

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 31/03/2023

Certificate No. G0312023C1914

G0312023C1914

Stamp Duty Paid : ₹ 178000
(Rs. Only)

GRN No. 100366982

100366982

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tcg urban Infrastructure holdings Private limited

H.No/Floor : 11/gf Sector/Ward : O

LandMark : Okhla industrial estate phase iii

City/Village : New delhi District : New delhi

State : Delhi

Phone: 98*****19



Buyer / Second Party Detail

Name : Culinary Brands Private limited

H.No/Floor : C5/ff Sector/Ward : O

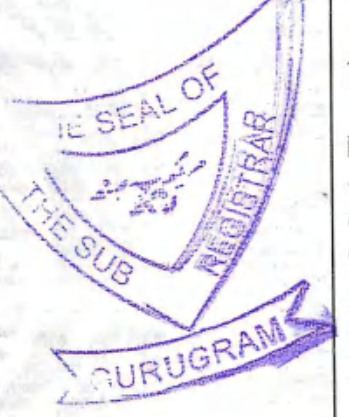
LandMark : Arjun marg defence colony

City/Village: New delhi District : New delhi

State : Delhi

Phone : 98*****19

Purpose : STAMP DUTY IN LEASE DEED



प्रलेख क्र.:140

मुद्रण दिनांक 06/04/2023 04:35 PM

पंजीकरण दिनांक:06-04-2023

वसीका संबंधी विवरण		
वसीका का नाम LEASE		
तहसील/सब-तहसील- गुरुग्राम	गांव/शहर- गुडगाँव शहर	स्थित- दिल्ली रोड और महरीली रोड
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पुराना शहरी क्षेत्र
पता : GF-B,Vatika Buisness Centre- First India Place,Mall Road, Sahara Mall, Sahara Mall, 122022		
धन संबंधी विवरण		
राशि- 11928256 रुपये		कुल स्टाम्प शुल्क- 357847 रुपये
स्टाम्प नं- G0312023C1774		स्टाम्प का मूल्य- 180000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:100367148	पेस्टिंग शुल्क- 3 रुपये
डेफिशियेंसी स्टाम्प: G0312023C1914	डेफिशियेंसी Grmno: 100366982	डेफिशियेंसी शुल्क: 178000
द्वारा तैयार किया गया- RAMIT K LALIT ADV		सेवा शुल्क- 200
भवन का विवरण		
व्यवसायिक	4637.52 Sq. Yards	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1CLJVCA6	प्रॉपर्टी नं- GF	मालिक- TGC Urban Infrastructure Holdings Pvt Ltd
पता- GF-B,Vatika Buisness Centre- First India Place,Mall Road, Sahara Mall, Sahara Mall, 122022		

यह प्रलेख आज दिनांक 06-04-2023 दिन गुरुवार समय 4:35:00 PM बजे श्री/श्रीमती/कुमारी TCG URBAN INFRASTRUCTURE HOLDINGS PRIVATE LIMITED thru NITIN DAYALOTHER निवास OKHLA INDUSTRIAL ESTATE ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

TCG URBAN INFRASTRUCTURE HOLDINGS PRIVATE LIMITED

उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 06-04-2023

उप/संयुक्त पंजीयन अधिकारी

(गुरुग्राम)

TCG URBAN INFRASTRUCTURE HOLDINGS PRIVATE LIMITED

उपरोक्त पट्टा लेने वाला व श्री/श्रीमती/कुमारी CULINARY BRANDS PRIVATE LIMITED thru KUSH KUMAROTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि पट्टा लेने वाला ने मेरे समक्ष पट्टा देने वाला को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन-देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ANIL KUMAR ADV. पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी PARVEEN KUMAR पिता . निवासी ADV GGM ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 06-04-2023

उप/संयुक्त पंजीयन अधिकारी

(गुरुग्राम)

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 31/03/2023

Certificate No. G0312023C1774

G0312023C1774Stamp Duty Paid : ₹ 180000
(Rs. Only)

GRN No. 99961003

99961003

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tcg urban Infrastructure holdings Private limited

H.No/Floor : 100/gf

Sector/Ward : O

LandMark : Okhla industrial estate phase iii

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****19

**Buyer / Second Party Detail**

Name : Culinary Brands Private limited

H.No/Floor : C5/ff

Sector/Ward : O

LandMark : Arjun marg defence colony

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 98*****19

Purpose : LEASE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>**LEASE DEED**

Term of Lease	: 9 Years;
Monthly Rent	: Rs. 8,15,405/- during Year 1 till Year 2; Rs. 8,63,370/- during Year 3 till Year 5; Rs. 9,92,876/- during Year 6 till Year 9;
Average Annual Rent	: Rs. 1,19,28,256/-
Stamp Duty paid	: Rs. 3,58,000/-
E-Stamp Certificate details	: Certificate No. G0312023C1774 dated 31.03.2023 vide GRN No. 99961003 for Rs.1,80,000/- and Certificate No. G0312023C1914 dated 31.03.2023 vide GRN No. 100366982 for Rs.1,78,000/-;
Registration Fee details	: GRN No. 99961381 dated 03.03.2023 for Rs.25,003/- and GRN No. 100367148 dated 15.03.2023 for Rs. 25,003/-;
Property Id	: 1CLJVCA6



Reg. No.

Reg. Year

Book No.

140

2023-2024

1



पट्टा देने वाला



पट्टा लेने वाला



गवाह

उप/सयुक्त पंजीयन अधिकारी

पट्टा देने वाला :- thru NITIN DAYALOTHER TCG URBAN INFRASTRUCTURE HOLDINGS PRIVATE LIMITED _____

पट्टा लेने वाला :- thru KUSH KUMAROTHERCULINARY BRANDS PRIVATE LIMITED _____

गवाह 1 :- ANIL KUMAR ADV. _____

गवाह 2 :- PARVEEN KUMAR _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 140 आज दिनांक 06-04-2023 को बही नं 1 जिल्द नं 84 के पृष्ठ नं 75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2262 के पृष्ठ संख्या 15 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा-मेरे सामने किये हैं।

दिनांक 06-04-2023

उप/सयुक्त पंजीयन अधिकारी(गुरुग्राम)

LEASE DEED

This Lease Deed (the "**Deed**") is executed on this 06th day of April, 2023 at Gurugram, Haryana, India

By and Amongst

TCG Urban Infrastructure Holdings Private Limited, bearing corporate identification number U65993WB1981PTC033405, a company formed and incorporated under the Indian Companies Act, 1956 and having its registered office at Bengal Intelligent Park, Second Floor, Building Delta, Plot A2, M2, & N2, Block-EP & GP, Sector-V, Salt Lake Electronic Complex, Kolkata- 700 091 and other office at Plot No. 100, Ground Floor, Okhla Industrial Estate, Phase III, New Delhi- 110 020 (hereinafter referred to as the "**Lessor**", which term shall, unless repugnant to the context, mean and include its successors and assigns) duly represented by its Authorized Signatory, Mr. Nitin Dayal, authorized vide Board Resolution dated 23rd January, 2023 of the **FIRST PART**;

And

Culinary Brands Private Limited, bearing corporate identification number U55100DL2017FTC326137, a company formed and incorporated under the Indian Companies Act, 2013 and having its registered office at C-5, First Floor, Arjun Marg, Defence Colony, New Delhi- 110024 (hereinafter referred to as "**Lessee**", which term shall, unless repugnant to the context, mean and include its successors and permitted assigns), duly represented by its Authorized Signatory, Mr. Kush Kumar authorized vide Board Resolution dated 30th March, 2023; of the **SECOND PART**;

The Lessor and the Lessee are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**" as the context may require.

WHEREAS:

- A. The Lessor has represented that it is the sole and absolute owner of the "Tower - A" in the building named "First India Place" situated at Block A, Sushant Lok Phase-1, Mehrauli-Gurgaon Road, Gurugram - 122002 (Haryana) (hereinafter referred to as "**Building**") vide sale deed Vasika no. 8852 dated 18.10.1999.
- B. The Lessee is desirous to take on lease and has accordingly requested the Lessor and the Lessor has agreed to grant the lease of the office space admeasuring 9,593 sq. ft of gross leasable area on the second floor of the Building (hereinafter referred to as "the **Demised Premises**") and as more fully described in **Schedule A** herein below in a bare-shell condition to the Lessee for a period of 108 months (9 years) on the terms and conditions hereinafter set out;

NOW THEREFORE, in consideration of these presents, and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:





1. **GRANT, HANDING OVER OF THE PREMISES AND FIT OUTS:**

A) GRANT:

- 1.1 In consideration of the Rent (as hereinafter defined) agreed to be paid by the Lessee and the performance of the covenants, obligations, terms and conditions mutually agreed upon herein, by the Lessee, the Lessor hereby grants on lease to the Lessee and the Lessee hereby takes on lease from the Lessor, the Demised Premises in a bare shell condition as more particularly described in **Schedule A** herein below for a period of 108 months (9 years) from 23rd February 2023 to 22nd February 2032.

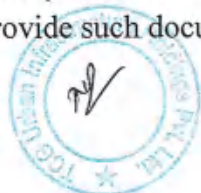
B) FIT OUT PERIOD AND HANDING OVER OF THE PREMISES:

- 1.2 The Demised Premises shall be handed over on a bare shell condition on an as is where is basis to the Lessee and upon payment of 100% (hundred percent) of agreed Security Deposit and Maintenance Deposit (defined hereinafter) on the Lease Commencement Date (as defined hereunder).
- 1.3 The Lessee shall have three (3) months from the Lease Commencement Date as Rent Free Period/ Fit-out Period to complete the necessary interior work and the fit-outs in the Demised Premises ("Rent Free Period / Fit-out Period"). It is clarified between the Parties that if the fit-out work is not completed within the Fit-out Period, the Lessee will continue and complete the fit-out work in the Demised Premises beyond the Fit-out Period. However, the Rent Commencement Date (defined hereinafter) shall not be affected and it shall commence from the end of the Fit-out Period. It is clarified that during the Fit-out Period, the Lessee shall not be liable to pay the Rent.

It is further clarified that the payment of the Rent by the Lessee shall start immediately upon the expiry of the Fit-out Period ("**Rent Commencement Date**"). The Lessee shall pay the Rent from the Rent Commencement Date. The Lessee shall be liable to pay the maintenance charges and the utility charges and car parking charges from the Lease Commencement Date.

However, it is agreed between both the Parties that in case there is an enforcement of strict ban on the construction and demolition activities in Gurugram vide any Government Order or the undertaking of any construction activities are not possible due to the occurrence of any natural calamity, acts of terrorism, riots, attacks with or without explosives, then the Fit-Out Period will get extended by such number of days, the construction activities were banned in Gurugram or the undertaking of any construction activities was not possible (as applicable).

The Lessee shall obtain all the necessary approvals from the concerned statutory authorities (if applicable), the Lessor and the maintenance agency, to carry out the fit-outs (before commencing fit-out work) at its own cost and the Lessor shall sign and provide such documents to the Lessee as required for obtaining the requisite approvals





from the concerned statutory authorities (if applicable) and maintenance agency. The Lessee shall submit a copy of all the approvals along with the drawings received before starting of the fit-out work to the Lessor in advance.

It is expressly clarified and agreed between the Parties hereto that before carrying out any fit-outs/ interior works, the Lessee shall obtain a prior written approval from the Lessor for such works, which approval / permission will not be unreasonably withheld and will be granted within 5 (five) working days from the date of receipt of request for the same subject to the approval from maintenance agency. The Lessee shall be entitled to make minor changes and/or alterations in the interiors of the Demised Premises from time to time at its own costs, without affecting the structural stability of the Demised Premises and the Building with prior intimation to the Lessor and the maintenance agency. The Lessee shall at its own cost, install the fire-fighting and fire detection system in the Demised Premises in accordance with the relevant statutory/ regulatory provisions.

2. TERM OF LEASE / LOCK-IN-PERIOD, TERMINATION / MATERIAL BREACH

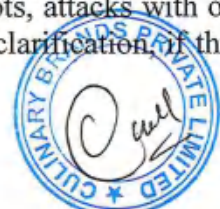
A) TERM OF LEASE

- 2.1 The lease shall be for a period of 108 months (9 years) which shall commence from 23rd February, 2023 (hereinafter referred to as "**Lease Commencement Date**") and ending on 22nd February, 2032 (both days inclusive) (hereinafter referred to as "Term").

At the expiry of the current Term of the lease, in case the Lessee wishes to renew the lease, the Lessee shall communicate in writing its intention of renewal of the lease of the Demised Premises to the Lessor at least six (6) months prior to the expiry of this Deed. It is agreed between both the parties that the renewal shall be on the same terms and conditions except the escalation on charges including the rent, the security deposit and maintenance deposit payable under the new lease deed and any other charges including the CAM charges payable under the new maintenance agreement, which shall be mutually agreed by and between both the Parties. The Parties shall execute and register the fresh duly stamped lease deed for the renewed period.

B) LOCK-IN-PERIOD, TERMINATION / MATERIAL BREACH

- 2.2 The Lessee shall have no right to terminate this Deed before the expiry of initial period of 36 (thirty-six) months from the Lease Commencement Date ("Lessee's Lock in Period"), save and except for a material breach of the terms of the Lease Deed by the Lessor, which has not been cured within a notice period of 40 (forty) days, or pursuant to the occurrence of any Force Majeure event as per the terms of this Deed. The Lessee's Lock in Period shall get extended by such number of days the Fit-out Period was extended due to the strict ban on the construction vide the Government order or the undertaking of any construction activities are not possible due to the occurrence of any natural calamity, acts of terrorism, riots, attacks with or without explosives as stated in clause 1.3 above. (For the sake of clarification, if the





Fit-out Period gets extended by 10 days, the Lessee's Lock in Period shall also get extended by 10 days). During the Lessee's Lock in Period, the Lessee shall not have a right to terminate this Deed. In case the Lessee terminates the lease during the Lessee's Lock in Period due to any reasons other than material breach of the terms of this Deed by the Lessor, which has not been cured within a notice period of 40 (forty) days or due to Force Majeure (as defined hereunder), then the Lessee shall be liable to pay the Rent and maintenance charges for the balance Lessee's Lock in Period and notice period of six (6) months. The Lock-in Period for the Lessor shall be the entire Term (hereinafter referred to as "Lessor's Lock in Period").

- 2.3 It is agreed between the Parties that if the Lessee intends to terminate this Deed after the expiry of the Lessee's Lock in Period, the Lessee shall have to give six (6) months written notice in advance. The Lessee has to pay the Rent, maintenance charges and utility charges during the notice period of six (6) months.
- 2.4 The Lessor shall not have the option to terminate this Deed before the expiry of the Term except in case of the Lessee failing to pay the Rent / any payment to be made by the Lessee to the Lessor / maintenance agency under this Deed or any other agreement executed with the Lessee for the Demised Premises for one (1) month or material breach of any terms and conditions of this Deed or any other agreement executed with the Lessee for the Demised Premises. The Lessor shall terminate the lease by issuing (i) thirty (30) days prior written notice, which shall serve as a cure period for the Lessee, calling upon the Lessee to make the payment of the Rent, maintenance charges or any other charges in arrears; or (ii) forty (40) days prior written notice calling upon the Lessee to remedy/ rectify such material breach of the terms and conditions, failing which the lease shall stand terminated and the Lessee shall vacate the Demised Premises forthwith at the end of the notice period. In case the Lessee fails to vacate the Demised Premises after the expiry of such notice period of thirty (30) days or forty (40) days, as the case may be, or on the expiry of this Deed, the Lessor shall have all rights to its discretion including but not limited to disconnect/ get disconnected from maintenance agency all or any utility service(s) including but not limited to disconnection of Air Conditioning system, supply of electricity & water in the Demised Premises and to restrict the use of all common areas with immediate effect. In case the lease is terminated by the Lessor during the Lessee's Lock in Period for Lessee's failure to pay the Rent, any payment to be made by the Lessee to the Lessor / maintenance agency or failure to remedy/ rectify the material breach, the Lessee shall be liable to pay the Rent and maintenance charges for the balance Lessee's Lock in Period and notice period of six (6) months and any outstanding dues including damages. In case the lease is terminated by the Lessor after the Lessee's Lock-in Period for Lessee's failure to pay the Rent, any payments to be made by the Lessee to the Lessor/ maintenance agency or failure to remedy/rectify the material breach, the Lessee shall be liable to pay the outstanding dues including damages, Rent and other charges during the notice period.
- 2.5 Notwithstanding the Lessor's Lock-In Period agreed above, if the Lessor commits any material breach of any term of this Deed, during the Lessor's Lock-In Period, the Lessee shall be entitled to issue forty (40) days written notice to the Lessor to remedy/rectify such material breach. Upon failure of the Lessor to rectify the material breach/violation within the time specified, the Lessee shall have the right to forthwith

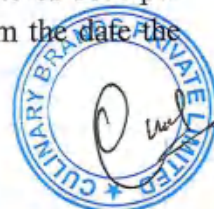




terminate the lease by serving on the Lessor written notice of such termination and in this situation, provisions related to Lessee's Lock-in Period shall not be applicable.

For the purpose of clause 2.4 and 2.5 material breach shall mean and include, as the case may be, for both the Parties, which is (i) failure in payment of the amounts as stated under this Deed or any other agreements executed with the Lessee for the Demised Premises; (ii) breach of the representation and warranties; or breach of the covenants and undertakings, in each case as specified in this Deed under clause 10 by the Lessor and under clause 11 by the Lessee.

- 2.6 Upon termination or sooner determination or expiry of this lease, the Lessee shall cause itself and its employees and officers to vacate the Demised Premises and remove its fixtures and fittings and all its belongings brought by the Lessee in the Demised Premises without damaging the structure of the Demised Premises and the Building and bring it back to the original bare shell condition which was handed over by the Lessor to the Lessee (normal wear and tear due to efflux of time excepted),.
- 2.7 It is agreed by and between the Parties hereto that on this Deed coming to an end for any reason whatsoever including but not limited to prior termination of the lease as provided herein and simultaneously with the Lessee removing itself along with its fixtures and fittings without damaging the structure of the Demised Premises and Building, belongings from the Demised Premises and bringing the Demised Premises back to the original bare shell condition, which was handed over by the Lessor to the Lessee (reasonable wear and tear excepted), the Lessor shall refund the 3 months Security Deposit and 3 months Maintenance Deposit to the Lessee after deducting therefrom all arrears of Rent, maintenance charges, taxes, electricity and water charges and any other amounts including any interest on delayed payment to the Lessor and the maintenance agency or any such authorities. 15 days before expiry or sooner determination of this Deed, the Lessor and Lessee shall conduct a Joint Inspection of the Demised Premises in mutual interest of both the parties and to identify and ascertain any damages (normal wear and tear excluded) that the Lessee agrees to reinstate / restore to its original / normal condition and in case if the Lessee is not able to rectify such damages, such sum as may be determined by the Lessor towards restoration shall be deducted by the Lessor from the Security Deposit. The Lessor shall also retain the 3 months Security Deposit and 3 months Maintenance Deposit until the Lessee provides to the Lessor a no due certificate from the maintenance agency stating that there are no dues from the Lessee to the maintenance agency and shall refund the 3 months Security Deposit and 3 months Maintenance Deposit within 5 working days from the date of receipt of the no due certificate from the maintenance agency. In case of delay by the Lessor in refunding the 3 months Security Deposit and 3 months Maintenance Deposit amount as stated above (after deducting there from all arrears as stated above) to the Lessee, subject to the Lessee vacating the Demised Premises in original bare shell condition without damages (reasonable wear and tear excepted) and adhering to the terms of this Deed, then in such an event the Lessor agrees to pay to the Lessee interest at the rate of 18% per annum on the adjusted Security Deposit and Maintenance Deposit from the date the





same is due till the date the Lessor refunds the adjusted Security Deposit and Maintenance Deposit to the Lessee.

- 2.8 If the Lessee fails to handover peaceful and vacant possession of the Demised Premises in good condition in original bare shell without any damages (reasonable wear and tear excepted) on the date of expiry or early determination/termination of this lease, the Lessee shall be liable to pay liquidated damages per month for the period of overstay @ 2 times of the Rent per month in addition to the monthly Rent, maintenance charges or any other charges/ sums payable under this Deed. This shall be without prejudice to Lessor's other rights and remedies available to it under the law.
- 2.9 Notwithstanding anything contained herein, the Lessee has to produce the No due certificate from the maintenance agency to process the refund of balance 3 months Security Deposit & 3 months Maintenance Deposit. In case Lessee fails to provide the No due certificate from the maintenance agency, the Lessor shall not process the refund of balance 3 months Security Deposit & 3 months Maintenance Deposit.

3. USE OF DEMISED PREMISES

- 3.1 The Lessor assures that the Demised Premises can be used for the purpose of commercial office and the Lessee assures that it shall use the Demised Premises for the purpose of commercial office only. The Lessee shall be entitled to share the Demised Premises with any of its affiliates or its affiliates may use the Demised Premises for the purpose of commercial office. However, the Lessee shall always remain primarily responsible for all its obligations under this Deed and the maintenance agreement. For the purpose of this clause 3.1, (a) affiliates shall mean any other person that, either directly or indirectly through one or more intermediate persons, Controls (as defined below), is Controlled by or is under common Control with the Lessee; and (b) control shall mean the power to direct the management or policies of any person, whether through the ownership of over 50% (fifty percent) of the voting power of such person or through the power to appoint more than half of the board of directors or similar governing body of such entity (where such entity does not have a board of directors)

4. RENT

- 4.1. The Lessee shall pay in advance, to the Lessor per month the monthly lease rental (hereinafter referred to as the "**Rent**") in the following manner, subject to statutory deductions if any, on or before the 10th day of each English calendar month, which shall be payable from the Rent Commencement Date against the submission of Invoice by the Lessor to the Lessee. Besides the Rent, the Lessee shall also pay the Goods and Service Tax (GST), cess and other applicable taxes on the Rent upon submission of invoice by the Lessor to the Lessee. The Lessee confirms that it shall pay the Lessor the Rent and applicable Goods and Service tax (GST), cess by way of demand drafts/wire transfer or company cheque, drawn in the name of 'TCG Urban Infrastructure Holdings Pvt. Ltd.', subject to being provided appropriate GST invoice in advance of such payment. Tax will be deducted at source from each monthly payment as per the prevailing tax laws in force from time to time.



Year	Rent per sq.ft/ per month (in Rs.)	Monthly Rent (in Rs.)
1 (from the Rent Commencement Date to 22 nd February, 2024)	85.00	8,15,405.00
2 (from 23 rd February, 2024 to 22 nd February, 2025)	90.00	8,63,370.00
3 (from 23 rd February, 2025 to 22 nd February, 2026)	90.00	8,63,370.00
4 (from 23 rd February, 2026 to 22 nd February, 2027)	103.50	9,92,875.50
5 (from 23 rd February, 2027 to 22 nd February, 2028)	103.50	9,92,875.50
6 (from 23 rd February, 2028 to 22 nd February, 2029)	103.50	9,92,875.50
7 (from 23 rd February, 2029 to 22 nd February, 2030)	119.03	11,41,854.79
8 (from 23 rd February, 2030 to 22 nd February, 2031)	119.03	11,41,854.79
9 (from 23 rd February, 2031 to 22 nd February, 2032)	119.03	11,41,854.79

- 4.2. **Escalation on the Rent:** 15% on the last paid Rent on the completion of every 3 (Three) years from the Lease Commencement Date. For the sake of clarity, the 1st escalation will happen on Rs. 90/- per sq.ft of the Demised Premises per month.
- 4.3. In addition to Rent, the Lessee shall also pay monthly maintenance charges, car parking charges and other utility charges, for which separate agreement is being entered into with the nominated maintenance agency i.e Enviro Integrated Facility Services Private Limited of the Building. The Lessee shall pay the maintenance charges, car parking charges and other utility charges or any other revised sum as may be fixed by the maintenance agency from the Lease Commencement Date and shall abide by all the terms and conditions of the maintenance agreement.
- 4.4. If the Rent, maintenance charges and any other charges including utility charges are not paid on due date, the Lessee shall be liable to pay an interest to the Lessor at the rate of 18% per annum on Rent, maintenance charges and any other charges from the date on which such Rent, maintenance charges and any other charges became due and payable till the date of payment.
5. **INTEREST FREE REFUNDABLE SECURITY DEPOSIT:**
- 5.1 The Lessee has on the date of signing of this Deed, deposited and will keep deposited with the Lessor as an interest free refundable security deposit equivalent to 6 months of Gross Rent (hereinafter referred to as the "**Security Deposit**") in the following manner to secure the Lessee's performance under this Deed and for adjustments for any possible damage/loss that may be suffered by the Lessor. The Lessee shall also deposit on or before execution of this Deed and keep deposited with the Lessor a sum





of Rs. 10,36,044/- (Rupees Ten lakhs Thirty-Six Thousand, Forty-Four only) equivalent to six (6) months of the maintenance charges (i.e @ Rs. 18.00- per sq.ft of the Demised Premises) as interest free refundable maintenance deposit (hereinafter referred to as the “**Maintenance Deposit**”) for the Demised Premises, the receipt of which is admitted and acknowledged by the Lessor. The Security Deposit and the Maintenance Deposit shall be topped up at every escalation and maintained equal to Six (6) months of the Security Deposit and six (6) months of the Maintenance Deposit at all times.

Years	1 st	2 nd and 3 rd	4 th to 6 th	7 th to 9 th
Rate per sq.ft per month	Rs. 85.00 per sq.ft	Rs. 90.00 per sq.ft	Rs. 103.50 per sq.ft	Rs. 119.03 per sq.ft
Security Deposit	Rs. 48,92,430.00	Rs. 51,80,220.00	Rs. 59,57,253.00	Rs. 68,51,128.74

6. TAXES, LEVIES and CESSSES

- 6.1 The Lessee shall reimburse GST to the Lessor as per applicability, on the Rent and/or any other charges subject to the production of valid GST compliant invoice raised by the Lessor and submitted to Lessee. It is expressly clarified that Lessee shall reimburse only GST and not any fine or penalty as may be levied by the authorities on the Lessor due to the default of the Lessor. In the event, the Lessee fails to reimburse GST, then the Lessor shall be liable to charge interest @ 18% per annum of the GST amount.

As per GST regulations, the Lessor is obligated to upload the necessary information of GST charged to Lessee on the GST portal within the stipulated time frame. In the event of denial of credits to the Lessee arising solely on account of default on the part of the Lessor due to non-payment of GST amount or non-compliance with the GST laws by the Lessor, the Lessee shall withhold such amounts from the subsequent payments to the Lessor till the input tax credit so denied is reinstated. It is further clarified that the Lessee shall not withhold such amount where the Lessor is unable to comply with GST law due to issues in the GST portal which are not specific to the Lessor.

- 6.2 All other taxes and levies emanating from the ownership of the Demised Premises shall be borne by the Lessor as and when applicable including property tax.

7. ELECTRICITY; STRUCTURAL ALTERATIONS

- 7.1. The Lessor confirms that the Demised Premises is provided with power, water and sewerage connections adequate for use by the Lessee and sufficient to operate all fittings and fixtures therein. All deposits and consumption charges for power, water etc shall be borne and paid by the Lessee from the Lease Commencement Date as per the actual bills raised by the maintenance agency. The Lessor has installed a separate meter for the Demised Premises.





- 7.2. The Lessor has got installed separate electricity meters for consumption of electricity consumed through HSBL and DG Sets. The load provided for the Demised Premises shall be 45 KVA. The Lessor shall also provide 100% power back up to the Lessee to the extent of approved and agreed load, which shall be charged on actual consumption to the Lessee. The Lessee shall duly and punctually pay charges for electricity consumed in accordance with the unit rates as applicable from time to time. In case the Lessee desires to have the additional load, the Lessee shall have to approach the Lessor and the maintenance agency and it shall be subject to the availability and feasibility and at actual cost (including the deposits) to be borne by the Lessee.
- 7.3. The Lessor shall be responsible for performing and carrying out the structural repairs for / of the Demised Premises and the Building, if required at its own cost, provided the same are not caused by any misuse on the part of the Lessee.
- 7.4. The entire 2nd Floor is equipped with Independent Package Unit for the Floor. The electricity charges for the Air-Conditioning shall be paid by the Lessee.
- 7.5. Normal Building operation hours will be from 8AM to 8PM from Monday to Saturday. However, the services can be availed at an extra charge for operations beyond normal working hours if the Lessee wishes to use the Air- conditioning or avail of any additional services. It is however clarified that in case the Lessee does not require the Air-conditioning, it can continue to work in the Demised Premises without any additional payment to the maintenance agency.

8. SIGNAGE AND TOILET BLOCK:

- 8.1. The Lessee shall, at its own cost, be entitled to erect, install, maintain, replace and display its name plate, signboard and / or, neon signs/hoarding and letterboxes and to display signage only at the designated space provided at ground floor lift lobby and at the entrance of the Demised Premises, for which no extra charge shall be payable by the Lessee. In case any license has to be taken out from the local Corporation/Municipal Authorities, the same shall be done by the Lessee at its own cost for the space utilized.
- 8.2. The 2nd floor has one set of gents and lady's toilet block exclusively for the Lessee.

9. SALE OF DEMISED PREMISES; MORTGAGE; SUB-LETTING

- 9.1 The Lessor shall be free to create any encumbrance over the Demised Premises, subject however to the rights of the Lessee created herein. Presently, the Demised Premises is mortgaged with The Saraswat Co-operative Bank Limited. If the Lessor decides to transfer its interest in respect of the Demised Premises to any third party at any time during the period of this lease or any extended period thereof then in such an event the Lessee shall accept attornment of the said Demised Premises under this Deed, provided however that the Lessor before transferring its rights in respect of the said Demised Premises shall ensure that the transferee who will be acquiring the Demised Premises shall confirm in writing to the Lessee that the terms of this Deed





shall be binding upon such transferee and the transferee shall also hold, acknowledge and refund the Security Deposit and the Maintenance Deposit paid by the Lessee under this Deed.

- 9.2 The Lessee shall not sublet, assign or transfer the Demised Premises to any third party without the written consent of the Lessor. Further the Lessee shall not use the Demised Premises given on lease for any other purpose other than what is stated above. The Parties agree that the use and occupation of the Demised Premises by affiliates (which are controlled by or under the common control of the Lessee) of Lessee shall not amount to material breach of the terms of this Deed or be termed as subletting, assigning or transferring of the Demised Premises under this Deed.

10. REPRESENTATIONS AND WARRANTIES OF THE LESSOR

- 10.1. The Lessor makes the following representations to the Lessee that during the entire term of this Deed:

- (a) The Lessor has full and clear title to the Demised Premises.
- (b) The Lessor is legally competent and has full power and authority to execute this lease as owner of the Demised Premises, without any recourse to any persons, individual, company and/or firm whomsoever.
- (c) Subject to the Lessee having complied with its obligations under this Deed, it shall be entitled to quiet, peaceful and uninterrupted possession and enjoyment of the Demised Premises without any let, hindrance or obstruction by the Lessor or its agents or any one claiming through or under it;
- (d) There are no outstanding un-disputed dues towards property tax, income tax, or any other charges including but not limited to taxes, levies, deposits etc. in respect to the Demised Premises to any Governmental Authority or any other body, corporate/ organization or banks, financial institutions, persons or third parties in relation to the Demised Premises or any part thereof ;
- (e) The Lessor has, in terms of the mortgage/charge created in favour of The Saraswat Co-operative Bank Limited, obtained from The Saraswat Co-operative Bank Limited a letter dated 14th February, 2023 annexed hereto as annexure-2 conveying its consent/no objection to give on lease basis the Demised Premises to the Lessee as stated herein.
- (f) Other than as specifically otherwise provided in this Deed, the Lessor has not created any right in the Demised Premises by way of sale, gift, mortgage, charge, lien, lease, leave and license, agreement to sell, lease deed, or any other adverse right or third party right or any other encumbrance whatsoever or of howsoever nature on the Demised Premises





- (g) That there is no action or suit or proceedings, pending (litigations) before any authority, Governmental Authority, statutory or otherwise (including any orders, interim or otherwise), in respect of the Demised Premises;
- (h) It is agreed and clarified that the Lessee, its authorized officers, employees and representatives shall be entitled to use 2 (two) passenger lifts and 1 (one) service lift along with 2 (two) common stairways. However, the same shall be subject to day-to-day maintenance of the said Building;
- (i) Lessor shall remain in full compliance with the terms, conditions, covenants, stipulations and provisions of the Lease Deed and the Lessor shall always indemnify and keep indemnified the Lessee against any actions, claims, costs or proceedings, demand or expenses, loss or damage incurred or suffered by the Lessee on account of non-performance, breach by the Lessor of any of the covenants, terms and conditions in this Deed, provided however that the total liability of the Lessor under this indemnity shall not exceed the total Rent received by the Lessor from the Lessee under this Deed;
- (j) The Lessor has insured the base Building in a comprehensive manner against all perils throughout the Term.

11. REPRESENTATION, WARRANTIES AND COVENANTS OF THE LESSEE

11.1. The Lessee hereby represents, covenants and warrants that during the entire term of this Deed:

- 11.1.1. The Lessee has full power and authority to execute this lease.
- 11.1.2. It shall permit the Lessor or its duly authorized agents to inspect the Demised Premises at office hours during the Term subject to two (2) days' prior written notice to the Lessee with a view to examine the state and conditions thereof. In case of emergency like fire, major water leak or any such event Lessor is authorized to enter the Building / Demised Premises to control the damages without any notice. The Lessee shall take all care, caution to minimize damage to the Lessor's property installed in the Demised Premises.
- 11.1.3. It shall use the Demised Premises with the standard degree of care normally expected of a tenant, and preserve the same in good and tenantable condition, normal wear and tear excepted;
- 11.1.4. It shall use the Demised Premises only for its commercial office purpose as specified herein above.
- 11.1.5. It shall use and occupy the Demised Premises in such a manner as not to cause nuisance, hindrance or disturbance to any of the other occupants of the Building;





- 11.1.6. It shall not carry out, or permit the carrying out of any illegal or immoral activities in the Demised Premises, and shall indemnify the Lessor against any loss, costs or expenses incurred as a result of any such activities carried out in the Demised Premises;
- 11.1.7. It shall duly and punctually pay Rent, electricity, maintenance charges and other amounts payable under this Deed and any other Agreements executed for the Demised Premises;
- 11.1.8. It shall maintain the Demised Premises in good condition and handover possession thereof to the Lessor by vacating the Demising Premises and removing its fixtures and fitting and all its belongings without damaging the structure of the Demised Premises and Building and bringing it back to the original bare shell condition, which was handed over by the Lessor to the Lessee (subject to normal wear and tear);
- 11.1.9. It shall not do or cause to be done any act or deed or thing likely to adversely affect or interfere with any structural component of the Building.
- 11.1.10. It shall indemnify the Lessor against any penal action, loss or damage due to misuse of the Demised Premises by the Lessee against the terms of this Deed, for which the Lessee is solely liable. It shall always observe and perform all the terms and conditions, covenants and provisions on which the Demised premises is leased out to the Lessee and shall not do, omit or suffer to be done anything whereby the rights of the Lessor to the Demises Premises is violated or forfeited or jeopardised or extinguished and the Lessee shall always indemnify and keep indemnified the Lessor against any actions, claims, costs or proceedings, demand or expenses, loss or damage suffered by the Lessor by reason of any act or omission of the Lessee, in breach of any conditions or terms of this Deed. It is entering into this Deed for taking on lease the Demised Premises in the Building with the full knowledge of all laws, rules, regulations, notifications applicable to the Building and keep the Lessor indemnified, secured and harmless against all costs, consequence and all damages, arising on account of Lessee's non-compliance with the said requirements, requisitions and demands. It is agreed between both the Parties that the total liability of the Lessee under this indemnity shall not exceed the total Rent paid by the Lessee to the Lessor under this Deed.
- 11.1.11. It shall not do or cause to be done anything in or to the Building, the Demised Premises, staircases, lifts, common passages, corridors, circulation areas, basement, terrace, parking lot or the compound which may be in violation of any laws or rules of any authority(ies)
- 11.1.12. It shall not encroach upon or obstruct or occupy any area or land outside the said boundaries of the Demised Premises or in any common areas/facilities/services under any circumstances whatsoever.
- 11.1.13. It shall not change the color scheme of the outer walls or carry out any change/alteration in the exterior elevation or design of the Demised Premises and/or the Building.





- 11.1.14. It shall not make any pollutions (including noise, air and water) by use of loudspeaker or otherwise and/or throw away or accumulate rubbish, garbage, refuse, rugs or dust anywhere save and except at areas/places specifically earmarked for the said purpose.
- 11.1.15. It shall not carry on any activity from and in the Demised Premises, which creates or cause any kind of pollution or is illegal, immoral, obnoxious or contrary to public policy or contrary to the common interest of the collective owners/occupants of the Building.
- 11.1.16. It shall not store any hazardous or combustible goods in the Demised Premises or place any heavy material in the common passages or staircase of the said Building, which may imperil the safety of the Building or may increase the premium of insurance of the said Building or render void the insurance in respect of the said Building.
- 11.1.17. It shall not put electrical load in contravention of the electrical systems installed by the Lessor. The non-observance of the provisions of this clause shall entitle the Lessor or the maintenance agency, to enter the Demised Premises, if necessary, and remove all non-conforming fittings and fixtures at the cost and expense of the Lessee.
- 11.1.18 The Lessee hereby covenants with the Lessor that it will take comprehensive insurance policy (including fire, theft, burglary, accidents and third-party liability etc.) to cover all risk arising from running and operating its business in the Demised Premises at its own cost. The Lessee shall take comprehensive insurance policy in respect of the interiors, fit-outs, furniture and fixtures and all assets owned and installed by the Lessee in the Demised Premises at its own cost. The Lessee shall not do or permit to be done any act or thing which may render void or voidable, any insurance of the said Building taken by the Lessor or which results in increase in the premium payable.
- 11.1.19 It shall take all necessary approvals including the licenses from the appropriate authorities to the extent applicable for carrying on its business in the Demised Premises and shall keep the same renewed and subsisting at all times and shall obey and abide by all labour legislations and the provisions of law of anti-pollution.
- 11.2. That the Lessee shall be entitled to use the common area, stair, pathways, passages, lifts to have access to the Demised Premises.
- 11.2.1. It shall ensure that its agents and employees shall abide by and honour the terms hereof, including these covenants.





12. COMMUNICATIONS, NOTICES

- 12.1. All notices required to be issued to the Lessor / Lessee shall be deemed to have been validly issued if delivered under acknowledgement or sent by courier and/or registered post acknowledgment due / Approved Courier addressed to:

In case of Lessor:

Kind Attn: Mr Sukhbir Sharma

TCG Urban Infrastructure Holdings Private Limited,

100, Ground Floor,

Okhla Industrial Estate Phase-III,

New Delhi - 110020

Fax No. 011 46084609 Telephone No. 011 46084608

In case of Lessee:

Kind Attn: Mr. Nitin Motwani

Culinary Brands Private Limited

2nd Floor, Vatika First India Place

Block A, Sushant Lok Phase-1, Mehrauli-Gurgaon Road

Gurugram - 122002, Haryana

Email: notices@subway.in

payables@subway.in

13. FORCE MAJEURE

- 13.1 If the Demised Premises is destroyed or rendered unfit for occupation, other than due to the negligence of the Lessee, as a result of (a) fire, flood, earthquake, elements of nature or acts of God, acts of terrorism; (b) riots, attacks with or without explosives; or (c) any other cause or act of force majeure beyond the reasonable control of the Parties, any amounts payable under this Deed will be cancelled in proportion to the size of the unusable area of the Demised Premises and for the period of time such area is unusable or access thereto is restricted. If, as a result of such occurrence, the Lessee is unable to use the Building / Demised Premises for forty five (45) consecutive days, the Lessee and/or the Lessor may terminate this Deed forthwith by written notice to the Lessor or the Lessee, as the case may be.

14. AMENDEMENT

- 14.1 Any change, alteration, variation, amendment in the terms and conditions of this Deed shall only be effective upon being duly written and duly signed and executed by and between the Parties.

15. NON-WAIVER

- 15.1 If any party fails to require performance by the other party of any obligation it shall not affect the right of such party to require performance of that obligation subsequently. The same shall also not amount to waiver of the said right by such party.





- 15.2 Notwithstanding any other provision of this Deed, neither Party will be liable to the other for any incidental, consequential, penal, exemplary or like damages (including loss of profits or business) even if advised of the possibility of the same.

16. CAR PARKING

- 16.1 The Lessor shall provide 9 (Nine) car parking spaces to the Lessee at no additional cost in the basement of the Building during the Term, for which the Lessor shall issue separate letter demarcating the car parking space exclusive for the Lessee. The Lessee shall be entitled to 7 (seven) car parking spaces @ Rs. 3500/- (Rupees Three Thousand Five Hundred only) per car park per month payable directly to the maintenance agency. The GST on the car parking charges shall be payable by the Lessee in addition to the car parking charges.

17. REGISTRATION

- 17.1 That this Deed shall be executed on appropriate value of Stamp Paper and the same shall be registered in the office of the Sub Registrar, Gurugram as early as possible. The cost of stamp papers & registration expenses shall be borne by the Lessee and the Lessor equally. The Lessor shall retain the original copy and the Lessee shall be provided a certified true copy of the Deed.

18. PLACE OF EXECUTION

- 18.1. This Deed shall be deemed to have been executed at Gurugram.

19. DISPUTE RESOLUTION AND JURISDICTION

The courts at Gurugram alone shall have the jurisdiction to entertain and try all actions and proceedings over any dispute, difference or any matters arising out of and/or concerning this Deed regardless of any other consideration whatsoever.

20. GOVERNING LAWS

- 20.1 The terms & conditions contained herein above and the rights & obligations of the parties arising out of this Deed shall be interpreted in a manner so as to cover the laws and rules prevalent in India.

21. MODE OF PAYMENT

That the Lessee shall make all payments in time as mentioned in this Deed as may be demanded by the Lessor and / or without any reminders from the Lessor through Demand Draft(s) / A/c Payee Cheque(s) / RTGS, in favour of Lessor i.e. "TCG Urban Infrastructure Holdings Pvt Ltd", payable at New Delhi / Gurugram.

Name: TCG Urban Infrastructure Holdings Pvt Ltd

Bank: THE SARASWAT CO-OPERATIVE BANK LTD

Bank account no : 230500100000407

IFSC code : SRCB0000230

20-A RING ROAD, OPP HALDIRAM, LAJPAT NAGAR-4, NEW DELHI-110024





In case the Lessee makes the payment by Cheque / PDC, it shall be issued from Lessee's bank Account in New Delhi / Gurugram only and shall be payable at New Delhi / Gurugram.

22. PAYMENTS- APPROPRIATION:

The Lessee authorizes the Lessor to adjust/appropriate all or any amounts received from the Lessee under any head(s) of outstanding dues payable by it. The Lessor may in its sole discretion but with prior intimation to the Lessee of the proposed appropriation, decide to adjust/appropriate first towards interest on overdue Rent and thereafter towards the overdue Rent or any other outstanding demand payable to the Lessor and finally the balance, if any, could be adjusted towards the current Rent or current dues for which the payment is tendered and the Lessee undertakes not to object/demand/direct the Lessor to adjust its payments in any manner otherwise than as decided by the Lessor.

23. INTERPRETATIONS:

In this Deed:

- (i) The use of a phrase / word / term in singular shall include the plural and vice-versa.
- (ii) The use of a gender shall include all genders.
- (iii) Where a word or phrase is defined, its other grammatical forms shall have a corresponding meaning.
- (iv) A reference to a person shall include a body corporate, an unincorporated body or any other entity and conversely.
- (v) A reference to any agreement or document is to that agreement or document as amended, supplemented, varied or replaced from time to time, except to the extent prohibited by this Deed .
- (vi) A reference to any legislation or to any provision includes any modification or re-enactment, any legislative provisions substituted for it, all regulations and statutory instruments issued under it.
- (vii) A reference to conduct includes, without limitation, any omission, representation, statement, or undertaking, whether or not in writing.
- (viii) The Recitals along with the definitions, schedules and Annexures appended herewith shall form an integral part of this Deed.
- (ix) This Deed supersedes all earlier agreements / discussions / negotiations / other documents.
- (x) The terms "herein", "hereto", "hereunder, "hereof" or "thereof" or similar terms used in this Deed refer to the entire Deed and not to the particular provision in which the term is used unless the context otherwise requires.





"SCHEDULE A"
DEMISED PREMISES

All that piece and parcel of the vacant office premises admeasuring 9,593 sq. ft of gross leasable area on the Second Floor of Tower – A in the building named "First India Place", Mehrauli-Gurgaon Road, Sushant Lok Phase-1 Gurugram - 122002 (Haryana), as delineated in the plan annexed as annexure-1, falling within the jurisdiction of District of Gurugram.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS DEED,
THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

Lessor

Signature:




Witness:

Signature:

Name: Mr. Nitin Dayal

Name:


ANIL KUMAR
Advocate
Distt Court Gurugram

Title: Authorised Signatory

Date:

Date:

Address:

Lessee

Signature:



Witness:

Signature:



Name: Mr. Kush Kumar

Name:

Parveen Kumar

Title: Authorised Signatory

Date:

06/04/2023

Date:

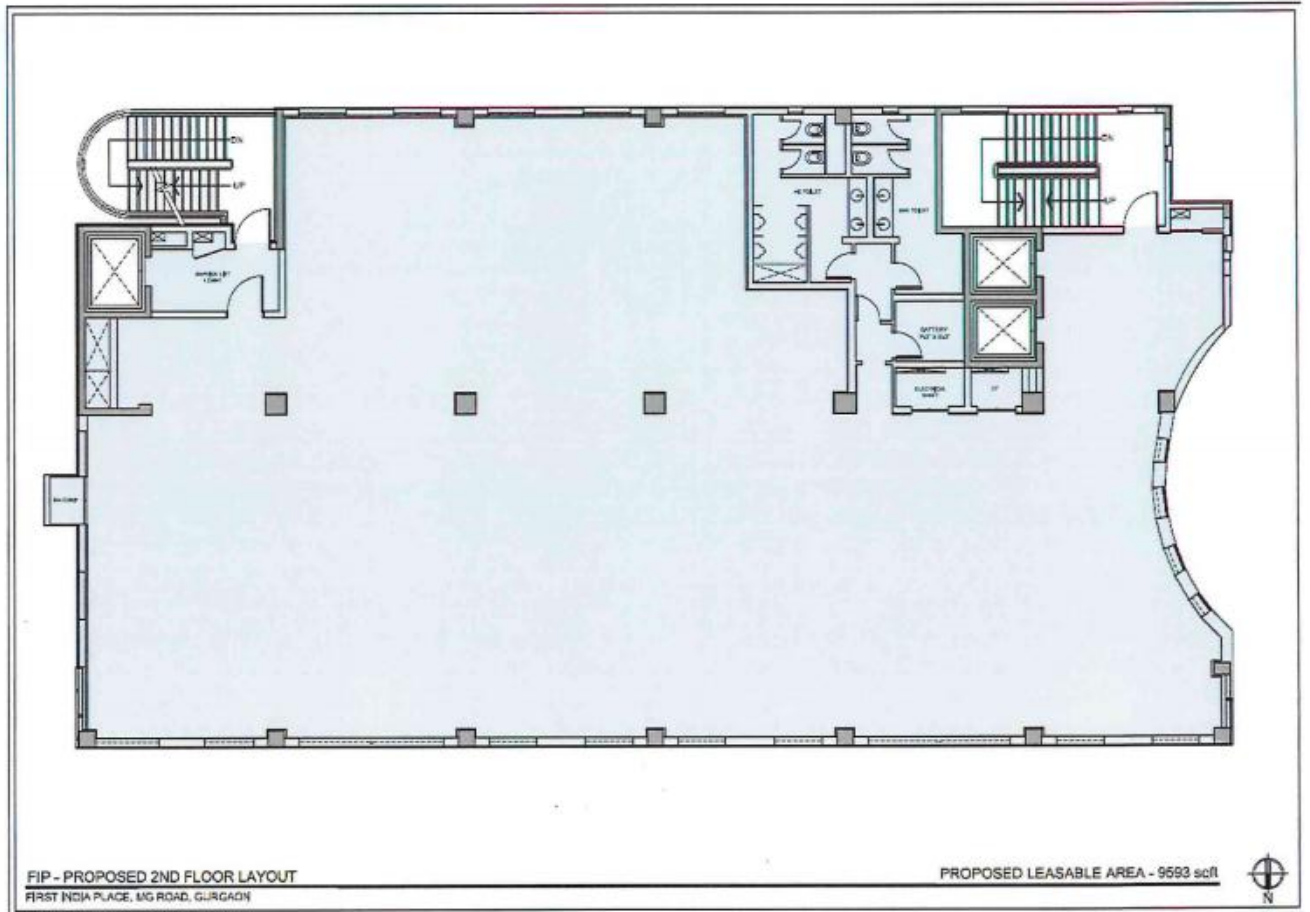
Address: C/o 459/16 Civil Lines GGM



ਮੁਕਤੀ ਸਿੰਘ
ਮੁਕਤੀ ਸਿੰਘ
ਮੁਕਤੀ ਸਿੰਘ



Annexure-1 Layout





DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto:	10-03-2023 (Cash)	*0099961381*		
	04-03-2023 (Chq/DD)			
GRN No.:	0099961381	Date:	03 Mar 2023 16:37:44	
Office Name:	0362-TEHSILDAR GURGAON			
Treasury:	Gurgaon			
Period:	(2022-23) One Time			
Head of Account		Amount ₹		
0030-03-104-99-51 Fees for Registration		25000		
0030-03-104-97-51 Pasting Fees		3		
PD AcNo	0			
Deduction Amount:	₹	0		
Total/Net Amount:	₹	25003		
₹ Twenty Five Thousands Three Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: TCG Urban Infrastructure				
Address: Holdings Pvt Ltd Kolkata -				
Particulars: Registration and Pasting Fee				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	CPACNPKFJ5			
Payment Date:	03/03/2023			
Bank:	SBI Aggregator			
Status:	Account Prepared			

DDO Code: 0362		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto:	10-03-2023 (Cash)	*0099961381*		
	04-03-2023 (Chq/DD)			
GRN No.:	0099961381	Date:	03 Mar 2023 16:37:44	
Office Name:	0362-TEHSILDAR GURGAON			
Treasury:	Gurgaon			
Period:	(2022-23) One Time			
Head of Account		Amount ₹		
0030-03-104-99-51 Fees for Registration		25000		
0030-03-104-97-51 Pasting Fees		3		
PD AcNo	0			
Deduction Amount:	₹	0		
Total/Net Amount:	₹	25003		
₹ Twenty Five Thousands Three only				
Tenderer's Detail				
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: TCG Urban Infrastructure				
Address: Holdings Pvt Ltd Kolkata -				
Particulars: Registration and Pasting Fee				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	CPACNPKFJ5			
Payment Date:	03/03/2023			
Bank:	SBI Aggregator			
Status:	Account Prepared			

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



DDO Code: 0362	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto:	22-03-2023 (Cash)	*0100367148*	-
	16-03-2023 (Chq./DD)		
GRN No.:	0100367148	Date:	15 Mar 2023 13:12:57
Office Name: 0362-TEHSILDAR GURGAON			
Treasury: Gurgaon			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-99-51 Fees for Registration		25000	
0030-03-104-97-51 Pasting Fees		3	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		25003	
₹ Twenty Five Thousands Three Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Culinary Brands Pvt Ltd			
Address: New Delhi -			
Particulars: Registration and Pasting Fee			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		CPACONSJT1	
Payment Date:		15/03/2023	
Bank:		SBI Aggregator	
Status:		Account Prepared	

DDO Code: 0362	E - CHALLAN		AG/ Dept Copy
Government of Haryana			
Valid Upto:	22-03-2023 (Cash)	*0100367148*	-
	16-03-2023 (Chq./DD)		
GRN No.:	0100367148	Date:	15 Mar 2023 13:12:57
Office Name: 0362-TEHSILDAR GURGAON			
Treasury: Gurgaon			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-99-51 Fees for Registration		25000	
0030-03-104-97-51 Pasting Fees		3	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		25003	
₹ Twenty Five Thousands Three only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Culinary Brands Pvt Ltd			
Address: New Delhi -			
Particulars: Registration and Pasting Fee			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		CPACONSJT1	
Payment Date:		15/03/2023	
Bank:		SBI Aggregator	
Status:		Account Prepared	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

