



झारखण्ड JHARKHAND

03AA 352766

This Deed of Lease is made on this the 16th day of September, 2017 at Ranchi.

BETWEEN

MUKESH KUMAR SINGH S/o Sri Sachita Prasad Singh, resident of Narayan Enclave, Harihar Singh Road, Morhabadi, P.S. Bariatu, Dist. Ranchi, State Jharkhand (hereinafter called LESSOR) of the One Part.

AND

VIVEK KUMAR (Mob. 9162710850) S/o Sri Vinod Paswan, resident of Block Colony, Gumla, Jharkhand, Job's at – Design Creation, Anurudh Complex, Jail Road, Karamtoli, Ranchi-834001 (hereinafter called LESSEE) of the Second Part.

The terms the LESSOR and the LESSEE shall always mean and include their respective heirs, successor-in-interest, legal representatives, executor, administrators and assigns.

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Contd.P/2

E-1 WHEREAS the LESSOR is the absolute owner of the Flat No.1 on the **Ground Floor** having super built up area **300 sq. ft.** approx consisting of one bed rooms, one kitchen with attached latrine bathroom and of multi-storeyed building "**MADHURI ENCLAVE**" situated at Harihar Singh Road, Morhabadi, P.S. Bariatu, Dist. Ranchi, State-Jharkhand.

AND WHEREAS LESSEE has requested the LESSOR to lease out the aforesaid flat on lease to him/her which the LESSOR is hereby agree to lease out the same for fixed period of 11 (Eleven) months with effect from **10/09/2017** to **09/08/2018** on a monthly rent **Rs. 5,000/-** (Rupees Five Thousand) only till the completion of 11 (Eleven) months.

NOW THIS DEED OF LEASE AGREEMENT WITNESS AS FOLLOWS:-

- 1) That the said lease period is only for 11 (Eleven) Month from . **10/09/2017** to **09/08/2018** for a monthly rent of **5,000/-** (Rupees Five Thousand) only, the monthly rent will be paid within first week of every month to the LESSOR by the LESSEE.
- 2) That the LESSEE shall use the said Flat only for residential purpose.
- 3) That the lessee shall pay **5,000/-** (Rupees Five Thousand) only as a security money to the Lessor, which will be refundable without interest after expiry of the lease period.
- 4) That the LESSEE shall not use the said Flat for unlawful or business purpose and not keep any hard substance and illegal good materials in the said Flat and will not assign or sublet the said Flat or any part thereof, nor remove there from any furniture, tools, fans, electric connection etc.

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- 5) That the LESSEE during the said period of lease, well and sufficiently repair, maintain the said Flat with appurtenances in good and substantial repairs together with all fittings, electrical and sanitary windows, doors, water closet, selves etc. in good and substantial repair and condition. The maintenance charge shall be paid by LESSEE decided by the society of the said apartment.
- 6) That the LESSEE shall allow the Lessor or his agent, at convenient hours in the day time to enter into or upon the leased Flat and in view and examine the state property and condition there of and to repair the said Flat at the cost and expense of the LESSEE.
- 7) That the LESSEE shall have no right either for alteration or modification of the demised Flat without taking permission of the LESSOR in writing.
- 8) That the LESSOR and the LESSEE both agreed to obey the terms and conditions of this lease, the LESSEE cause any breach any terms and conditions laid down in these presents in that case the LESSOR shall have full right to terminate this lease and in that case the LESSEE shall be liable to vacate the demised Flat immediately.
- 9) That after the mutual consent of both the parties the said Lease Agreement will further be renewed for a period of next 11 months with 10% increment on a monthly rent.
- 10) That the LESSEE shall vacate the Flat at the expiry of the aforesaid period of eleven months and shall also vacate the same on receipt of 01 (One) months notice from the LESSOR to quit the Flat and the LESSEE shall deliver vacant possession of the Flat on the expiry of the period fixed in the notice.

[Handwritten Signature]
16/9/17

[Handwritten Signature]

(4)

- 11) That in case the LESSEE should desire to vacate the Flat prior to the expiry of the period of eleven months mentioned above the lessee shall give notice therefore to the LESSOR at least 01 (One) months prior to vacating the Flat and delivering the possession of the same to the LESSOR in good and proper condition.

IN WITNESSES WHERE OF the said LESSOR and LESSEE have hereto at Ranchi signed on the day of

WITNESSES :-

1.

Signature of LESSOR

Mhina
16/9/17

2.

Signature of LESSEE



Council of Architecture

Certificate of Registration

This is to certify that the name of

Mr. Vivek Kumar

has been entered in the register and his Registration No. is

CA/2017/81914

This certificate is valid from the **eighth**

day of **March 2017** to the **thirty-first**

day of **December 2018** inclusive.

List of Additional Qualifications:

Renewals

Valid Upto

**Signature of
Registrar**

Given under the common Seal of the Council of Architecture,



this **eighth** day of **March 2017**

A handwritten signature in black ink, appearing to be 'Dheeraj'.

Secretary

A handwritten signature in black ink, appearing to be 'H. K. Singh'.

President

This Certificate of Registration is issued under sub-section (7) of Section 24 and sub-section(4) of Section 26 of the Architects Act, 1972, enacted by the Parliament of India

Date: 7th August, 2017

TO WHOM SO EVER IT MAY CONCERN

This is to certify that VIVEK KUMAR worked with our organization as Junior Architect from 12th June 2017 to 31st July 2017. During this time he worked on Architectural Drawings, Estimates and Bills, and also overlook ongoing sites.

The projects were Commercial buildings, Offices, showrooms, etc mostly in Delhi NCR and U.P. The exposure to structural drawings and coordination was also taken up with interest.

He has excellent communication skills, is innovative, efficient, creative, self-aware and a confident person.

In addition he is extremely organized, reliable and computer literate, well versed with the required software and is able to follow through to ensure that the job gets done in the stipulated time with the quality we try to maintain in our office.

We were pleased to have him in our organization and we wish him all the best in future endeavors and highly recommend him to any organization he might be willing to work for.

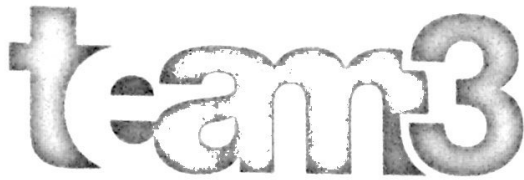
There are no dues pending against him and is relieved from the services at the closing hours of this date.

This certificate is issued on specific request of Mr. Vivek Kumar.



ASHIM SRIVASTAVA
ALLIED DESIGN STUDIO
GURGAON

allied
DESIGN



Date: 31st May 2017

WORK EXPERIENCE

This is to certify that Vivek Kumar has worked as an architect at Team3, New Delhi since 13th July 2015 till 31st May 2017

During this period he has worked on the following projects:

Projects

Tiverton Group Housing – Sector 50, Noida

Hospital and Women Health Care Centre – Sector 51, Gurugram

School, Sector-43, Gurugram

Creacions Group Housing – Sector-22, Gurugram

Vivek has successfully carried out his responsibilities and has been an important member of his team. He is competent, diligent and hardworking. We wish him the best for his future endeavours.


Sanjay Bhardwaj

Partner



EXPERIENCE CERTIFICATE

This is to certify that **Mr. Vivek Kumar** final year B.Arch student of Department of Architecture, Birla Institute of Technology, MESRA, Ranchi, Jharkhand. has worked in our architectural firm as a trainee from 05/01/2015 to 25/04/2015 Which forms a part of academic curriculum (Practical Training) at Final Year B.Arch.

There are no dues towards him.

His Major responsibilities included assisting the Project Architect in the preparation of drawings and conducting periodic site visits. We have found him to be a self started who is motivated, duty bound and a highly committed team player with an eagerness to learn.

We at SWBI wish him all the success in his future endeavors.

SWBI ARCHITECTS PVT. LTD.
#3358/E, 13th Main Road,
Stamp / Seal of the firm / Organization
H.A.L. 2nd Stage, Indira Nagar,
Bangalore - 560 038

Signature:



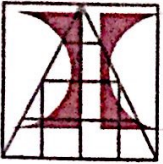
NAME : Ar. Shariq Siddiqui

COA NO : CA/85/09180

EMPLOYER FIRM / ORGANIZATION

NAME & ADDRESS: SWBI ARCHITECTS PVT. LTD.
#3358/E, 13TH MAIN, SECOND STAGE HAL.

CHENNAI DELHI-NCR HYDERABAD
Tel. +91 080 41688997



DESIGN CREATION

Architect & Urban Planner

Ref No. DC./A./1/018/2017

Date 07/09/2017

APPOINTMENT LETTER

Ms/Mr. VIVEK KUMAR

Address S/O MR. VINOD PASWAN

LAXMAN NAGAR, GULMA, AT+POST-PHASIA

DIST. GUMLA (JHARKHAND) PIN NO-835207

RESI MO NO- 9470561749 MO.NO-9162710850

Date of issue of Appointment Letter 07/09/2017

Subject: Your application for the post of ASST. ARCHITECT

Dear Ms/Mr VIVEK KUMAR

We are in receipt of your application for the post of ASST. ARCHITECT. We are pleased to inform you that our organization has found you eligible for the profile described.

You are requested to report at our office as per address given below at 9:30AM on 07/09/2017 (date from when the individual is expected to join) in approval to your appointment.

This is to inform you that this letter will be null and void in case you do not report at the date and time specified in this letter.

As per our Company policy, you will be on Contract for a period of 6 Months (specify the period as per the HR policy) and then, based on your performance and review you will be taken to the next level of employment in the organization.

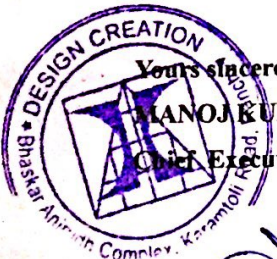
During your Contract period you are entitled to take LEAVE (specify the leaves that the employee can take as per your Leave policy). In cases of emergency for any extra leave requests however the decision will be upon the management.

We hope to have a long successful professional relationship with you and wish you all the very best.

Yours sincerely

MANOJ KUMAR

Chief Executive Architect



DESIGN CREATION

Architect & urban planner

4th Floor, Bhaskar Anirudh Complex

Jail More Karamtoli Road Ranchi-834001

Services ♦ Architectural ♦ Structural ♦ MEP ♦ HVAC ♦ Interior ♦ Urban Planning

4th Floor, Bhaskar Anirudh Complex, Jail More, Karamtoli Road, Ranchi- 834001
E-mail : designcreation2000@gmail.com, Web : www.designcreationarchitect.com

DESIGN CREATION

Architect & Urban Planner

4th Floor, Bhaskar Anirudh Complex, Jail more, Karamtoli Road Ranchi-834001

Pay Slip For The Period Of Feb Month 2018

Employee id:-24

Name:-Vivek Kumar

Department:- Planning Section

Father's Name:-Mr. Vinod Paswan

Date of Join:-07.09.2017

Designation:-ASST. ARCHITECT

Days of work:-28 Days

Casual leave:-03Days

Total Count Days of work:-28 Day's

Medical:- 00 days Casual leave:-00

Bank Name & Branch:-(HDFC0000043)

Basic pay:-@39600/=

Bank A/C No & Cheque No:-00431270000454A/C-TRANSFER Date:-25.03.2018

| Earnings | Amount |
|---------------------------------------|----------|
| 1. Total Count Days of work:-28 Day's | 39600.00 |
| 2. Absent Days:-00 Days | |
| 3. Less Hours Total Months:-No | |
| 4. Pay Advance of Months:-No | |
| 5. Previous Balance:-No | |
| 6. Employee Wages :-No | |
| Carry Over Round off | |
| Total | 39600.00 |

Net Pay of Rupees:-Thirty Nine Thousand Six Hundred Only.

Sign of Employee

Sign of Finance Manager

Sign of Director