Premises to the Tenant on the following terms.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS

1. **Term:** The tenancy is for 11 months starting from 1 November 2026. It may be renewed by mutual written consent, and on renewal the rent shall increase by 5 percent unless the parties agree otherwise.
2. **Rent:** The Tenant shall pay a monthly rent of Rs. 18,000 (Rupees eighteen thousand only), in advance, on or before the 7th day of each English calendar month, by bank transfer or cheque. The Landlord shall give a receipt for every payment.
3. **Security deposit:** The Tenant has paid Rs. 36,000 (Rupees thirty-six thousand only) as an interest-free refundable security deposit. The Landlord shall refund it at the end of the tenancy when the Tenant hands over vacant possession, after deducting only unpaid rent, unpaid bills and the cost of repairing damage beyond normal wear and tear.
4. **Utilities:** The Tenant shall pay electricity, water and gas charges as per actual meter readings for the period of occupation. Property tax shall be paid by the Landlord.
5. **Maintenance:** Day-to-day minor repairs shall be done by the Tenant. Structural repairs, major plumbing and electrical faults not caused by the Tenant shall be

the Landlord's responsibility.

6. Use: The Premises shall be used only for residential use of the Tenant and family only. The Tenant shall not sublet, assign or part with possession of the Premises or any part of it.
7. Alterations: The Tenant shall not make structural changes without the Landlord's written consent.
8. Inspection: The Landlord may inspect the Premises at a reasonable time after giving prior notice to the Tenant.
9. Termination: Either party may end this agreement by giving one month written notice. If the Tenant defaults in paying rent for two consecutive months, the Landlord may terminate the agreement after notice.
10. Handover: On expiry or termination, the Tenant shall hand over vacant and peaceful possession of the Premises with all fittings listed in the Annexure in good condition, subject to normal wear and tear.
11. Police verification: The Tenant shall provide identity documents and cooperate in tenant verification as required by local police.
12. Law and disputes: This agreement is governed by the laws of India. Disputes shall first be settled by mutual discussion, failing which the courts at Delhi shall have jurisdiction.

ANNEXURE: FITTINGS AND FIXTURES

- 2 ceiling fans in each room
- 6 LED tube lights
- 1 geyser in each bathroom
- Modular kitchen with chimney
- 2 split ACs in bedrooms

IN WITNESS WHEREOF the parties have signed this agreement on the date and at the place first mentioned above.

Landlord
Mahesh Gupta

Tenant
Vikram Singh

WITNESSES

1. Name: _____

2. Name: _____

Address: _____

Address: _____

Signature: _____

Signature: _____

NOTARISATION / ATTESTATION (if required)

Attested before me on _____

Name of Notary _____ Registration No. _____

Seal and signature of Notary _____

REGISTRATION ENDORSEMENT (where required)

Presented at the office of the Sub-Registrar _____ on _____

Registered as Document No. _____ Book No. _____ Volume _____

Registration fee and stamp duty as per the rules of the State: _____

Drafting note: A lease for a term exceeding one year must be registered under the Registration Act, 1908. Some States, such as Maharashtra, require leave and licence and rent agreements to be registered whatever the term. Check your State's rule and stamp duty.