

RENT AGREEMENT

This Rent Agreement is made on this 14th day of **October**, month year **2023** between **Mr. Suresh Chandra S/o Sh. Mangal Sen (Aadhar Card No. 9323 9518 9980) AND Mrs. Rumali Devi W/o Sh. Suresh Chandra (4994 5512 0699) R/o 312, AGER Enclave, Delhi-110092** (hereinafter called the Lessor /Owner of one part)

AND

M/s Kantvam Healthcare Diagnostic Private Limited (PAN AAJCK0437H) Through its Director and Authorized Signatory Mr. Avinash Kumar S/o Sh. Ramesh Yadav R/o 13/670, Vasundhara, Ghaziabad, U.P-201012 (Aadhar Card No. 9293 5558 8040) (hereinafter called the Lessee /Tenant of the other part)

(The expression and word of the First Party and the Second Party shall mean and include their heirs, successors, nominees, assigns, administration and legal representative respectively).

Whereas the Lessor is the owner and in possession of Property Entire **Plot No. 435, Sector-12, Vasundhara, Ghaziabad, U.P-201012** (hereinafter called the said property).

AND Whereas on request of Second Party/ Lessee the First Party/Lessor aforesaid has agreed to let out the premises for Commercial purpose for period of 6 Months and whereas the second party has agreed to executed and sign this deed of rent agreement/lease deed as per terms and conditions mentioned below:-

NOW THIS RENT AGREEMENT WITNESS AS UNDER:-

1. That the Monthly rent of the aforesaid premises has been settled between both the parties at a sum of Rs.40,000/- (**Rupees Forty Thousand Only**) per month between both the parties.
2. That the tenure/lease of the said premises will be for 6 month w.e.f. **01-October-2023 to 31-March-2024**. It will depend on mutual consent of both are the parties that the tenure period will be extend and/or will be expire after 6 month.
3. That all taxes shall be paid by the landlord/Lessor and the Electricity on 2nd Floor & Electricity Charges of Lift, water, gas Charges, telephone Charges shall be paid by the tenant/Second Party to the concerned authority as per meter/sub-meter.
4. The lessee cannot sublet any part of the premises on rent/without rent to any person.
5. That this agreement is valid for particular person and fix period till the second party is working with the same property same locations. On transfer/ retirement/ registration/ shifting or death the second party (Lessee) any family members or any legal heirs should hand over vacant peaceful possession in good faith to the First Party/Lessor within Thirty Days otherwise it will be treated Breach of trust and agreement will be terminated.

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(LESSOR/ OWNER)

Rumali Devi

(LESSEE/ TENANT)

6. That all minor repairs, Seepage Leakage, maintenance, painting white washing etc. has to be done by the second party at its own cost.
7. That the Second Party/Tenant should not create or cause nuisance and it shall be the duty of the second party to maintain and keep the premises peaceful and keep it neat and clean.
8. That the First Party shall not be held responsible for any act/omission done by the second party against the provision of the law. The second party shall be solely responsible for such unlawful act/omission.
9. That at the expiry or termination of this agreement the second party will leave the premises and all facilities, fixtures and fittings in good order and conditions and have over the possession to the first party peacefully.
10. That in case of default in payment of dues by the second party the first party shall have a right to tenancy access to the premises by the Second Party. the First Party shall be entitled to lien on the belongings of the second party and shall further have right to sell such belongings towards the amount due from the second party/Tenant.
11. That the First Party shall have right at any time to terminate this agreement with immediate effect if the Second Party/Tenant is in breach of the any of the terms and conditions in this Agreement.
12. That the First Party shall no be liable for any damages or compensation payable in law in respect of or in consequence of any accident or any injury to any person in any way connected with the second party.
13. That the First Party shall not be liable in any manner whatsoever on account of any loss or damages to the Second party or its family members due to failure breakdown or non availability of light/water/power or any other items or facilities for any reason whatsoever.
14. That the First Party shall not be responsible for any damage to the second party and its property caused by or resulting from fire, flood, short circuit, Earthquake or any other natural calamity.
15. That the second party shall not bring cause to be brought in any hazardous combustible dangerous good and shall forth with remove or cause to be removed any articles or exhibits which in the opinion of the First Party are dangerous obnoxious or undesirable.
16. In any case no third Party shall allowed to take possession or seal premises with or without court orders. In such cases only belongings of the tenant can be taken away.
17. That the premises can be inspected whenever required at reasonable time by the First Party or any of its representatives.
18. That both the parties shall have the right to vacate the said premises by giving one month prior notice or that if the parties want to vacate the said premises before the tenure period for the same they can issue One Month Notice either through telephone or with Regd. AD/Writing to each other and vacate the premises before the tenure period.

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(LESSOR/ OWNER)

Rumali Devi

(LESSEE/ TENANT)

19. That the tenant can not make any permanent addition/alteration in the said property/ premises for any other purpose for the same the premises will be granted by the First Party.
20. That the tenant/lessee will hand over the vacant physical and peaceful possession of the said premises after the stipulated period.
21. The Second Party/Lessee will pay the rent on or before 7th day of every English Calendar month failure will be treated as breach of agreement.
22. The failure of giving rent for to consecutive month, the owner as right to lock the rented property giving to lessor.
23. AMC/Charges will be 50% toward owner and 50% Toward tenant.
24. That lessee shall be responsible for the proper maintenance of the property and security.
25. That any dispute under the agreement is subject to Ghaziabad Court only.

And Whereas the Second Party has agreed to abide by the above said terms and conditions and the first party has handed over the physical possession of the said premises to the second party.

Witnesses:

1.

Alok Kumar Verma

Alok Kumar Verma

9205774957

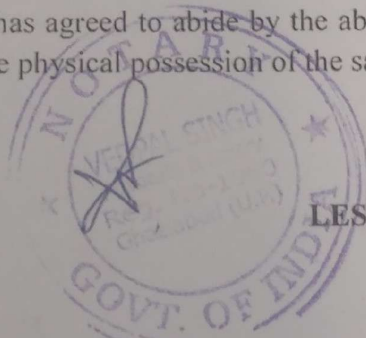
312 AGLA ENCLAVE DELHI

2. Arun

ARUN

9871896691

P.O.B 316 DDA Flat
Raghubir Nagar N. Delhi



LESSOR: *[Signature]*

(LESSOR/ OWNER)

Rumali Devi

LESSEE: *[Signature]*

(LESSEE/ TENANT)

ATTESTED
[Signature]
VEDANT SINGH
Advocate & Notary
Ghaziabad (U.P.) India

14 OCT 2023

भारत सरकार
Government of India

अविनाश कुमार
Avinash Kumar
जन्म तिथि/DOB: 10/05/2000
पुरुष/ MALE

9293 5558 8040
VID : 9178 1064 4058 8655

मेरा आधार, मेरी पहचान

Download Date: 21/01/2020

Issue Date: 18/05/2018

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आमज: रमेश यादव, भगवन्टोला, बेलसारा, गोपालगंज,
बिहार - 841438

Address:
S/O: Ramesh Yadav, Bhagwantola, Belsara,
Gopalganj,
Bihar - 841438

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

HFUPK5002L



नाम / Name
AVINASH KUMAR

पिता का नाम / Father's Name
RAMESH YADAV

जन्म की तारीख / Date of Birth
10/05/2000

AVINASH KR



19042018

A PAN Application (digitally signed) Card for PAN users (Physically signed)