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Stamp Paper No.:-IN-DL23296355796190T

CERTIFIED/TRUE COPY

Registration No. 14107 In Addl. Book No. 1 Volume No.4,612
On Pages 102-111 On This Date 02-08-2011 Day Of Tuesday

**Sub Registrar VI
North West I**

Date Of Application 17-09-2021

Calculated Fee 100

Fee Paid Rs. 100

Vide Slip No. 49,243

Date Of Payment 17-09-2021

Date when Copy Is Ready 17-09-2021

Copy prepared By: NISHAT

Copy Checked By: NISHAT

Certified to be true copy LEASE

Record Keeper
NISHAT

Reader
NISHAT

Sub Registrar VI
North West I



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL23296355796190T
Certificate Issued Date	: 14-Sep-2021 03:27 PM
Account Reference	: IMPACC (IV) / dl769203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL769203/2853358145474T
Purchased by	: PRASOON LATA ADVOCATE
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PRASOON LATA ADVOCATE
Second Party	: Not Applicable
Stamp Duty Paid By	: PRASOON LATA ADVOCATE
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



Please write or type below this line.



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-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.
3. In case of any discrepancy please inform the Competent Authority.



सत्यमेव जयते

INDIA NON JUDICIAL

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e-Stamp

Certificate No. : IN-DL05545960924436J
 Certificate Issued Date : 14-Jul-2011 04:34 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-CORPBK11209412314591J
 Purchased by : JAGAT OVERSEAS
 Description of Document : Article 35(iii) Lease with security upto 10 years
 Property Description : UNIT NO.29-A G.F D-MALL PLOT NO.1-B-5 SEC-10 ROHINI DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : JAGAT OVERSEAS
 Second Party : VISHNU KAPOOR
 Stamp Duty Paid By : JAGAT OVERSEAS
 Stamp Duty Amount(Rs.) : 14,300
 (Fourteen Thousand Three Hundred only)



Certified True Copy

Please write or type below this line



For JAGAT OVERSEAS
[Signature]
 Partner



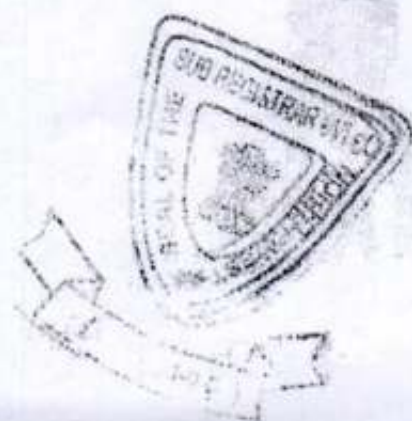
V. Kapoor

UOI/5179/11

D.O. No- P08092004406028
 G.O. No- AEM/1022840

Statutory Alert:

The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
 The Contact Details of ACCs, SHCIL Offices and SROs are available on the website of the Government of NCT of Delhi.



..2..

e-Stamping Certificate No.IN-DL05545960924436J

ONE YEAR AVERAGE RENT : RS.4,72,260/-
SECURITY AMOUNT : RS.1,02,000/-
TIME PERIOD : NINE YEARS
STAMP DUTY : RS.14,300/-

LEASE AGREEMENT

THIS LEASE AGREEMENT made at Delhi this _____
between M/s. Jagat Overseas having its regd. office at 5586,
on Third Floor, Lahori Gate, Naya Bazar, Delhi, through its
Partner Shri Sant Lal Aggarwal Son of Shri C.R. Aggarwal
Resident of D-31, Pushpanjali Enclave, Pitampura, Delhi,
hereinafter referred to as lessor (which expression shall
unless it be repugnant to the context or meaning thereof be
deemed to mean and include its successors and assigns) of the
ONE PART;

AND

Shri Vishnu Kapoor Son of Shri Kapil Dev Kapoor R/o H.No.215,
Pocket-8, Sector-24, Rohini Delhi, at Present Residing at B-
5/250, Sector-11, Rohini Delhi, to sign this Lease Agreement;
hereinafter referred to as Lessee (which expression shall
unless it be repugnant to the context or meaning thereof be
deemed to mean and include its successors, nominees, heirs)
of the OTHER PART:

For JAGAT OVERSEAS

Sant Lal
Partner

V Kapoor
Certified True Copy

RegNo. 14107

Date 15/07/2011

Deed Related Detail

Deed Name LEASE		LEASE WITH SECURITY UPTO 10 YEARS	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VI	Area of Building	0 वर्ग फुट
Village/City	Rohini Sector-10	Building Type	
Place (Segment)	Rohini Sector-10		
Property Type	Residential		
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration Value	39,100.00 Rupees	Stamp Duty Paid	14,300.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Rupees

This document of LEASE

LEASE WITH SECURITY UPTO 10 YEARS

Presented by: Sh/Smt.

S/o, W/o

Jagat Overseas

C.R. Aggarwal

R/o

D-31 pushpall enclave pitampura delhi

in the office of the Sub Registrar, Delhi this 15/07/2011 day Friday
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. Jagat Overseas

and Shri / Ms. Vishnu Kapoor

Registrar/Sub Registrar
Sub Registrar VI
Delhi/New Delhi

Who is/are identified by Shri/Smt/Km. Vikas soni S/o W/o D/o surender soni R/o F-2/161-162 sec-11 Rohini delhi

and Shri/Smt./Km Nagendra kumar S/o W/o D/o R D Dabey R/o A-6 Gurn nanak kewal punt delhi

(Marginal Witness). Witness No. 11 is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 02/08/2011

Registrar/Sub Registrar
Sub Registrar VI
Delhi/New Delhi

Bund



e-Stamping Certificate No.IN-DL05545968924436J

WHEREAS:-

A. The Lessor is the owner of the Premises/Unit No.29A, on Ground Floor, Situated at D-Mall, Plot No.1B-5, Sector-10, Rohini Delhi-110085, (hereinafter referred to as "the said Premises"). The Lessor has represented and assured the Lessee that the said Premises have been constructed and approved to be used for commercial purpose and there is no bar or restriction on such use of any portion.

B. Lessor represents that it is fully entitled and authorised to put up the Project in the manner mentioned herein and is fully competent and authorised to execute this agreement and provide the rights to Lessee as contained herein.

C. The parties hereto are desirous of recording the terms and conditions agreed between them:-

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS FOLLOWS:-

1. Scope

Lessor hereby agrees to permit Lessee to put up and operate its Shop in the name & style "M/s. VISHNU CORNOR" at the said Premises as more clearly hereinafter described, on the terms and conditions herein contained and in the Agreement's to be executed between them.

2. Term

The term of the Agreement's shall be for a period of Max. 9 Years Commencing from 20th July 2011.

3. Area

The total built up area of the Shop is approximately 195 Sq.ft. Covered Area and 390 Sq. Ft. Super Area. The Lessee will not make any structure temporary or permanent in nature in the said Premises.

For JAGAT OVERSEAS

Partner

For JAGAT OVERSEAS

Partner

V. Kapoor



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e-Stamping Certificate No.IN-DL05545960924436J

7. Insurance

Lessee shall be responsible for insuring all its products, stocks, workmen, visitors and customers against all risks.

B. Rates and Taxes

Lessor shall promptly pay all property tax, cess rates whatsoever in connection with the Said Premises and shall hold Lessee free and harmless against any such liabilities at all times. However, Service Tax on rent and CAM shall be borne by Lessee only.

Sale Tax and all other taxes, charges payable with regard to the business conducted by Lessee shall be borne and paid by Lessee.

9. Interest Free Security Deposit/Advance Rental

Lessee shall be liable to pay a interest free Security Deposit to Lessor a sum of Rs.1,02,000/- (Rs. One Lakh Two Thousand Only) equivalent to 3 months rent (interest free) (hereinafter referred to as "the Security Deposit") towards due performance of Lessee's obligations, terms and conditions. Lessee shall pay the Security Deposit to Lessor at the time of signing this Agreement. If the Lessee vacates the said premises before 3 years (lock-in-period) the security will be forfeited.

10. Power

10.1 Lessee shall make monthly payment on account of consumption of electricity to NDPL directly at time of vacating the premises Lessee will provide NOC to Lessor.

11. Period:

This Agreement shall be valid for a period of 9 Years from the date when Rent becomes payable as under this Agreement.

..6..

SEE JAGAT OVERSEAS

Partner

V.K.G. 105/ Certified True Copy



..6..

e-Stamping Certificate No.IN-DL055459609244360

12. Termination

12.1 On expiry or sooner determination after a minimum lock-in-period of Three Years from the commencement date of the Agreement/s to be executed between Lessor and Lessee, it is agreed that:-

- (a) Lessee shall hand over the Premises to Lessor on expiry of lease term or earlier in case if Lessee fails to pay the Monthly Rent.
- (b) Lessee shall fails to pay the monthly rent to the lessor. The lessee shall vacate the said premises and handover the vacant possession to the lessor without hitch or delay within one month.
- (c) In the event if Lessee is ready and willing to vacate the said premises the Lessee shall give one months notice to the Lessor intimating after expiry of lock-in-period and in both circumstances the Lessor shall refund the aforesaid security amount after deduction of permissible amounts on the date of receiving possession of the said premises. In case Lessor fails to refund the Security amount the Lessee shall be entitled to retain the possession of the said Premises free of charge for such time as the Security amount is refunded by lessor along with interest on such security amount at the bank Rate or 2% p.m. whichever is higher for the period from the date of notice for vacation and expiry or sooner determination upto date of payment of the Security amount to the Lessee. The lessee does not handover the vacant possession of the said premises on the one months notice, the lessee shall pay Rs.1,500/- (Rs. One Thousand Five Hundred Only) per day penalty to the lessor.

NOT JUST OVERSEAS

Partner
Partner

..7..

V. K. Rao

Certified True Copy



e-Stamping Certificate No. IN-DE05545960924456J

- 12.2 Not with standing the foregoing provisions, Lessor, shall be entitled to deduct from the security deposit, arrears and all amounts, if any, which may have become due and payable by Lessee to Lessor at the expiry or sooner determination of the Agreement/s.

13. Compliance

Lessee shall, at its own costs, make all necessary applications for permissions, approvals and/or or sanctions as may be necessary or required for the purpose of conducting the business of Shopping Mall in the said Premises. Lessor shall provide copies of such documents in respect of the said premises as may be required by any competent authority for the purpose of granting such permission/approval sought for by Lessee.

14. Right in Premises

Lessor is entitled to sell, mortgage, gift, assign, transfer the Said Premises to any person and shall ensure that in such an event during the period of This Agreement the rights conferred to Lessee as per this Agreement are not affected in any manner whatsoever and shall further ensure that in case of sale of the Premises the prospective purchaser execute an Agreement with Lessee on the same terms and conditions contained herein. Similarly if Lessee is transferring/hiring off its business.

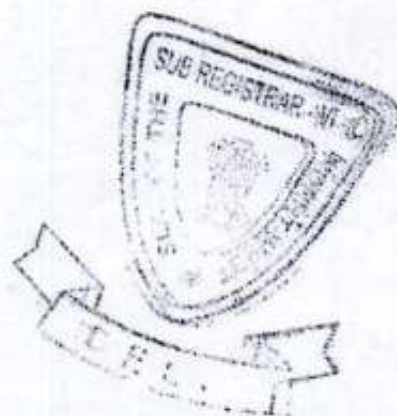
15. Repairs

Lessee shall be responsible for carrying out all minor repairs inside the Said Premises during the period of this Agreement and for any other damages caused on account of any act of willful commission or negligence on the part of Lessee. Lessee shall not make any structural additions or alterations in the Said Premises and/or the Mall Lessor shall be responsible for carrying out all structural repairs in the Said Premises. All the interior work shall be done by the Lessee at its own cost and shall return back the premises in the original condition at the expiry of the Lease term.

For JAGAT OVERSEAS

[Signature]
Partner

[Signature] Certified True Copy
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e-Stamping Certificate No.IN-DL05545960924436J

16. Functioning of The Shopping Mall and Timings.

Both parties agree that Lessee shall be receiving loads of its stocks in the morning commencing from 10 AM and the Business will be operational upto 10 pm every day. Lessor/any agency involved in the Mall maintenance shall not in any manner whatsoever interfere with the free movement of the loads/suppliers/ customers/employees/any other visitor or representative of Lessee to and from the Said Premises. Lessee shall prescribe its own code of conduct for its employees, concessionaires, house keeping persons and/or any other person visiting the Said Premises Lessee shall take care while forming such code of conduct to ensure that the persons who will be so visiting the Said Premises does not in any manner whatsoever affect the cleanliness, ambience, functioning of the Mall.

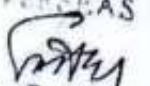
Lessee hereby undertakes that the Said Premises shall function in accordance with license/permit from concerned authorities, and in conformity with the rules of the Mall that may be framed by SPML.

17. The parties shall be entitled to insist on specific performance of this Agreement.

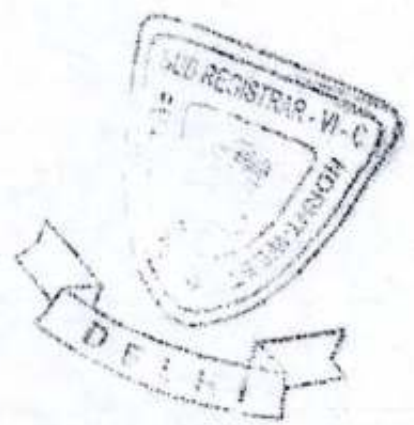
18. All disputes and differences between the parties hereto regarding the interpretation scope of any of the terms and conditions herein contained or in any way touching or concerning these presents shall be referred to a Sole Arbitrator appointed by mutual consent of Lessor and the Lessee and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act 1996 or any other statutory re-enactment or modification thereto for the time being in force. The Venue of such Arbitration shall be DELHI. The courts at DELHI shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents.

All the cost and expense for registration of the Lease Agreement will be paid equally by both the party.

For JAGAT OVERSEAS


Partner

VK 4.9..
Certified True Copy



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e-Stamping Certificate No. IN-DI 03345960924436J

SIGNED AND DELIVERED by the within
named Shri Vishnu Kapoor
in the presence of following witnesses.

For JAGAT OVERSEAS

Singh
Partner

WITNESSES:-

1. *[Signature]*

Vikas Soni S/o
Sh. Surender Soni
R/o F-2/161-162,
Sector-11, Rohini Delhi
D.L.No. P08012006469477

V. Kapoor

2.

[Signature]

Nagendra Kumar Dubey
90 R. R. D. Dubey
Mo A-6, Gaur Mahankar
Resort Park etc.

D.L.No. 1820110095359

Certified True Copy



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e-Stamping Certificate No.IN-DI.05545960924436J

SCHEDULE ANNEXED TO THE AGREEMENT

Date	Place	New Delhi
LEASE PREMISES BEING AND AT		
Premises/Unit	No.29-A, on Ground Floor, Situated at D-Mall,	
Plot	No.1B-5, Sector-10, Rohini	Delhi-110085.
PERIOD OF LEASE		
Period (Years)	9 Years	
Commencing on	20th July, 2011	
Terminating on (unless pre-terminated)	19th July 2020	
DEPOSIT AND LEASE RENT		
Security Deposit	Rs.1,02,000/-	
Lease Rent (Monthly)		
20th, July, 2011 to 19th July, 2014	Rs.1,000/-	
20th July,2014 to 19th July, 2017	Rs.39,100/-	
20th July,2017 to 19th July, 2020	Rs.44,965/-	

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first hereinabove written.

SIGNED AND DELIVERED by the within named M/s. Jagat Overseas through its Partner Shri Sant Lal Aggarwal in the presence of following witnesses.

V. Kapoor
..10..

For JAGAT OVERSEAS

Sant Lal Aggarwal
Partner

Certified True Copy

For JAGAT OVERSEAS
Sant Lal Aggarwal
Partner

Reg. No. 14107 Reg. Year 2011-2012 Book No. 1

Ist Party पट्टा देने वाला IInd Party पट्टा लेने वाला Witness गवाह

Ist Party

IInd Party

Ist Party पट्टा देने वाला Jagat Overseas :-

IInd Party पट्टा लेने वाला Vishnu Kapoor

Witness गवाह Vikas sen. Nagendra kumar

Certificate (Section 60)

Registration No.14,107 in Book No.1 Vol No 4,612
on page 102 to 111 on this date 02/08/2011
and left thumb impressions has/have been taken in my presence.

Date 02/08/2011



day Tuesday

Sub Registrar
Sub Registrar VI
New Delhi/Delhi