



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL92346569226031V  
 Certificate Issued Date : 19-Apr-2023 04:59 PM  
 Account Reference : SHCIL (FI)/ dl-shcil/ CAMA/ DL-DLH  
 Unique Doc. Reference : SUBIN-DLDL-SHCIL55549268611733V  
 Purchased by : KIKI FOODS LLP  
 Description of Document : Article 35(iii) Lease with security upto 10 years  
 Property Description : GROUND FLOOR AND FIRST FLOOR OF PLOT NO. 231, SECTOR-9, DWARKA, NEW DELHI  
 Consideration Price (Rs.) : 0 (Zero)  
 First Party : PATANJALI AGRO INDIA PRIVATE LIMITED  
 Second Party : KIKI FOODS LLP  
 Stamp Duty Paid By : KIKI FOODS LLP  
 Stamp Duty Amount(Rs.) : 3,66,000 (Three Lakh Sixty Six Thousand only)

LOCKED



Please write or type below this line



8672 0144 0143  
 PATANJALI AGRO INDIA PRIVATE LIMITED  
 Authorised Signatory



PU 0006564977  
 898899522198  
 KIKI FOODS LLP  
 PARTNER

Statutory AMT

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Company of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

## LEASE AGREEMENT

E-STAMP CERT. NO. IN-DL92346569226031V

RENT	Rs. 8,00,000/- per month
SECURITY AMOUNT	Rs. 32,00,000/-
TIME PERIOD	72 Months (6 years)
RENT INCREASE	15% after three years from the rent commencement date.
STAMP DUTY	Rs. 3,66,000/-

THIS LEASE DEED is executed at New Delhi on this 26<sup>th</sup> Day of April, 2023.

**BETWEEN**

**M/S. PATANJALI AGRO INDIA PRIVATE LIMITED**, (CIN: U74900UR2009PTC032904), a Company incorporated under the Companies Act, 1956 having regd. office at Kripalu Bagh, Kankhal, Haridwar - 249408 and corporate office at Patanjali Food & Herbal Park, Laksar Road, Padartha, Haridwar-249404, Uttarakhand through its authorized signatory **Mr. Navneet Kumar (UID: 8672 0144 0143)**, son of **Late Ram Kishore Singh R/o House No.68, Badari Vihar Colony, Jagjeet pur, Kankhal, near S.M Public School, Haridwar-249408** (hereinafter called the **LESSOR**), which term or expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its nominees, administrators, legal heirs, legal representatives, executors, successors and permitted assigns, of the **One Part**.

**AND**

**KIKI FOODS LLP**, (TAN-DELK25809A), (PAN-ABAFK1493L) a Company incorporated under the Companies Act, 1956 having regd. office at Plot No-94, Kh No-20/8, VPO Amberhai Extn, Near Dwarka Sector-19 Near PP No-NJF J-942, South West Delhi, Delhi- 110077, through its authorized signatory **Mr. SUNNY CHHILLAR S/o Mr. Vinod Chhillar R/o Chhillar House, Plot No.94, Sector-19, Dwarka, Amberhai Extn., New Delhi-110075** (hereinafter called the **LESSEE**), which term or expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its nominees, administrators, legal heirs, legal representatives, executors, successors and permitted assigns, of the **Other Part**.

The LESSOR and The LESSEE are hereinafter individually referred to as "THE LESSOR" and "THE LESSEE" respectively, and collectively referred to as the "PARTIES".



KIKI FOODS LLP  
*Sunny*  
PARTNER

14

Hereinafter, unless expressly otherwise stated in this **Lease Agreement**, especially in the context of the words PARTY and PARTIES, the singular includes the plural and vice versa and in particular (but without limiting the generality of the foregoing), any word or expression defined in the singular has the corresponding meaning when used in the plural and vice versa.

Hereinafter, unless the context otherwise requires, any reference to any gender includes the other gender.

Hereinafter, unless the context otherwise requires, any reference to any Agreement, Deed, Instrument or other Document (a) shall include all Annexures, Appendices, Exhibits and Schedules thereto and (b) shall be a reference to such Agreement, Deed, Instrument or other Document as Amended, Supplemented, Modified, Suspended, Restated or Renovated from time to time.

**WHEREAS**, the Lessor is the absolute owner and in possession of **PLOT NO. 231, SECTOR-9, DWARKA, NEW DELHI -110077**, land area measuring **5814 SQ. Ft. (approx. 540 SQ Mtrs)**, duly fitted with water, sewerage and electricity connection (hereinafter collectively referred as "**The Demised Premises**"), vide Sale Certificate dated 22/06/2022, duly registered with registration no. 7,748, in Book No. 1, Volume No. 11,554 on Pages from 20 to 26 dated 05/07/2022 in the Office of the Sub-Registrar IX, Kapashera, New Delhi.

**AND WHEREAS** the Lessee approached the Lessor with a request to lease out to the Lessee the **Ground Floor {(1,743.12 SQ. Ft. (162 SQ Mtrs)) and First Floor {(area measuring approx. 1,714.69 SQ. Ft. (159.30 SQ Mtrs))}** of the Demised Premises with access to exclusive use of the Common Area at the ground floor excluding the area of Passage (9'-6" wide) towards the basement, **hereinafter called 'the Lease Property'**, as depicted/shown in the layout plan annexed with this agreement/deed.

**AND WHEREAS** the Lessor has agreed to give on lease the above mentioned property as per the convening set out herein.

**AND WHEREAS** the Lessee has expressed its willingness to use and occupy the "**the Lease Property**" for the purposes of running a Food Shop/ Restaurant, under a LEASE from the Lessor.

**AND WHEREAS** the Lessor has represented that the Lease Property are Commercial in nature and can be used for the purposes of running a Food Shop/ Restaurant therefrom and it is fully entitled to enter into this Lease Deed with the Lessee.



KIKI FOODS LLP

PARTNER

S No. 5859

Date 26/04/2023 12:34:34

NOW THERE  
LEASE DEED

Deed Related Detail

Deed Name LEASE LEASE WITH SECURITY UPTO 10 YEARS

**Land Detail**

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Dwarka

Place (Segment) Dwarka

Property Type Commercial

Building Type

Property Address House No.:, Road No.:GROUND FLOOR AND FIRST FLOOR OF PLOT NO. 231,

Area of Property SECTOR 9, DWARKA, NEW DELHI, Dwarka 0.00

Money Related Detail

Consideration Amount 800,000.00 Rupees

Stamp Duty Paid 366,000.00 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

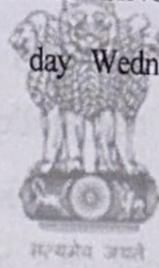
R/o

PATANJALI AGRO INDIA PRIVATE

LATE RAM KISHORE SINGH

HOUSE NO.68 BADARI VIHAR COLONY

in the office of the Sub Registrar, Delhi this 26/04/2023 00:00:00 day Wednesday between the hours of



*[Signature]*

Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said: Shri / Ms.

PATANJALI AGRO INDIA PRIVATE LIMITED THROUGH ITS AUTHORIZED SIGNATORY NAVNEET KUMAR

and Shri / Ms.

KIKI FOODS LLP THROUGH ITS AUTHORIZED SIGNATORY SUNNY CHHILLAR

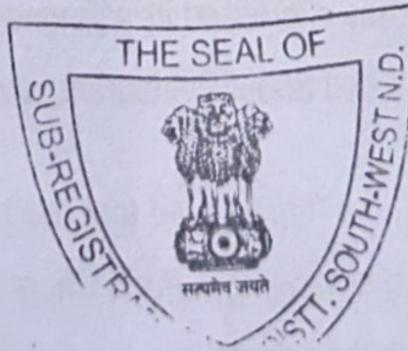
Who is/are identified by Shri/Smt/Km. ROHIT DAHIYA S/o W/o D/o NARESH R/o 252 GADI GALI NAHRI 232 SONIPAT HARYANA

and Shri/Smt./Km HIMANSHU SINGH S/o W/o D/o HARGULAL R/o FLAT NO.3A PLOT NO 94 CHHILLAR HOUSE AMBERHAI EXTN. SECTOR 19 DWARKA NEW DELHI

(Marginal Witness). Witness No. II 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.



*[Signature]*  
Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi

Date 26/04/2023

17:10:05

*[Signature]*



*[Signature]*



NOW THEREFORE THE PARTIES DO TH HEREBY EXECUTE THIS LEASE DEED AND THIS LEASE DEED WITNESSETH AS UNDER:

#### COMMENCEMENT AND DURATION:

1. The Lessor hereby grants unto the Lessee, his Lease to enter into to Use and to Occupy the Lease Property for a period of Seventy Two (72) months - (6 years) commencing from date of execution of the deed.

#### LOCK-IN PERIOD

2. This Lease Deed shall be valid for a period of Seventy Two (72) Months (6 years).  
The Present Lease Deed has a Lock-In for the Complete Period of Thirty Six Months (3 years), i.e. from 26<sup>th</sup> April 2023 to 25<sup>th</sup> April 2026, during which time the Lessor and the Lessee shall not be entitled to terminate the Lease Deed except in case of any default at end of the LESSEE in the payment of the Rent, then LESSOR will have the right to terminate the agreement by giving the 1(one) month notice and the Lessee shall be liable to pay the Lease Rent for the Balance Lock-In Period to the Lessor as Liquidated Damages.

#### RENEWAL

3. This Lease Deed shall automatically expire by the efflux of time on 25<sup>th</sup> April 2029. However, the Lessee, at least One Month prior to the expiry of this Lease Deed, may approach the Lessor for Renewal of this Lease Deed for a further period as mutually decided by both the parties. In such case, the Lessor, may agree to renew this Lease Deed, in writing, for the for further period on such terms and conditions as may be mutually agreed and accepted between the Parties.

#### LEASE RENT & SECURITY DEPOSIT

4. In consideration of the Lessor granting the Lease to the Lessee, the Lessee agrees and undertakes to pay to the Lessor for the entire duration of this Lease Deed, the Monthly Lease Rent, as detailed below:

Period		Monthly Lease Rent (in Indian Rupees)
From	To	
26 <sup>th</sup> April 2023	25 <sup>th</sup> April 2026	Rs. 8,00,000/-
26 <sup>th</sup> April 2026	25 <sup>th</sup> April 2029	Rs. 9,20,000/-



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PARTNER

It is agreed between the Parties that after expiry of every Thirty Six Months (3 years), lease rent amount shall be increased by 15%.

It is agreed between the Parties that the Payment of the Monthly Rent by the Lessee to the Lessor shall be subject to the applicable TDS (Deduction of Tax at Source) as per the rates prescribed by the Government.

The Lessee shall furnish the TDS Certificates to the Lessor on quarterly Basis (within 15 days of the completion of every Quarter).

The Goods and Services Tax or any other tax if found to be applicable in respect of the Monthly Lease Rent to be paid by the Lessee to the Lessor under this Lease Deed, the amount payable as Such Tax shall be borne by the Lessee without seeking any reduction / deduction from the agreed Monthly Lease Rent.

The Lessee agrees to pay/deposit interest free security deposit of Rs. 32,00,000/- {(Rupees Thirty Two Lakh Only) equivalent to the four months' lease rent} into the account of the Lessor (M/s Patanjali Agro India Private Limited), before the date of commencement of the Lease. The Security Deposit shall be refundable by the Lessor to the Lessee on expiration/termination of this lease deed after adjusting of outstanding electricity bill, unpaid monthly rent, damage, breakage or losses of the lease property, if any.

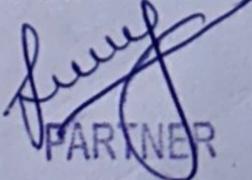
The Lessee will further deposit 4 undated Cheques as security (each equal to the One Month Rent), of Rs. 8,00,000/- vide cheque nos. 000011, 000012, 000013 & 000014 in favour of M/s Patanjali Agro India Private Limited (the Lessor), before the date of commencement of the lease. In case Lessee fails to pay the rent amount on or before the due date as mentioned in this agreement, then LESSOR will have the right to encash the cheque by putting the date on the cheque. In such situation Lessee shall not have any right to raise any objection on the same.

#### **DUE DATE FOR PAYMENT OF MONTHLY RENT**

5. It is agreed between the parties that the monthly Lease rent will be paid by the Lessee to the Lessor in advance, every English Calendar Month, by 10<sup>th</sup> day of Every Month, without the Lessor having to make any demand thereof.



KIKI FOODS LLP

  
PARTNER

## STAMP DUTY AND REGISTRATION CHARGES

6. The Stamp Duty, if any, and the Registration Fees, if any, in respect of the Original and Duplicate hereof shall be borne by both the Parties in equal proportions and the Lessee shall keep the Original Agreement and the Lessor shall keep the Certified Copy thereof. The Parties shall bear and Pay the Fees of their respective Advocates / Consultants (if any).

## EFFECT OF SALE / TRANSFER/ MORTGAGE OF THE DEMISED PREMISES

7. In the event, the Lessor, at any time during the validity of this Lease Deed, Sells and/or Transfers/ or Mortgage its rights in the Demised Premises, as a whole or in any part or parts thereof, to any one person or persons, then in such event, the Lessor shall notify the Lessee in advance in writing.

## USE OF COMMON AMENITIES / FACILITIES

8. The Lessee shall be entitled to enter into, to use the common amenities / facilities appended / attached to the Lease Property as a part of the Lease granted to it by the Lessor in respect of the Demised Premises.

The Lessee shall use and enjoy all the furniture, fittings and fixtures installed / to be installed in the lease property, and shall be entitled to replace, remove and take away the same, without any objections or restrictions by the Lessor.

The Lessor understands and agrees that it shall not have any claims whatsoever on the furniture, fittings and fixtures installed / to be installed in the Lease Property by the Lessee.

## SIGNBOARDS / SIGNAGE

10. The Lessee shall be allowed to display Signboard(s) / Signage(s) on the Lease Property in compliance with the Municipal Byelaws, at its own cost, expenses and risks. In respect of display signboard, the LESSOR shall be provided a space for the signage for the complete front on ground floor of the building along with space on the first floor of the building for the exclusive use of the LESSEE. However, the permissions for display Signboard(s) / Signage(s) from the Municipal Corporation & concerned authorities and cost will be borne by the LESSEE.



KIKI FOODS LLP

A handwritten signature in blue ink, written over the word "PARTNER" which is printed below it.

## SAFETY OF THE STRUCTURE

11. The Lessee shall ensure that its use, occupation and enjoyment of the Lease Property does not result in cause / result in any Permanent Damage to the Structure of the Demised Premises.

However, if any Damage is caused to the Lease Property or the structure thereof, by reasons beyond the control of the Lessee, the Lessee shall not be liable for any such damage.

## ELECTRICITY AND WATER

12. The Lessor shall provide a sanctioned Electricity load of 50KVA to the Lessee. The Lessee shall be entitled to consume the Electricity and Water through the Connections, the fittings and the Meters thereof installed in the lease property. However, the Lessee shall pay the Bills / Charges for such Electricity and Water as per Actual consumption during the Validity of this Lease Deed and furnish Proof of such Payments to the Lessor.

A space for keeping Water Tanks / Power Generator shall be provided on the rooftop of the building and access shall be provided to the Lessee for maintenance and service of these at all times.

## PIPED NATURAL GAS

13. The Lessee has obtained / may obtain Piped Natural Gas Connections at the Lease Property in its Own name and shall pay the Bills / Charges for such Piped Natural Gas Connections as per Actuals during the Validity of this Lease Deed.

The Lessee shall be entitled to surrender / terminate such Piped Natural Gas Connections upon the expiry of this Lease Deed and seek refund of the Security deposited by it with IGL / GAIL.

## TELEPHONE

14. The Lessee has obtained / may obtain Telephone Connections at the Lease Property in its Own name and shall pay the Bills / Charges for such Telephone Connections as per Actual during the Validity of this Lease Deed.

The Lessee shall be entitled to surrender / terminate such Telephone Connections upon the expiry of this Lease Deed and seek refund of the Security deposited by it with the relevant authorities / agencies.



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PARTNER

## INSPECTION

15. The Lessor shall hold the Right to visit in person or through his authorised agents, servants, workmen etc., to enter upon the Lease Property for inspection or to carry out repairs / construction, as and when required, with reasonable Advance Notice to the Lessee.

Provided that such inspection by the Lessor shall not cause any obstruction / hindrance in the use, occupation and enjoyment of the Lease Property by the Lessee.

## MUNICIPAL TAXES AND LEVIES ETC.

16. All outgoings towards Municipal Taxes and Property Tax, in respect of the Lease Property shall be borne by the Lessor.

## REPAIRS AND MAINTENANCE

17. The day-to-day repairs and maintenance (such as replacement of worn out plugs, sockets, switches, repairs to furniture, doors and windows and locks, glass panes etc.) will be the responsibility of the Lessee at its own expense.

However, any major structural repairs, in the event of seepage, major water leakage etc., if so required, shall be carried-out in a reasonable and timely manner by the Lessor.

In case of any exigency, where the delay in such major structural repair is likely to impact the use, occupation and enjoyment of the Lease Property by the Lessee, the Lessee may get such major structural repairs done through any reputed agency after taking concurrence from the lessor, and debit the expenses incurred thereon from the Monthly Lease Rent after furnishing a Copy of the Invoice received from such agency to the Lessor.

## AUTHORISED USE

18. The Lessee shall use the Lease Property as a Food shop/ Restaurant for Commercial Purpose, and shall not use the same for any Unauthorized / Prohibited / Illegal Activity which may jeopardise the rights and interest of the Lessor in the Demised Premises.



KIKI FOODS LLP  
  
PARTNER

The Lessee shall have right to install plant, false ceiling, workstations, machinery, air conditioners, electricity appliances and other conveniences for the effective discharge of its business activities in the lease property. Such equipment shall remain the property of the Lessee and shall be removed by the Lessee upon vacating the leased property without causing any damages to the leased property. The Lessee shall make good any damage caused to the leased property, reasonable wear and tear expected.

The Lessee shall not do, or suffer to be done, anything in lease property, which is or is likely to be a nuisance or annoyance to the Public, and not have any kind of Illegal Storage Operation into the lease property.

The Lessee shall liable to abide the compliance or obtained required License ,at own cost & expenses,under all applicable Local Authorities/ Municipal Bye-Laws, Rules, Regulations etc. relating to the use of the Lease Propertyfor the said business.

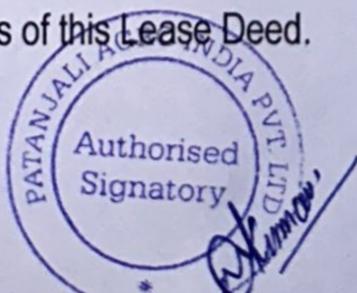
The Lessee shall indemnify and hold harmless to the Lessor against all and any loss, damages, liability and penalty being imposed due to activities being carried out in the Lease Propertyby the lessee.

All receipts of paid conversion charges, parking charges etc or any other charges required for leasing the Lease Propertyfor purpose of commercial activity would be provided by the Lessor to the Lessee.

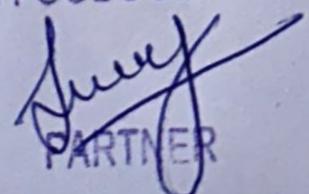
#### **ASSIGNMENT / SUB-LETTING**

21. The Lessee shall not assign, or otherwise transfer, the permission / lease hereunder received by it from the Lessor in respect of the lease property, to any other person / body, for any reason whatsoever.

It is however agreed by and between the Parties hereto that the Lessee, with the prior written approval of the lessor, shall have the right to assign its rights and obligations and all the terms and conditions hereof to any of its Group Company(s) Only and shall ensure strict compliance of all the terms and conditions contained herein by such Group Company(s) in case of such assignment. The assignment of the rights and obligations and all the terms and conditions of this Lease Deed by the Lessee to its Group Company(s) shall not discharge the Lessee from the performance of its obligations under this Lease Deed and it would continue to be responsible for the due performance of all the terms and conditions of this Lease Deed.



KIKI FOODS LLP

  
PARTNER

## INSURANCE

22. The Lessor shall obtain and keep valid a General Insurance for the Structure and Contents of The Lease Property (Building and Structures only), during the validity of this Lease Deed.

It is agreed between the parties that it shall be open to the Lessee to additionally obtain its own Insurance Cover against all contemplated risks, at its own costs, for the purposes of the use and occupation of the Lease Property under this Lease Deed. The Lessor shall, in no manner whatsoever, be responsible for any loss or damage to the person and / or property of the Lessee and / or any Third Party (ies) in 'the Lease property'.

## NO DEMISE OR TRANSFER

23. There is no Demise or Transfer of any Right, Title or Interest of the Lessor in the Lease Property in favor of the Lessee under this Lease Deed, and the Lessee shall not set up any claim to that effect at any time.

## EFFECTIVE OF NON-PAYMENT OF MONTHLY LEASE RENT

24. In the event, that at any point of time, the Monthly Lease Rent, hereby reserved in respect of the Lease Property remains in arrears for a period of One Month, the Lessor shall be entitled to Terminate this Lease Deed forthwith, and recover the arrears of the Monthly Lease Rent from the Lessee by encashing the security cheques, along with interest thereon at the rate of 18% per annum for the period of delay.

## FORCE MAJEURE, VIS MAJOR ETC.

25. If at any time during the Term of this Lease, the Lease Property (or any part thereof) is destroyed or damaged (by fire, tempest, flood, earthquake or other irresistible force or act of God or cause(s) beyond the control of the Lessor and not attributable to the Lessee) or Rendered Unfit for Use and occupation (for the purpose prescribed under this lease deed), or if the use and occupation of the Lease Property (or any part thereof), is hindered / obstructed / prevented by reasons beyond the control or contemplation of the Lessee (including but not limited to a lockdown / curfew / disease outbreak etc.), for more than one (01) month, then in such event, the Monthly Lease Rent or a Fair Proportion thereof according to the extent of the damage / hindrance / obstruction shall be suspended and cease to be payable until the said premises and its use and occupation are restored.



KIKI FOODS LLP

*[Handwritten Signature]*  
PARTNER

Provided that in the event of the said premises remaining unfit for use and occupation, or the use and occupation thereof being hindered / prevented for a Continuous Period of Three Months, then in such event, notwithstanding anything contained in this Agreement, the Lessee shall be entitled to terminate this Agreement.

### RETURN OF POSSESSION UPON EXPIRY / TERMINATION OF LEASE

26. Notwithstanding anything to the contrary in this Agreement, after expiry of lock-in period, the Lessor shall be entitled to terminate the Agreement at any time, if the Lessee is not complying the terms & conditions of the agreement /or the Lessee is in material breach of the terms and conditions of the Agreement, by giving a Notice of One (1) Month Period to the Lessee.

The Lessee shall return the quiet, vacant and peaceful possession of the Lease Property to the Lessor forthwith on the Termination / Expiry of this Lease Deed by the efflux of time or otherwise howsoever.

On the stipulated date of handing over / return of the peaceful and vacant possession of the Lease Property by the Lessee to the Lessor, upon expiry or termination of this Lease Deed, the Lessor and the Lessee shall meet for the simultaneous handing over of the vacant and peaceful possession of the Lease Property by the Lessee to the Lessor.

The Lessor and the Lessee shall provide each other with valid receipts for the handing over of the vacant and peaceful possession of the Lease Property (in a bare shell state subject to reasonable wear and tear) by the Lessee to the Lessor.

### FAILURE TO RETURN POSSESSION UPON EXPIRY / TERMINATION OF LEASE

27. In case the Lessee fails to return the peaceful and vacant possession of the Lease Property to the Lessor, upon the Expiry / Termination of the Lease, and continues to use and occupy the lease property, it shall remain liable and bound to the Monthly Lease Rent to the Lessor (at double the applicable rate), for the Entire Length of the Period of such use and occupation.



KIKI FOODS LLP  
*[Signature]*  
PARTNER

28. **DISPUTE RESOLUTION**

All disputes, differences & questions of any nature which at any time arise between the parties to this agreement or, their respective representatives & assigns or, any of them out of the construction of or, concerning anything contained in or, arising out of this Lease Deed or, as to the rights, duties or, liabilities under it of the Parties to it respectively or, their respective representatives shall be subject to the Jurisdiction of the Courts at New Delhi.

29. **ARBITRATION**

29.1 Any dispute, difference, controversy or claims arising out of or relating to this Agreement or any breach, termination or invalidity thereof, shall be settled be referred for adjudication by Arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 (as amended from time to time).

29.2 The Arbitration Tribunal shall consist of a Sole Arbitrator to be appointed by the Mutual Consent of both the parties.

29.3 The Place and Seat of Arbitration shall be New Delhi only and any Award made whether interim or final, shall be deemed for all purposes to have been made in New Delhi.

29.4 The Arbitration proceedings shall be conducted in English and any Award or Awards shall be rendered in English. The procedural law of the Arbitration shall be Indian law.

29.5 The Award of the Arbitrator shall be Final and Conclusive and Binding upon the Parties, and the Parties shall be entitled (but not obliged) to enter Judgement thereon in any one or more of the Courts having Jurisdiction.

29.6 The expenses, Fees of the Arbitrator and costs of Arbitration shall be borne by the parties in equal proportion.

**COMMUNICATIONS**

30. All communication intended to be served by either party hereto shall be deemed to have been duly served on the other on the same being mailed by Registered Post to the Other, at the Address(es) set out hereinabove.



KIKI FOODS LLP

*[Handwritten Signature]*  
PARTNER

**PRINCIPAL TO PRINCIPAL CONTRACTUAL TERMS**

31. It is expressly clarified that the relationship between the Parties herein is purely on principal to principal basis and nothing herein shall be construed as an agency or partnership or joint venture by one of the Parties hereto with the other.

**IN WITNESS WHEREOF** the parties hereto have executed these presents (in duplicate) the day and year first hereinabove written.

WITNESSES:

1.

*Rohit*



(ROHIT DAHIYA)  
S/o Shri Naresh  
R/o 252, Gadi Gali, Nahri (232),  
Sonipat, Haryana  
UID No.3666 0822 0367

LESSOR

Patanjali Agro India Pvt. Ltd.



2.

*Himanshu Singh*



(HIMANSHU SINGH)  
C/o Shri Hargulal  
R/o F.No.3/A, Plot No.94,  
Chhillar House Amberhai Extn.,  
Sector-19, Dwarka, New Delhi-110075  
UID No.4521 0301 6644

LESSEE

KIKI FOODS LLP

*[Signature]*  
(Authorised Signatory)  
PARTNER

Reg. No.  
4771

Reg. Year  
2023-2024

Book No.  
1



Ist Party



IInd Party



Witness

Ist Party

PATANJALI AGRO INDIA PRIVATE LIMITED THROUGH ITS AUTHORIZED SIGNATORY NAVNEET KUMAR

IInd Party

KIKI FOODS LLP THROUGH ITS AUTHORIZED SIGNATORY SUNNY CHHILLAR

Witness

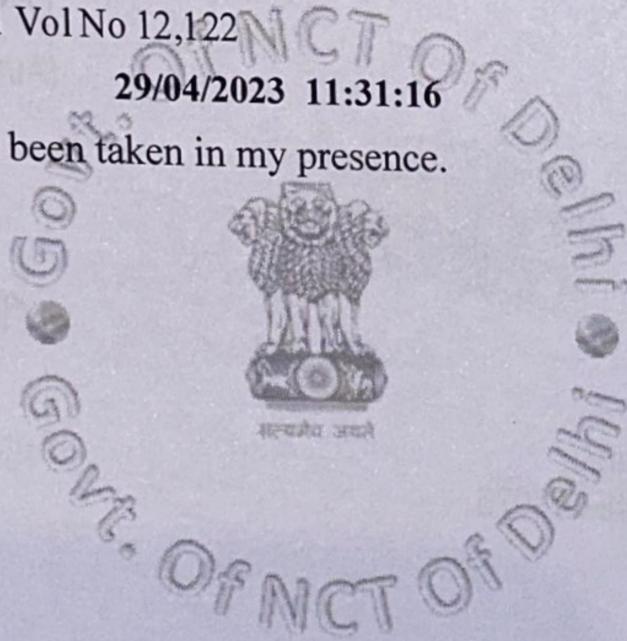
ROHIT DAHIYA, HIMANSHU SINGH

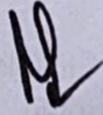
**Certificate (Section 60)**

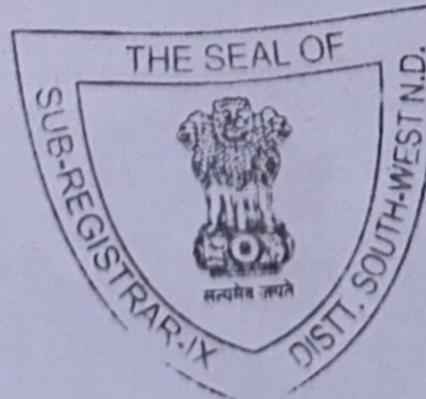
Registration No.4,771 in Book No.1 Vol No 12,122  
on page 102 to 115 on this date 29/04/2023 11:31:16  
and left thumb impressions has/have been taken in my presence.

day Saturday

Date 29/04/2023 12:09:47



  
Sub Registrar  
Sub Registrar IX  
New Delhi/Delhi



2396131104771



Government of National Capital Territory of Delhi  
e-Registration Fee Receipt

Receipt No DL1060011162091  
Issue Date 26-APR-2023 10:58  
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE  
ESI Certificate No IN-DL92346569226031V  
Purchased By KIKI FOODS LLP  
Registration Fees Paid By KIKI FOODS LLP  
Property Description GROUND FLOOR AND FIRST FLOOR OF PLOT NO. 231,  
SECTOR-9, DWARKA, NEW DELHI  
Purpose Article 35(iii) Lease with security upto 10 years

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

( Rupees One Thousand One Hundred Seventeen Only )

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.  
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.  
<https://www.shcilestamp.com/Registration/> .



\*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019



KIKI FOODS LLP  
PARTNER