

**Government of National Capital Territory of Delhi**

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**Certificate No.** : IN-DL52146936465241W

**Certificate Issued Date** : 11-Jun-2025 08:29 PM

**Account Reference** : IMPACC (IV)/ dl1024127/ DELHI/ DL-DLH

**Unique Doc. Reference** : SUBIN-DL DL102242154121789451284W

**Purchased by** : MOHAMMAD BASITH HUSSAIN

**Description of Document** : Article 35(i) Lease- Rent deed upto 1 year

**Property Description** : PROPERTY NO.E-100, THIRD FLOOR, NIDA ENCLAVE-1 JAMIA  
NAGAR, OKHLA, NEW DELHI-110025

**Consideration Price (Rs.)** : 0  
(Zero)

**First Party** : MOHAMMED BASITH HUSSAIN

**Second Party** : MUHAMMAD NADEER MANAKKAT THEKKE PEEDIKAYIL

**Stamp Duty Paid By** : MOHAMMED BASITH HUSSAIN

**Stamp Duty Amount (Rs.)** : 50  
(Fifty only)

E50

Please write or type below this line



11 JUN 2025

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at '[www.shcilestamp.com](http://www.shcilestamp.com)' or using e-Stamp Mobile App of Stock Holding Company of India.
- 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.

**LEASE/RENT AGREEMENT**

This LEASE/RENT Agreement is made here at New Delhi on this **11<sup>th</sup> Day of June 2025**

**BETWEEN**

(1) **MR. MOHAMMAD BASITH HUSSAIN SON OF LATE MOHD HANIF HUSSAIN RESIDENT OF HOUSE NO.49/2A, STREET NUMBER 22, NIDA ENCLAVE, JOGABAI EXTENSION, ZAKIR NAGAR, OKHLA, NEW DELHI-110025, (ELECTION I-CARD NO.NWD0521477)**, hereinafter referred to as "The Lessor/Owner" which expression shall unless repugnant to the context include, the said Lessor/Owner, his heirs, successors, executors, administrators, legal representatives, nominee(s) and assignees of the One Part;

**(AND)**

**MR. MUHAMMAD NADEER MANAKKAT THEKKE PEEDIKAYIL SON OF MR. KUNHABDULLA MADAPPURAM RESIDENT OF KOLAR KANDAM HOUSE, CHANDERA PO MANIYAT, KASARAGOD, KERALA, PIN-671310, (PASSPORT NO.C9084915)**, hereinafter referred to as 'The Lessee/Tenant' of the Other Part;

WHEREAS the Lessor/Owner is the absolute owner and in physical possession of **PROPERTY NO.E-100, THIRD FLOOR, NIDA ENCLAVE-I, JAMIA NAGAR, OKHLA, NEW DELHI-110025.**

AND WHEREAS the Lessee/Tenant has approached to the Lessor/Owner and requested to grand this LEASE/RENT and Lessor/Owner has accepted his request and has agreed to let out the **THIRD FLOOR** which is consisting of **TWO BEDROOMS, ONE DRAWING ROOM, ONE DINING SPACE, ONE KITCHEN, TWO TOILETS-BATHROOMS WITH LIFT FACILITY, ALONGWITH ONE COMMON CAR PARKING AT GROUND FLOOR**, to the Lessee/Tenant, with complete fittings and fixture, and the Lessee/Tenant has agreed to take the same on the following agreed terms and conditions.

**NOW THIS LEASE/RENT AGREEMENT WITNESSES AS UNDER:**

1. That the Lessee/Tenant shall pay a sum of **Rs.25,000/- (Rupees Twenty Five Thousand Only)**, per month, as rent to the Lessor/Owner always in advance one month on or before the 10<sup>th</sup> of each English Calendar month.
2. That the Lessee/Tenant has paid to the Lessor/Owner a sum of **Rs.25,000/- (Rupees Twenty Five Thousand Only)**, as an interest free security, which will be refundable to the Lessee/Tenant, at the time of handing over the physical vacant, peaceful, possession of the above said LEASE/RENT premises to the Lessor/Owner, after deducting all expenses towards damages, wear, tear and pending and water, if any at the time of vacation of the said
3. That the LESSEE/TENANT shall pay the BSES RAJDHANI POWER LIMITED Electricity charges as per their separate/Sub-Meter as in addition to the month rent to the LESSOR/OWNER, and Drinking water will be arranged by the LESSEE/TENANT himself, and That the LESSEE/TENANT will pay building maintenance charge per month to the Lessor/Owner.

**LESSOR/OWNER**

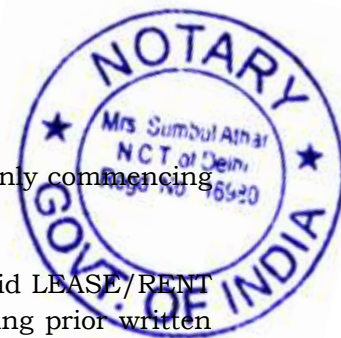
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**LESSEE/TENANT**

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4. That this LEASE/RENT is granted for a period **of 11 (Eleven) months** only commencing w.e.f. **11/06/2025 to 10/05/2026**.

5. That the Lessee/Tenant shall not sublet the whole or any part of the said LEASE/RENT premises to anyone else in any case at any circumstances without obtaining prior written permission from the Lessor/Owner.

6. That the Lessee/Tenant shall not make any additions or alterations in the LEASE/RENT premises without obtaining prior written permission from the Lessor/Owner.

7. That the Lessee/Tenant shall permit the Lessor/Owner or his authorized agent to enter into the said LEASE/RENT premises for inspection/general checking or to carry out the repair work, at any reasonable time.

8. That the Lessee/Tenant shall use the said LEASE/RENT premises for Residential purpose only.

9. That the Lessee/Tenant shall be responsible to attend all the minor day-to-day repairs such as fuses of bulbs and tubes, leakages/replacement of water taps, etc., at his own cost but the major repairs in the said LEASE/RENT premises shall be attended to by the Lessor/Owner at his own cost.

10. That this LEASE/RENT can be terminated even before the expiry of the LEASE/RENT period by the either parties giving one month written notice from both sides.

11. That the Lessee/Tenant shall not store any inflammable material or explosive in the said LEASE/RENT premises or do or permit to do any act which causes nuisance or annoyance and or violation of any applicable rules and law of civil/concerned/local/society authority, including laws framed for protection of fire.

12. That the Lessee/Tenant shall abide by all the bye-laws rules and regulations of the civil/concerned/local/society authority, in respect of the said LEASE/RENT premises.

13. That this LEASE/RENT Agreement can be extended for another period of 11 (Eleven) months with the mutual consent of both the parties after increasing **@10%**, in the rent, and fresh LEASE/RENT Agreement will be executed.

14. That the LEASE/RENT premises are neither heritable nor transferable.

15. That if the Lessee/Tenant fails to pay the monthly rent to the Lessor/Owner as herby agreed upon in time, this LEASE/RENT will be terminated/ cancelled automatically and the Lessee/Tenant have no right/claim for the LEASE/RENT and the LESSOR/OWNER can have the possession of the said premises in his/her control without any process of law and the LESSEE/TENANT shall have no objection to the same nor have any claim over its goods lying in the said premises at the such time.

**LESSOR/OWNER**

Signature & Thumb Impression

**LESSEE/TENANT**

Signature & Thumb Impression

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16. That after the expiry of said LEASE/RENT period or earlier termination of his LEASE/RENT, the LESSEE/TENANT shall hand over the actual, peaceful, vacant and physical possession of the said premises alongwith all fittings and fixtures installed therein in good and working conditions to the LESSOR/OWNER, as the LESSEE/TENANT received at the time of commencement of this Rent Agreement.

17. That the Lessee/Tenant will be full responsible for any illegal & unlaw full activity done here in this Property/Flat/Shop and will keep the landlord harmless and Lessee/Tenant will be responsible to face the consequences of any illegal work in this said Property/Flat/Shop.

18. That the Lessor/Owner is not responsible for any type of payments such as bills of Credit Card, Mobile! landline phones, Loan/Bank Dispute/corruption, Mortgage, Bounce of Cheques etc. all such are the only responsibility of the Lessee/Tenant However it is made clear that the Lessor/Owner is not responsible in the regard.

19. That the contents of this Rent Agreement, have been read over by the parties and explained to the parties and the same are true and correct.

20. That in case of any dispute that may arise in between both the parties, in that case the dispute/case will be handed over to the Concerned Court of Law of Delhi and the case will be handed over to the Jurisdiction of Delhi.

IN WITNESS WHEREOF the parties hereto have signed this LEASE/RENT Agreement on the day, month and year first above written, in the presence of the following witnesses

**WITNESSES :-**

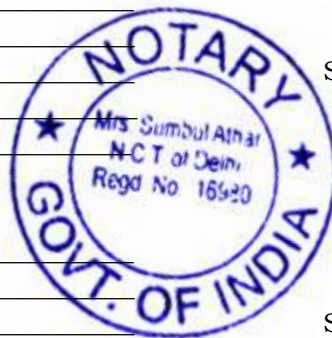
**1. Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**S/o** \_\_\_\_\_

**R/o** \_\_\_\_\_

**Phone No.** \_\_\_\_\_



**LESSOR/OWNER**

Signature & Thumb Impression

**2. Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**S/o** \_\_\_\_\_

**R/o** \_\_\_\_\_

**Phone No.** \_\_\_\_\_

**LESSEE/TENANT**

Signature & Thumb Impression

**ATTESTED**

Notary Public, Delhi

11 JUN 2025