

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.

SHOP RENT AGREEMENT

This 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 "Owner") AND Vikram Singh, proprietor of Singh Mobile Point, S/o Shri Harpal Singh, residing at House No. 88, Sector 7, Rohini, Delhi 110085 (the "Tenant").

The Owner lets and the Tenant takes on rent the shop described as Ground floor Shop No. 4, measuring about 180 square feet, at Gupta Market, Sector 9, Rohini, Delhi 110085 (the "Shop") on the following terms:

1. Term: 11 months from 1 November 2026, renewable by mutual written consent on revised terms.
2. Rent: Rs. 25,000 (Rupees twenty-five thousand only) per month payable in advance by the 5th day of each month by bank transfer. GST, if applicable on the rent, shall be charged as per law.
3. Deposit: Rs. 1,00,000 (Rupees one lakh only) as an interest-free refundable security deposit, refundable on handover after adjusting dues and damage.
4. Use: The Shop shall be used only for sale and repair of mobile phones and accessories. The Tenant shall obtain and maintain all trade licences and registrations needed for the business at the Tenant's own cost.
5. Lock-in: Neither party shall terminate this agreement during the first six months, except for breach. After that, either party may terminate by giving two months written notice.
6. Charges: Electricity as per the separate meter, market maintenance charges and signage permissions shall be borne by the Tenant.
7. No subletting: The Tenant shall not sublet, assign or share the Shop.
8. Alterations: Interior work and signage only with the Owner's written consent, and the Tenant shall restore the Shop on leaving if the Owner asks.
9. Handover: On termination the Tenant shall hand over vacant possession of the Shop in good condition subject to normal wear and tear.
10. Disputes: Courts at Delhi shall have jurisdiction.

Owner

Maresh Gupta

Tenant

**Vikram Singh, proprietor of Singh
Mobile Point**

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: _____