

Account Number
Account Description
Branch

25 Aug 2018
0000000000

38325



LEASE DEED

38325

Lease Rent	Rs. 1,25,000 per month
Period of Lease	Nine Years
Enhancement of lease rent	15% after three years
Average Annual Rent	Rs. 17,36,250
Four years Rent	Rs. 69,45,000
Stamp Duty Paid	Rs. 1,39,000
Locality	Rajpur Road, Dehradun
Description of Property	All that part of portion of the First Floor of the property bearing no. 21, Rajpur Road Dehradun measuring 2400 square feet as per plan mentioned in plan as Restaurant area as delineated by red lines in the plan attached.
Distance from main Road	On main Rajpur Road
Name and Address of Lessor,	M/s International Associate a partnership firm having its commercial complex at 21, Rajpur Road, Dehradun through its Managing Partner Shri D.S. Mann S/o. Late Shri H.S. Mann (Aadhar No.6143 1405 3525)
Name and Address of Lessee	M/s C.S. Hospitalitys, a partnership firm having Regd. Off. At Flat No. B-103, Silver Rock Apartment, 37 A & B Curzon Road, Dehradun through its Partners (1) Mr. Harjeet Singh Chadha son of late Uttam Singh Chadha (PAN No. AAJPC4760A) (2) Mrs. Harpreet Kaur Sahni wife of Sh. Anand Pal Singh Sahni (PAN No. BMFPI362N)

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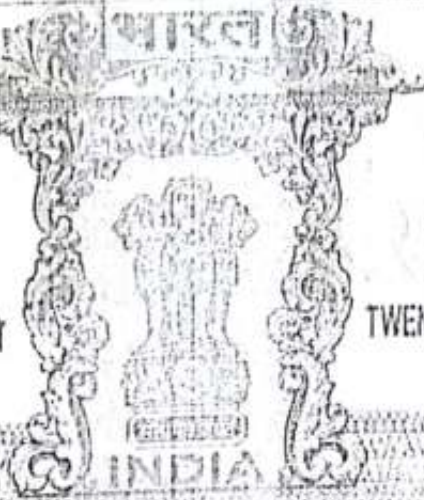
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

भारत सरकार
उत्तराखण्ड UTARAKHAND

28 MAY 2015

नियत क्रमांक
कोड सं. 001LEASE - DEED

THIS LEASE DEED is made at Dehradun on this the 29th day of May, 2015
BETWEEN

M/s International Associate a partnership firm having its commercial complex at 21, Rajput Road, Dehradun through its Managing Partner Shri D.S. Mann s/o Late Shri H.S. Mann (hereinafter called the "Lessor") of the One part

AND

M/s C.S. Hospitalities, a partnership firm having Regd. Off. At Flat No. B-108, Silver Rock Apartment, 37 A & B Curzon Road, Dehradun through its Partners (1) Mr. Harjeet Singh Chadha son of late Uttam Singh Chaudhary (2) Mrs. Harpreet Kaur Sahni wife of Sh. Amrit Pal Singh Sahni. (hereinafter called the "Lessee") of the other part

Both the terms "Lessor" and "Lessee" unless repugnant to the context hereunder shall include their respective legal heirs, legal representatives, successors, assigns etc.

H. Mann

Harjeet Singh
Chadha

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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25000

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TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

कागज नं. 120 HAY 2015

WHEREAS the Lessor is the owner/landlord of the property bearing no. 21 Rajpur Road Dehradun and the Lessor has constructed a commercial complex thereon.

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AND WHEREAS the lessee is desirous of taking on lease a portion of first Floor the aforesaid property of the Lessor as is morefully described in the Schedule given at the end of this deed and which is also delineated by red lines in the plan attached and which is hereinafter referred to as the "said property".

AND WHEREAS the Lessor has given on lease to the lessee all the said property morefully described in the schedule given at the end of this deed on a monthly rent of Rs. 1,25,000/- (Rupees One lac Twenty Five thousand only) + Service Tax as per law. Area provided by lessor is 2400 sq. ft (approx) as per annexed plan at first floor, subject to fulfillment of mutually agreed terms and conditions.

NOW THIS DEED WITNESSTH AS UNDER:-

1. That in consideration of the payment of rent hereinafter reserved and the observance of the covenants of the lease, the Lessor has given on lease to the Lessees all that "said property" which is described in the schedule of this deed for a term of 9 years (lease stands for Nine years), on a monthly rent of Rs. 1,25,000/- (Rupees One lac Twenty Five thousand only) + Service Tax. In addition to the rent, the Lessees would be liable to pay service tax and other taxes which are payable or which would be payable under law by the tenants & property tax would be paid by landlord.
2. That the physical possession of the said property has been delivered by the Lessor to the Lessees after completion of civil work and the Lessees would be entitled to carry fit outs for 2 months 10 Days (which would be rent free period).
3. That the Lessees shall also be liable to pay the Electricity and Water charges in addition to the agreed rent. The lessees shall also pay charges as per the bill submitted by the

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उत्तराखण्ड UTTARAKHAND

28 MAY 2015

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सर्विस प्रोवाइडर

Service provider for the power back up charges.

That the Lessees have paid a sum of Rs 2,50,000/- (Rupees Two lacs fifty thousand only) to the Lessor as interest free security deposit in the following manner:-

- 1) That the lesse has Rtg Rs.250000 (two lakh fifty thousand) from C.S.HOSPITALITIES utr no. is cnrbr52015052000798721 through Canara Bank dated 20 may 2015

This security deposit would not carry any interest and would be refunded by the Lessor to the Lessees at the time of the handing over of the vacant possession of the said property by the Lessees to the Lessor on the expiry of the term of this Lease. However, the Lessor would be entitled to deduct from this security deposit, all such outstanding amounts which may be payable by the Lessees in respect of the said property, including the amount of any damage or loss suffered by the Lessor on account of any act of omission or commission by the Lessees.

5. That the rent shall be regularly paid by the Lessees to the Lessor in advance on or before the seventh day of every calendar month.
6. That in case there is any default or delay in payment of the rent, the Lessees would be liable to pay interest calculated @ 2% per month on the outstanding amount of rent for the period of delay without prejudice to the right of the Lessor to determine the lease.
7. That there is a lock in period of 12 months during which period the Lessees would not be entitled to determine the lease. However, in case the Lessees chose to vacate the said property before the expiry of the lock in period they would still be liable to pay the rent for the balance unexpired period of the lock in period.
8. That the flooring of the said property shall be provided of vitrified tiles and the cost of these tiles have been borne by the Lessor. The shutter shall also be installed by the Lessor

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES



उत्तराखण्ड UTTARAKHAND

9. That subject to natural wear and tear, the Lessees would deliver the vacant possession of the said property in the good condition in which it has been handed over by the Lessor to the Lessees. In case any loss is sustained by the said property by any act of omission or commission on the part of the Lessees or any other person while the said property is under the use and occupation of the Lessees, the Lessees would suitably compensate the Lessor to the extent of the loss thus suffered.
10. That until the physical vacant possession of the said property is re-delivered by the Lessees to the Lessor, the Lessor shall not be liable for any losses to the person or property of any person including the employees and customers/ visitors of the Lessees in case of any loss happening inside/outside premises during their occupation/ tenure.
11. That the Lessees shall use the said property for the purpose of restaurant, Bar and hospitality business or any other business with the prior permission in writing of the Lessor.
12. That the Lessees shall have the right to install fixtures and fittings and to carry out other temporary works which do not damage or change the nature of the said property. However, the Lessees would not be entitled to do any work which may involve structural alteration or any work which may disfigure the said property or which may diminish its value and utility.
13. That the Lessees shall have no right to sublet the said property or to induce any partner in the business being carried in the said property, whether directly or indirectly without the permission in writing of the Lessor.
14. That the Lessees before utilization of the premises under lease shall be responsible to take all prior permissions from the government department.

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Account Name
Address

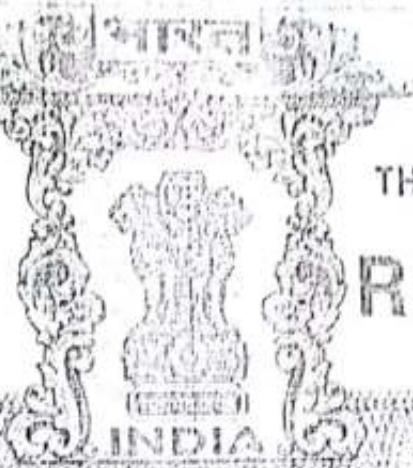
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



उत्तराखण्ड UTTARAKHAND

12 8 MAY 2015

15. That the said property is not governed by the provisions of UP Act 13 of 1972 as applicable in the State of Uttarakhanda.

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16. That the Lessees will not take any loan/finance etc. against the said property and the said property or any part thereof or anything reputed to be part thereof would not be encumbered or mortgaged by the Lessees.

17. That Lessees will have to keep the said property properly maintained. The lessee will maintain the demised premises (both interior and exterior) and electrical fixtures therein in good usable condition.

18. That the Lessees shall not do any unlawful activity in the premises and will stand in respect with / for the country and its law/ Constitution.

19. The Lessor shall have the right to visit the said property any day during the working hours.

20. That in addition to the said property, the Lessees would be entitled to the common use of the stair case, lift and corridors alongwith the common toilets situated on the first floor of the complex. The lessees would not be entitled to obstruct or create any nuisance, obstruction or nuisance in any of the common facilities.

21. That in case the Lessee commits 2 month's default in payment of rent or commits any other breach of the term of this lease, the Lessor would be entitled to determine this lease by issuing a one month's notice and the Lessor would re-enter the said property. However, in case the Lessor determines the Lease within the Lock in period then notwithstanding the earlier determination of the lease, the Lessor would be entitled to realize and recover from the Lessees the balance rent of the unexpired term of the lock in period.

22. That the lease is for 3 + 3 + 3 = 9 years. That after every 3 years the rent would stand enhanced by 15% till the expiry of the period of 9 years, the the lessee would deliver vacant

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000FIFTEEN
THOUSAND RUPEES

पन्ध्रह हजार रुपये

Rs.
15000

राखण्ड UTTARAKHAND

128

- possession of leased property after expiry of leased property. Thereafter leased deed can be executed only in case lessor wishes to do so.
23. That after expiry of the Lock in period the Lessees would be entitled to determine the lease after serving a 2 months notice to the Lessor.
 24. That the lessor would be provided proper space for signage and the space of common parking area with adequate supply of water.
 25. That the lessor would issue noc for taking 30kw from electricity department the cost would be born by lesse electricity meter and a space for genset will be provided by lessor free of cost.
 26. That by lessor shall be obtain all fire work and noc from fire department to run commercial business smoothly.
 27. That at the time of termination or determination of lease the lesse shall take all interiors done by him in said premises except the fire work shutter and flooring done by landlord.

SCHEDULE OF PROPERTY

All that part of portion of the First Floor of the property bearing no. 21, Rajpur Road Dehradun measuring 2400 square feet as per plan mentioned in plan as Restaurant area as delineated by red lines in the plan attached.

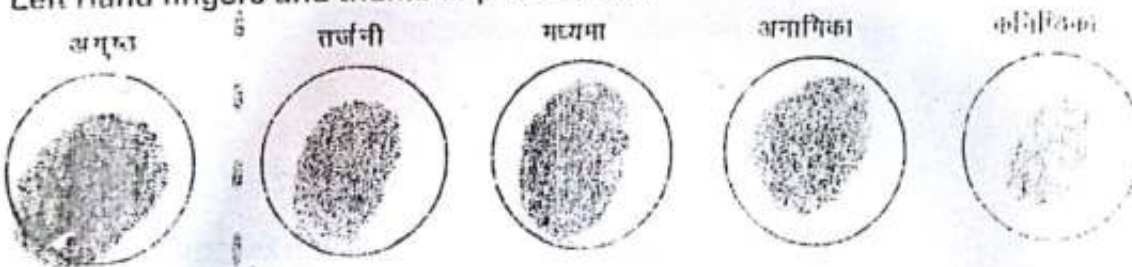


उत्तराखण्ड UTTARAKHAND
12/10 Mar 2015
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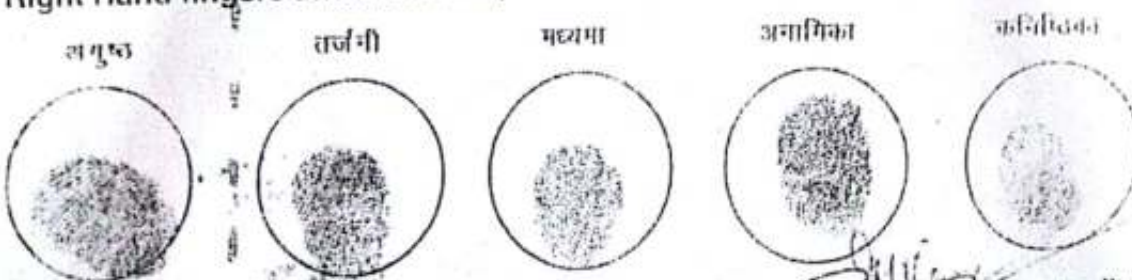
Fingers print in compliance of Section 32-A, of Registration Act 1908

Name and address of the Lessor : M/s International Associate a partnership firm having its commercial complex at 21, Rajpur Road, Dehradun through its Managing Partner Shri D.S. Mann s/o Late Shri H.S. Mann

Left Hand fingers and thumb Impressions



Right Hand fingers and thumb Impressions



Signature of Lessor through its Managing Partner

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एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

सं. 100/5
उत्तराखण्ड UTTARAKHAND

218 MAY 2015

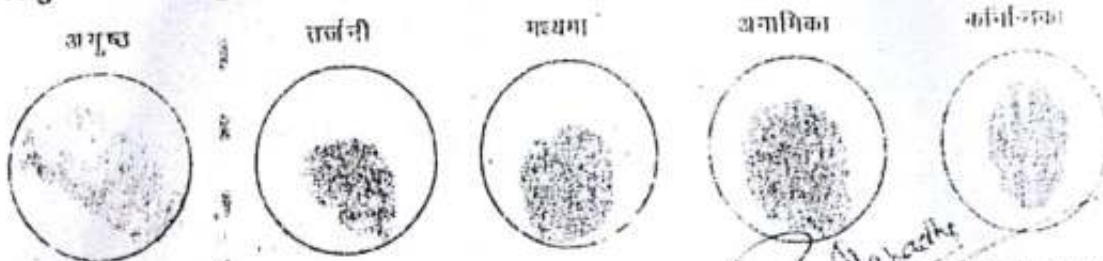
Left Finger's print in compliance of Section 32-A, of Registration Act 1908

Name and address of the Lessee : M/s C.S. Hospitalities, a partnership firm having Regd. Off. At Flat No. B-108, Silver Rock Apartment, 57 A & B Curzon Road, Dehradun through its Partner (1) Mr. Harjeet Singh Chadha son of late Uttam Singh Chandra

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions



Signature of Lessee through its Partner No. 1

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Account

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एक हजार रुपये
रु. 1000

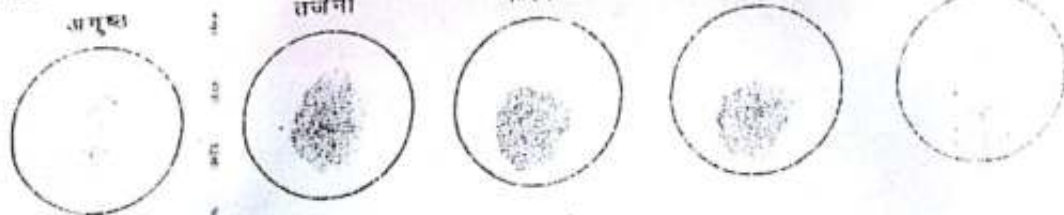
ONE THOUSAND RUPEES
Rs. 1000

उत्तराखण्ड UTTARAKHAND

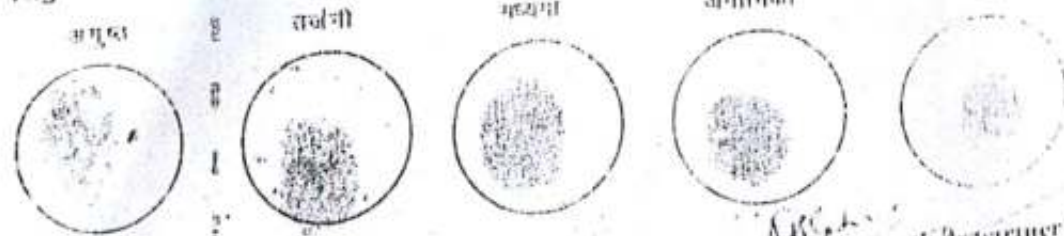
210 MAY 2015

Fingers print in compliance of Section 32-A, of Registration Act 1908
Name and address of the Lessee : M/s C.S. Hospitalities, a partnership firm having Regd. Off. At
Flat No. B-108, Silver Rock Apartment, 37 A & B Curzon Road,
Dehradun through its Partner (2) Mrs. Harpreet Kaur Sahni wife of
Sh. Anrit Pal Singh Sahni

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions



Signature of Lessee through its partner No.2

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