



Stamp Paper No.: IN-DL23667188977376T

CERTIFIED/TRUE COPY

Registration No. 3817 In Addl. Book No. 1 Volume No. 6,098 On
Pages 189-198 On This Date 28-05-2014 Day Of Wednesday

**Sub Registrar VI
North West I**

Date Of Application 17-09-2021

Calculated Fee 100

Fee Paid Rs. 100

Vide Slip No. 49,245

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

(5)

Record Keeper
NISHAT

Reader
NISHAT

Sub Registrar VI
North West I



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

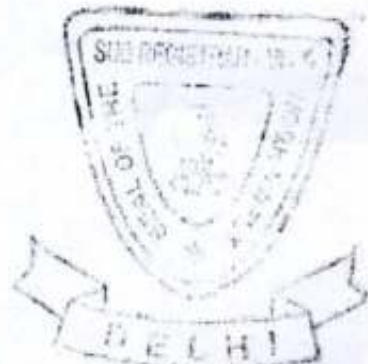
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सत्यमेव जयते

Certificate No.	: IN-DL23667188977376T
Certificate Issued Date	: 15-Sep-2021 12:37 PM
Account Reference	: IMPACC (IV)/ dl955303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL95530343555921712866T
Purchased by	: PRASOON LATA ADV
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PRASOON LATA ADV
Second Party	: Not Applicable
Stamp Duty Paid By	: PRASOON LATA ADV
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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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.

5701 26/5/2014



सत्यमेव जयते

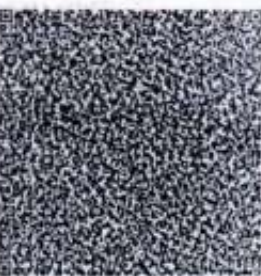
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

VERIFIED
&
LOCKED

Certificate No. : IN-DL55638134631903M
Certificate Issued Date : 13-May-2014 11:15 AM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP PITAM/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL-CORPBK08242206364853M
Purchased by : JAGAT OVERSEAS
Description of Document : Article 35(ii) Lease with security upto 5 years
Property Description : UNIT NO. 419, PLOT NO. 1 B-5, D-MALL, SECTOR-10, ROHINI, DELHI-110085
Consideration Price (Rs.) : 0
(Zero)
First Party : JAGAT OVERSEAS
Second Party : BEYOND FACES
Stamp Duty Paid By : JAGAT OVERSEAS
Stamp Duty Amount(Rs.) : 11,700
(Eleven Thousand Seven Hundred only)



Dear
Sir

Please write or type below this line



Vikas Soni

(33)
Vikas Soni

U.D. 540564390457
/ /



MEENU JOSHI

Beyond Faces
Meenu Joshi
Partner

U.D. 399510876604
Pan no. ADPPJ9452 M



..2..

Rs.45.927x12=Rs.5,51,124

x2%=11,022.48+100=Rs.11,122.48

Paid Stamp Duty : 11,700/-

Time Period : Three Year

LEASE AGREEMENT

THIS LEASE AGREEMENT made at Delhi this 26-05-2014 between M/s. Jagat Overseas having its regd. office at 5588, on Third Floor, Lahori Gate, Naya Bazar, Delhi, through its Authorised Signatory Mr. Vikas Soni S/o Sh. Surender Soni R/o 198-199, Pocket-21, Sector-24, Rohini Delhi-110085, duly authorized vide Resolution passed in the meeting of Directors of the Company held on 8/5/2014 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

M/s. BEYOND FACES having its Regd. office 368, Vohat Enclave, Pitampura, Delhi-34, through its Prop. Ms. Meenu Joshi D/o Shri Onkar Singh Thapa Resident of AG-1/65-D, Viks Puri, New Delhi, to sign this Lease Agreement, hereinafter referred to as Lessee(s) (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:

WHEREAS:-

A. The Lessor is the owner of the Premises/Unit No.419, on Fourth Floor, area measuring 729 Sq. Ft. approx., eanvivadant to Sq. Mtrs. (Covered) and Area 1215 Sq. Ft. Approx. (Super), 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(s) 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. The 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(s) as contained herein.

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

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:-

Vikas Soni

Meenu Joshi
Partner

...3..

RegNo. 3817

Date 26/05/2014 1:08:22PM

Deed Related Detail

Deed Name	LEASE WITH SECURITY UPTO 5 YEARS		
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VI		
Village/City	Rohini Sector-10	Building Type	
Place (Segment)	Rohini Sector-10		
Property Type	Commercial		
Property Address	House No.: U No-419 P No-1 B-5 D Mall, Road No.: , Rohini Sector-10		
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration Value	48,262.00 Rupees	Stamp Duty Paid	11,700.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	0 Rupees	Government Duty	11,700 Rupees

This document of LEASE

LEASE WITH SECURITY UPTO 5 YEARS

Presented by: Sh/Smt.

S/o, W/o

R/o

Jagat Overseas Thr Vikas Soni

Surender Soni

198-199 P-1-21 Sec-24 Rohi

in the office of the Sub Registrar, Delhi this 26/05/2014 12:00:00AM day Monday between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar VI
Delhi/New DelhiExecution admitted by the said Shri / Ms.
Jagat Overseas Thr Vikas Soni

and Shri / Ms.

Beyond Faces Thr Meenu Joshi

Who is/are identified by Shri/Smt/Km. Rajesh Goel S/o W/o D/o I C Goel R/o BH-18 Shalimar Bagh Delhi

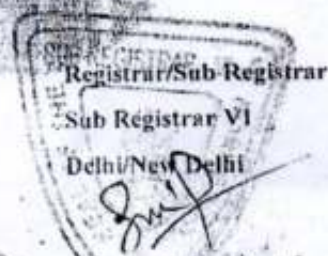
and Shri/Smt./Km. Sunil Kumar S/o W/o D/o Vijay Kumar. R/o N-70/104 Aruna Nagar Delhi

(Marginal Witness). Witness: It 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 28/05/2014 21:16:44



149528413817

1. Scope

The Lessor hereby agrees to permit Lessee(s) to put up and operate its Business in the name & style "M/s. Beyond Faces (Unisex Salon & SPA)" at the said Premises as more clearly hereinafter described, on the terms and conditions herein contained and in the Agreement to be executed between them.

2. Term

The term of the Agreement shall be for a period of Max. 3 Years Commencing from 01-07-2014.

That the "LESSEE" shall not sublet, assigns or otherwise part with the possession of a part or whole of the demise premises without the previous consent in the writing of the "LESSOR".

3. Area

The total built up area of the Shop is approximately 729 Sq.ft. Covered Area and 1215 Sq. Ft. Super Area eanvavadant to Sq. Mtrs. The Lessee(s) will not make a structure temporary or permanent in nature in the said premises.

4. Rent

Lessee(s) shall pay in consideration of being permitted to operate its business, to Lessor a monthly:-

a) Rent of Rs.45,927/- (Rupees Forty Five Thousand Nine Hundred Twenty Seven Only) per month alongwith all applicable taxes such as service tax etc.

b) That the above said period is renewable and can be extended for a further period of Three Years with an increase of 15% in the existing rent, with the mutual consent of both the parties and execute the fresh lease deed to the concerned authority. Lessee(s) shall pay and/or reimburse all amounts payable as per this Agreement to Lessor and/or its nominee in advance on or before the 7th (Seventh) day of each English Calendar month.

5. Maintenance Charges:

Lessee(s) shall pay the maintenance charges to the Mall maintenance agency or any of its nominees each month for said Premises at the rate of Rs.20 per sq.ft., on the Super area basis service tax.

In case Lessor/Mall Maintenance agency increases the maintenance charges for all the other occupants in the Mall, then Lessee(s) shall also be liable to bear the increase in the same proportion to the area occupied by it over the last maintenance charges paid by lessee(s).

Q. V. S. S.

Beyond Faces
Josh
Partners
..4..



6. Signage

Lessee(s) shall be permitted to put up its signage within the Said Premises in such manner as deemed appropriate by Lessor/Maintenance Agency at no additional cost. Lessee(s) shall obtain all municipal and other approvals and bear and pay the costs taxes, rates, cess, and levies including operating costs for signage. There will be no restriction whatsoever by Lessor for Lessee(s) to put up its signage/posters inside the said Premises. Lessee(s)'s signage of specific size, and length to width ratio shall be given due cognizance at the time of allotting the Said Premises.

7. Subject to the "LESSOR(S)" covenants in and under, the "LESSEE(S)" shall keep the interior of the demised premises in good conditions (reasonable wear and tear and damages by fire, earthquakes, flood, tempst, lightening, violence of any army or of a mob or other irresistible of inevitable force or accident excepted) and to attend water taxes etc.

8. That the "LESSEE(S)" shall abide by the bye-laws and regulations of the local authorities including Delhi Municipal Corporation, New Delhi, Municipal Committee, Land and Development Office, Delhi Development Authority in relation to the demised premises.

7. Insurance

Lessee(s) shall be responsible for insuring all its products, stocks, workman, visitors and customers against all risks.

8. Rates and Taxes

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

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

9. Interest Free Security Deposit/Advance Rental

Lessee(s) shall be liable to pay a interest free Security Deposit to Lessor a sum of Rs.2,30,000/- (Rs. Two Lakh Thirty Thousand Only) equivalent to 5 months rent (interest free) (hereinafter referred to as "the Security Deposit") towards due performance of Lessee(s)'s obligations, terms and conditions. Lessee(s) shall pay the Security Deposit to Lessor at the time of signing this Agreement. If the lessee(s) vacant the said premises before 2 years (lock-in-period) the security will be forfeited.

Prasanna

*Beyond Faces
Manish Joshi
Partners..*



That the Lessee will abide by all the rules and regulations of the concerned authorities of DDA/MCD/DVB and/or any other Govt. or local authority if the lessee vacate the demised premises under any rule of local Govt. the lessor shall refund the security money to the lessee after clearing all the dues whatsoever.

10. Power

10.1 Lessee(s) shall make monthly payment on account of consumption of electricity to NDPL directly at time of vacating the premises and Lessee(s) will provide copy of paid bills to Lessor.

11. Period:

This Agreement shall be valid for a period of 3 Years from the date when Rent becomes payable as under this Agreement.

12. Termination

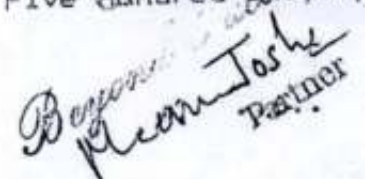
12.1 On expiry or sooner determination after a minimum lock-in-period of Two Years from the commencement date of the Agreement/s to be executed between Lessor and Lessee(s), it is agreed that:-

(a) Lessee(s) shall hand over the Premises to Lessor on expiry of lease term.

(b) If the Lessee(s) fails to pay the monthly rent continuous for two month to the lessor then the lessee(s) 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(s) is ready and willing to vacate the said premises the Lessee(s) shall give Three months notice to the Lessor intimating after expiry of lock-in-period and in this 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(s) shall not 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(s). The lessee(s) does not handover the vacant possession of the said premises on the one months notice, the lessee(s) shall pay Rs.5,000/- (Rs. Five Thousand Five Hundred only) per day penalty to the lessor.




Partner

Page 1



That if the premises is locked for a period of 30 days without making the rental payment the first party has the right to break the lock and take the physical possession of the said property.

That the lessee will not use the said premises for any illegal activities in the tenancy period and the first party shall not be responsible for his/her any deed. The lessor shall have right to terminate this lease deed and forfeit all the security deposit in case the lessee will involve in any illegal or immoral activities in the leased premises.

That the lessor shall not be responsible to any mishapning/police case in the tenancy period and the lessee shall alone be responsible for the same.

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(s) to Lessor at the expiry or sooner determination of the Agreement/s.

13. Compliance

Lessee(s) shall, at its own costs, make all necessary applications for permissions, approvals and/or sanctions as may be necessary or required for the purpose of conducting the business of SALON & SPA 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 by Lessee(s).

That the "LESSEE" shall not erect on the demised premises any structure without the written consent of the "LESSOR" (which shall not be unreasonable with held by the "LESSOR") provided however that the "LESSEE" may erect temporary wooden partitions for making any Cabins etc. and/or may remove or alter the internal walls fittings, etc. at their own cost.

That the "LESSEE" shall permit the "LESSOR" and his agents surveyors any workmen to enter into the demised premises at all reasonable time for the purpose either of inspection or repair of the demised premises.

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(s) 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(s) on the same terms and conditions contained herein. Similarly if Lessee(s) is transferring/hiring off its business.

Divasanni

Meenu Joshi

COPY

15. Repairs

Lessee(s) 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(s). Lessee(s) shall not make any structural additions or alterations in the Said Premises and/or the Mall. All the interior work shall be done by the Lessee(s) at its own cost and shall return back the premises in the original condition at the expiry of the Lease term.

16. Functioning of The Shopping Mall and Timings.

Both parties agree that Lessee(s) shall be receiving loads of its stocks and the Business will be operational as per rules of maintenance agency. 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(s) to and from the Said Premises. Lessee(s) shall prescribe its own code of conduct for its employees, concess.aires, house keeping persons and/or any other person visiting the Said Premises Lessee(s) 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(s) 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 Mall maintenance Agency.

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(s) 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.

19. That in case the lessee(s) commits default in payment of monthly rent by the date mentioned above the lessor shall have the rights to terminate this lease and evict the lessee from the demised premises irrespective of non expiry of the lease period without any notice to the tenant.

Missouri

Meem
Josh
Parth

20. And business liability of business done by the lessee shall be the sole liability of the Lessee and lessor shall not be responsible in any manner.

21. That the Lessee shall not use the premises for any unlawful activities nor shall cause any nuisance or any other activities which are prohibited under any local laws and rules. The Second Party shall not keep any inflammable and objectionable goods in the demised premises, and he/she/they shall be fully responsible for any mishappenings in the said tenanted premises.

22. That this Agreement shall be deemed to have been terminated on account of non-payment of the rent by the Tenant for a continuous period of two months and in the event of such non-payment the first party shall have a right to lock the premises and take charge of the premises without giving any notice and the Tenant shall not be entitled to any damage.

23. That the lessee shall use the above said premises for any unlawful activities shall cause any nuisance or any other activities which are prohibited under the local laws and rules the security amount will be forfeited and vacate the above said premises on spot to the lessee and the landlord will locked the above said premises and termination of the lease agreement.

24. That the First Party shall not be responsible to any mishapening/accident/fire/police case or any other dispute to Govt. Department/TPDDL, Delhi Jal Board, Maintenance Agency, use the poor quality materials to the SPA the above said premises and the lessee have pay the monthly rent properly to the landlord without hitch or delay.

25. That the Lessee fully responsible of use the poor quality materials, people claims, Medical Problem created by poor quality materials to the SPA.

26. That the lessee have delay the monthly rent on 7th day of english calender per month the lessee will pay the Rs.1000/- per day penalty to the lessor without hitch or delay.

27. That if the State/Central Govt. of India and/or any competent authority shall impose service tax, the same shall be paid and borne by the Tenant/Second Party.

28. That the terms and conditions of this agreement stated above shall be binding on both the parties terms of this agreement are final and are irrevocable.

Dinesh Kumar

Certified True Copy
Begum Preeti Joshi
Partner

..9..

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

That the both parties are citizen of India.

This Lease Agreement is not valid for any loan from any Bank/Party Concerned.

SCHEDULE ANNEXED TO THE AGREEMENT

Date	13-05-2014	Place	New Delhi
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LEASE PREMISES BEING AND AT

Premises/Unit No.419, on Fourth Floor, Situated at D-Mall,
Plot No.1B-5, Sector-10, Rohini Delhi-110085.

PERIOD OF LEASE

Period (Years)	3 Years
Commencing on	01-07-2014
Terminating on (unless pre-terminated)	30-06-2017

DEPOSIT AND LEASE RENT

Security Deposit	Rs.2,30,000/-
Lease Rent (Monthly)	
01-07-2014 to 30-06-2017	Rs.45,927/-

That the both parties have signed on this lease agreement with their sound mind and good health without any out side pressure or fraud coercion etc.



..10..

Partner



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 Authorised Signatory Mr. Vikas Soni in the presence of following witnesses.

Vikas Soni

SIGNED AND DELIVERED by the within named M/s. Beyond Faces through its Prop. Ms. Meenu Joshi in the presence of following witnesses.

Beyond Faces
Meenu Joshi
Partner

WITNESSES:-

1. *Rajesh Goel*
S/o. I C. Goel
R/o. BH-18, Shalimar Bagh
Delhi-88
U.D.D. 936679535838

2. *Sunil Kumar*
S/o. Sh. Vijay Kumar
R/o. N-70/104, Aruna Nagar
Delhi-54, U.D.D. 478044785948

Certified True Copy

Reg. No. 3817 Reg. Year 2014-2015 Book No. 1



Ist Party



IInd Party



Witness

Ist Party Jagat Overseas Thr Vikas Soni

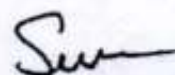
IInd Party Beyond Faces Thr Meenu Joshi

Witness Rajesh Goel, Sunil Kumar

Certificate (Section 60)

Registration No.3,817 in Book No.1 Vol No 6,098
on page 189 to 198 on this date 28/05/2014 1:40:28PM day Wednesday
and left thumb impressions has/have been taken in my presence.

Date 28/05/2014 21:17:12


Sub Registrar
Sub Registrar VI
New Delhi/Delhi



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