

-3-

This Rent Agreement is made at Noida, Uttar Pradesh on this 29th Day of November 2025,

BY AND BETWEEN

(1) Shri. Sarajeet (PAN#KHYP59608R) (Aadhaar No. xxxx-xxxx-7686) (Mobile No. 9667537190) Son of Shri Jnani, resident of House No. 28, Bahlolpur, Noida, District Gautam Budh Nagar, U.P. & (2) Shri. Malu (PAN#BNNPM1097G) (Aadhaar No. xxxx-xxxx-5759) (Mobile No. 7011578060) Son of Shri Manohari, resident of House No. 65, Village Bahlolpur, Sector-65 Noida, District Gautam Budh Nagar, U.P. & (3) Shri. Satveer (PAN#TPIPS7894A) (Aadhaar No. xxxx-xxxx-9082) (Mobile No. 7838111211) Son of Shri Manohari, resident of Village Bahlolpur, Sector-63, Noida, District Gautam Budh Nagar, U.P., hereinafter called the Lessor of the FIRST PART (Which expression shall wherever the context so permits, means or requires be deemed to include its successor and assignees).

AND

Shree Enterprises through its Proprietor Shri Jagesh Kumar Gupta (PAN#BSZPG0741A) (Aadhaar No. xxxx-xxxx-3687) (Mob No. 9560719214) son of Shri Ramdas Gupta resident of A-148, Saraswati Vihar, Khora colony, Ghaziabad, U.P.-201309, hereinafter called the Tenant, of the SECOND PART. (Which expression shall wherever the context so permits, means or requires be deemed to include its successor and assignees).

रतनजी

सतवीर

① Gupta

मालराम



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP69751308658298X

: 29-Nov-2025 12:24 PM

: NEWIMPACC (SV)/ up14002704/ NOIDA/ UP-GBN

: SUBIN-UPUP1400270433442979267647X

: SHREE ENTERPRISES PROP JAGESH KUMAR GUPTA

: Article 35 Lease

: KHASRA NO.154/1, VILLAGE BAHLOLPUR, NOIDA, TEHSIL DADRI,
DISTRICT GAUTAM BUDDHA NAGAR U.P.

:

: SARAJEET AND MALU AND SATVIR

: SHREE ENTERPRISES PROP JAGESH KUMAR GUPTA

: SHREE ENTERPRISES PROP JAGESH KUMAR GUPTA

: 6,000

: (Six Thousand only)



Signature

Acc Name BLUENDRA SINGH ACC Code UP-14002704
ACC Address Sup-Reg. Office Noida Mobile 9818155114
Licence No. 33, Tehsil & District NOIDA G.B. NAGAR

Please write or type below this line

सराजीत

सतवीर

मा लूराम

Duf



PF 0013530450

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shikharitaxapp.com or using the Stamp Mobile App of Stock Holding. 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.

In case of any discrepancy, please inform the Competent Authority.



आवेदन सं०: 202500743098229

वर्ष: 2025

रजिस्ट्रेशन सं०: 15710

बही सं०: 1

निष्पादन सेखपत्र वाद सुनने व समझने मजसुन व प्राप्त धनराशि रु प्रतेखानुसार उक्त

पट्टा दाता: 1

SARAJEET

श्री सरजीत,

पुत्र श्री जननी

निवासी: हा० नं० 28, बहतोलपुर, नोएडा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 608R

पट्टा दाता: 2

JMALU

श्री मालु,

पुत्र श्री मनोहर

निवासी: हा० नं० 65, विलेज बहतोलपुर, नोएडा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 097G

पट्टा दाता: 3

SATVIR

श्री सतवीर,

पुत्र श्री मनोहरी

निवासी: विलेज बहतोलपुर, नोएडा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 883A

पट्टा गृहीता: 1

श्री श्री इन्टरप्राइजेज के द्वारा जागेश कुमार गुप्ता,

JAGESH KUMAR GUPTA

पुत्र श्री रामदास गुप्ता

निवासी: ए-148, सरस्वती विहार, खोडा कालोनी, गाजियाबाद

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 741A

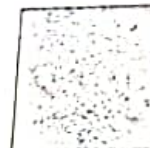
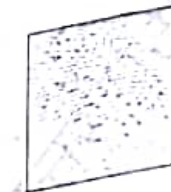
ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री जिले सिंह, पुत्र श्री महेश यादव

निवासी: विलेज बहतोलपुर, नोएडा, उ० प्र०

व्यवसाय: अन्य



In WITNESS WHEREOF the Lessor and the Lessee have hereunto subscribed their hands at Noida on this 29th day of November 2025 the first above Mentioned in the presence of the following Witnesses.

2726712

(LESSOR)

217012

217012
(LESSEE)

WITNESSES:-

1.

Jile Singh
S/o Shri Mahesh Yadav
R/o Village Bahlolpur
Noida
(Aadhaar no. xxxx-xxxx-2441)

2.

Munder
S/o Shri Gyani
R/o Village Bahlolpur, Noida
(Aadhaar No. xxxx-xxxx-9853)

8. That the Lessee shall be entitled to make the necessary temporary structure(s) on the rented land without permission of lessor.
9. That the Lessee shall remain the sole owner of the fixtures, fittings and the structure(s) erected for the purpose of carrying out the business on the demised land and they shall be entitled to remove the same at the time of termination/expiration of the agreement. However, the Lessor shall not cause the Lessee to remove any leasehold improvement after the expiry of the Lease term and it shall be at the sole discretion of the Lessee. No monetary consideration shall be demanded by the Lessor in the event Lessee decides not to remove the leasehold improvements after the expiry of Lease term.
10. That if the during the lease period Lessor sells the said property to the any other party, then the Lessor shall ensure that such prospective transferee/owner is be bound by the same terms conditions as are contained in this Lease Agreement. The Lessor shall get these conditions incorporated in the transfer deed or any other document envisaging the transfer of title/control and any future transfer shall not adversely affect the rights of Lessee in any manner whatsoever.
11. That if, due to any reason, the Lessee intends to vacate the above-said premises before completion of the five (05)-year term, the Lessee shall serve a prior written notice of two (02) months to the Lessor before vacating the premises. However, the Lessor shall have no right to ask the Lessee to vacate the premises before completion of the said five (05)-year term. In the event the Lessor requires the Lessee to vacate the premises before expiry of the said term, the Lessor shall be liable to pay the structure cost and all other expenses incurred by the Lessee."

रजनी

सतवीर (1) रफ

म/ लरम


13. Force Majeure - In the event either party is unable to perform its obligations under the terms of this Agreement because of acts of God, strikes, equipment or transmission failure or damage reasonably beyond its control, or other causes reasonably beyond its control, such party shall not be liable for damages to the other for any damages resulting from such failure to perform or otherwise from such causes.

14. That both the parties have read over and understood all the contents of this agreement and consented to enter into this agreement without any threat or coercion

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consented to enter into this agreement

मा. मुरम अतः



Defect

Photograph of witness No. 1 &

Photograph of witness No. 2



आवेदन सं०: 202500743008229

पट्टा वित्तेख/कबूलियतनामा

बही सं०: 1

रजिस्ट्रेशन सं०: 15710

वर्ष: 2025

प्रतिकल- 100000 स्टाम्प शुल्क- 6000 बाजारी मूल्य- 0 पंजीकरण शुल्क- 6000 प्रतिनिधिकरण शुल्क- 60 योग: 6060

श्री श्री इन्दरप्रदेव द्वारा
जोगेंद्र कुमार गुप्ता अधिकृत पदाधिकारी प्रतिनिधि,
पुत्र श्री रामदास गुप्ता
अवस्थान: अन्य
निवासी: ए-148, सरस्वती विहार, छोड़ा कालोनी, गाजियाबाद

जोगेंद्र कुमार गुप्ता अधिकृत पदाधिकारी
प्रतिनिधि



श्री श्री इन्दरप्रदेव द्वारा
ने यह लेख्य इस कार्यालय में दिनांक 29/11/2025 एवं
02:43:43 PM बजे
निर्वाहन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विवेक शर्मा प्रभारी
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
29/11/2025

निबंधक लिपिक
29/11/2025



Whereas the Lessors are the owner and in possession of the abadi land and building premises (Tin Shed) situated at Khasra No. 154/1, Khata No.00049, Village Bahlolpur, Tehsil Dadri, District Gautam Buddha Nagar, U.P. land area measuring 2000 sq. Yds., (approx) and building tin shed (hereinafter called the property/ premises)

Which is bounded as under:

East by	:	Property of Kripal & Dinesh Yadav
West by	:	Property of Jatan Singh
North by	:	Property of Anil & others
South by	:	Rasta 15 ft.

Lessor have agreed to let out the said property/premises for a period of 5 years to the Lessee/Tenant. "The rent for the leased land and building which is Total ₹ 50,000/- (Rupees Fifty Thousand only) for the first two year and after completion of two year the rent shall be increased @5% after every year as per the rent schedule written in the starting of this agreement.

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER: -

1. That this Lease is granted for a period of Five (5) years only commencing from 10th Day of January 2026 to 9th day of January 2031 and this lease can be extended further by both the parties with their mutual consent and both parties will sign and register the new rent agreement in the office of Sub-Registrar Noida.

2. The Lessee shall pay to the Lessor an annual rent for the use of the Leased Premises. The rent for the first & second year shall be Rs. 50,000/- (Rupees Fifty Thousand only). The annual rent shall be increased by 5% after completion of first two year and after that the rent will increase after every year.

श्री २०१८

श्री ०१२ (१) २०१८

श्री २०१८