

Non Judicial

Indian-Non Judicial Stamp Haryana Government

Date : 31/01/2025

Certificate No. G0312025A609

Stamp Duty Paid : ₹ 181900
(Rs. Only)

GRN No. 127298896



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tcg urban Infrastructure holdings Private limited

H.No/Floor : A2/m2/2f

Sector/Ward : V

LandMark : Bengal intelligent park

City/Village : Kolkata

District : Kolkata

State : Westbengal

Phone: 98*****19



Buyer / Second Party Detail

Name : Kyocera document Solutions india Private limited

H.No/Floor : 505/5f

Sector/Ward : O

LandMark : Saraswati house nehru place

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	5 Years;
Monthly Rent	INR 16,14,564/- from Year 1 till Year 3; & INR 18,56,749/- from Year 4 till Year 5;
Average Annual Rent	INR 2,05,37,254/-
Average Annual Rent (with GST)	INR 2,42,33,960/-
Stamp duty paid	INR 3,63,600/-
Stamp Duty Certificate details	Cert. No. G0312025A609 vide GRN: 127298896 for Rs. 1,81,900/- and Cert. No. G0312025A619 vide GRN: 127299112 for Rs. 1,81,700/-
Registration Fee details	GRN Nos. 127299345 and 0127299612 both dated 28.01.2025 for Rs. 25,003/- each
Property Id	1CLJVCA6

This Lease Deed (the "Deed") is executed on this 04th day of February, 2025 at Gurgaon, Haryana, India



By and Amongst



प्रलेख क्र.:13096

मुद्रण दिनांक 04/02/2025 12:22 PM

पंजीकरण दिनांक:04-02-2025

वसीका संबंधी विवरण		
वसीका का नाम LEASE		
तहसील/सब-तहसील- गुरुग्राम	गांव/शहर- गुडगाँव शहर	स्थित- दिल्ली रोड और महरौली रोड
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : GF-B,Vatika Buisness Centre- First India Place,Mall Road, Sahara Mall, Sahara Mall, 122022		
धन संबंधी विवरण		
राशि- 24233960 रुपये		कुल स्टाम्प शुल्क- 363509 रुपये
स्टाम्प नं- G0312025A609		स्टाम्प का मूल्य- 181900 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:127299345	पेस्टिंग शुल्क- 3 रुपये
डेफिशियेंसी स्टाम्प: G0312025A619	डेफिशियेंसी Grmno: 127299112	डेफिशियेंसी शुल्क: 181700
द्वारा तैयार किया गया- SAMEER JAIN-ADV GGM		सेवा शुल्क- 200
भवन का विवरण		
व्यवसायिक	33406 Sq. Feet	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- ICLJVCA6	प्रॉपर्टी नं- GF-B	मालिक- TCG 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 04-02-2025 दिन मंगलवार समय 12:22:00 PM बजे श्री/श्रीमती/कुमारी TCG URBAN INFRASTRUCTURE HOLDINGS PVT LTD thru AMIT DUA OTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

TCG URBAN INFRASTRUCTURE HOLDINGS PVT LTD

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।

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 04-02-2025

संयुक्त उप.पंजीयन अधिकारी DRO Gurugram

TCG URBAN INFRASTRUCTURE HOLDINGS PVT LTD

उपरोक्त पट्टा लेने वाला व श्री/श्रीमती/कुमारी KYOCERA DOCUMENT SOLUTIONS INDIA PVT LTD thru PRAVEEN KUMAR OTHER

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 पिता . निवासी GGM व श्री/श्रीमती/कुमारी PARVEEN KUMAR पिता . निवासी 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 04-02-2025

संयुक्त उप.पंजीयन अधिकारी DRO Gurugram

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 31/01/2025

Certificate No. G0312025A619



Stamp Duty Paid : ₹ 181700
(Rs. Only)

GRN No. 127299112



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Tcg urban Infrastructure holdings Private limited
H.No/Floor : A2/m2/2f Sector/Ward : V LandMark : Bengal intelligent park
City/Village : Kolkata District : Kolkata State : Westbengal
Phone: 98*****19



Buyer / Second Party Detail

Name : Kyocera document Solutions india Private limited
H.No/Floor : 505/5f Sector/Ward : O LandMark : Saraswati house nehru place
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>

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 Electronics Complex, Kolkata-700091 and other office at World Trade Center, Subhash Chowk Sohna Road, Village Islampur, Gurugram-122022 (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. Amit Dua** (Aadhaar No. 4292 8617 0151) authorized vide Board Resolution dated 20th January 2025 of the **FIRST PART**;

And

KYOCERA Document Solutions India Private Limited, bearing corporate identification number U45200DL2008FTC174869, a company formed and incorporated under the Indian Companies Act, 1956 and having its registered office at 505, 5th Floor, Saraswati House, Nehru Place, South Delhi, New Delhi- 110019 (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. Praveen Kumar**, (Aadhaar No. 7766 1895 4482) authorized vide POA dated 22nd January, 2025 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.



Reg. No.

Reg. Year

Book No.

13096

2024-2025

1



पट्टा देने वाला



पट्टा लेने वाला



गवाह

उप/सयुक्त पंजीयन
अधिकारी(DRO)

पट्टा देने वाला :- thru AMIT DUAOTHER TCG URBAN INFRASTRUCTURE HOLDINGS
PVT LTD

पट्टा लेने वाला :- thru PARVEEN KUMAROTHERKYOCERA DOCUMENT SOLUTIONS
INDIA PVT LTD

गवाह 1 :- ANIL KUMAR

गवाह 2 :- PARVEEN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13096 आज दिनांक 04-02-2025 को बही नं 1 जिल्द नं 120 के पृष्ठ नं 3 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3015 के पृष्ठ संख्या 10 से 12 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 04-02-2025

उप/सयुक्त पंजीयन अधिकारी DRO Gurugram

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, Gurgaon - 122002 (Haryana) (hereinafter referred to as "**Building**") vide Sale Deed No. 8852 dated 18.10.1999, duly registered before the Sub Registrar, Gurgaon, Haryana.
- B. The Lessor and the Lessee had executed a lease deed dated 24th January, 2020 (registered in Book no. 1 as registration no. 11103/2019-2020 at the sub-registrar office, Gurugram) ("**2020 Lease Deed**") read with the addendum to lease deed dated 25th January, 2021, pursuant to which the Lessee had taken the Premises A (defined hereinafter) from the Lessor on lease basis for a term of 60 (sixty) months, which has expired on 14th January, 2025. As on the date of execution of this Deed, the Lessee is in possession of the Premises A as per the terms of 2020 Lease Deed.
- C. In terms of the negotiations between the Parties, 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 9,619 sq. ft super built up area equivalent to 6,345 sq.ft carpet area on the First Floor of the Building (hereinafter referred to as "**Premises A**") and office space admeasuring 2,897 sq. ft super built up area equivalent to 1,675 sq. ft. carpet area on the Third Floor of the Building (hereinafter referred to as "**Premises B**"), as more fully described in **Schedule A** herein below in a fully fitted-out condition ("**said Fit-Outs**") to the Lessee for a period of 60 months (5 years) on the terms and conditions hereinafter set out. Both Premises A and Premises B totally admeasuring 12,516 sq.ft super built up area equivalent to 8020 sq.ft carpet area shall be hereinafter collectively referred to as the "**Demised Premises**".
- D. The Lessor has provided all documents and information to the Lessee and its authorized agents to carry out legal and technical due diligence of the Demised Premises. The Lessee represents that it has independently conducted and completed to its complete satisfaction legal and title due diligence of the Demised Premises and have also carried out physical and technical inspection, measurement of the Demised Premises in terms of the carpet area, built up area, super built up area, location, condition, situation, dimensions of the Demised Premises and is completely satisfied with the same. The Lessee confirms that, the Lessee has understood and agreed to the calculation of the super built up area. A joint inspection and physical measurement of the carpet area of the Demised Premises was carried out by both the Lessee and the Lessor jointly along with their representatives as per the site condition and the Lessee confirms and agrees the area of the Premises A admeasuring 9,619 sq.ft super built up area equivalent to 6,345 sq.ft carpet area and Premises B admeasuring 2,897 sq.ft super built up area equivalent to 1,675 sq.ft carpet area. The joint inspection and measurement chart, site measurement drawing and carpet area drawing are annexed as **Annexure-A, Annexure-B and Annexure-C** respectively.

The Lessee has understood and agreed that the "Super Built up Area" shall mean and include the built-up area of the Demised Premises including area under periphery





walls, area under the columns and walls, balconies, lifts etc. and half of the area of walls common with adjoining premises, proportionate share of common areas in the said Building which shall include areas of lobbies, atriums, refuge areas, common toilets, all lifts, electrical, plumbing and fire shafts, services ledges on all floors, common corridors, passages, staircases, escalators, munties, circulation area, AHU's and pantries, service areas including but not limited to machine room, DG room, Transformer room, electrical room, chiller room, pump room, overhead water tanks, maintenance offices/stores etc. architectural features, if provided and security/fire control rooms.

- E. The Parties hereto are desirous of recording the under mentioned terms and conditions on which the lease has been agreed to be given.

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 covenants, obligations, terms and conditions mutually agreed upon herein, the Lessor hereby grants on lease to the Lessee and the Lessee hereby takes on lease from the Lessor, fully furnished Demised Premises as more particularly described in **Schedule A** herein below for a period of 60 months (5 years) from 15th January, 2025 to 14th January, 2030.

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

- 1.2 Within 2 months from the execution of this Deed and the receipt of 100% Security Deposit (as hereinafter defined), the Lessor shall carry out the said Fit-Outs as agreed in the Demised Premises (hereinafter referred to as the "**Fit-Out Period**"). The Fit-Out Period will be extended in equal day of "Construction Ban", if imposed by any statutory bodies. The Lessee is presently occupying Premises A. However, at the request of the Lessee, the Lessor has agreed to modify the existing layout plan with additional fit-outs based on the specifications as per attached annexure of finishes and the revised layout plan, more particularly described in **Annexure-D** annexed hereto, duly completed within the stipulated Fit-Out Period. Both Parties will endeavor to comply with their respective timelines. The Premises B shall be handed over to the Lessee with all the fit-outs based on the specification as per attached annexure of finishes and the layout plan, more particularly described in **Annexure-E** annexed hereto, duly completed within the stipulated Fit-Out Period. Both Parties will endeavor to comply with their respective timelines
- 1.3 It is clarified that the payment of Rent, maintenance charges and the utility charges for Premises A by the Lessee shall start immediately from the Lease Commencement Date (as hereinafter defined) ("**Rent Commencement Date for Premises A**") and the





payment of Rent for Premises B by the Lessee shall start immediately upon the expiry of the Fit-Out Period ("**Rent Commencement Date for Premises B**"). It is further clarified that the Lessee shall not be liable to pay Rent for Premises B for the period starting from the Lease Commencement Date until the expiry of the Fit-Out Period. The Lessee shall be liable to pay the maintenance charges and the utility charges for Premises B from the Lease Commencement Date.

The Lessee will give full access to the Lessor for carrying out the said Fit-Outs as agreed. It is hereby further clarified that the "**Fit-Out Period**" shall be the period from the execution of this Deed till the expiry of 2 months.

However, in case the handover of the fully fitted out Premises B gets delayed due to the proposed change in the agreed layout and/or specifications by the Lessee, then irrespective of the delay in handing over the Premises B, the Rent Commencement Date for Premises B shall commence from the expiry of the Fit-Out Period.

- 1.4 It is agreed between both the Parties that in case of any proposed changes either in the layout or in the specifications agreed herein, requires an increase in the agreed cost, after signing this Deed or during the Fit-Out Period, then the Lessee shall pay the additional cost over and above the agreed cost to the vendors directly upon submission of Invoices. In case the Lessee fails to make the payment directly to the vendors and the Lessor, at its discretion makes the payment to the vendors, then the Lessee shall reimburse to the Lessor immediately with an interest of 18% per annum thereon from the date of payment by the Lessor to the vendors until the receipt of payment from the Lessee.

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

A) **TERM OF LEASE**

- 2.1 The lease shall be for a period of 60 months (5 years) which shall commence from 15th January, 2025 (hereinafter referred to as "**Lease Commencement Date**") and ending on 14th January, 2030 (hereinafter referred to as "Term"). It is clarified that the Lessor shall issue a letter to the Lessee calling upon them to take possession of the Premises B as soon as the Lessor has completed the said Fit-Outs as set out in **Annexure-E**. The Lessee is occupying Premises A.

At the expiry of the current Term of the lease, the Lessee shall have an option of renewing 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 renewed term shall be on new terms and conditions that shall be discussed and agreed upon mutually by both the Parties. The Parties shall execute and register the fresh duly stamped lease deed for the renewed period.

B) **LOCK-IN-PERIOD, TERMINATION/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 i.e from 15





January, 2025 until 14 January, 2028 ("**Lessee's Lock in Period**"). In case the Lessee terminates the lease during the Lessee's Lock in Period of 36 (thirty six) months due to any reasons other than breach by the Lessor, which has not cured within a notice period of 30 (thirty) days or due to Force Majeure, 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 3 (three) months and unamortised cost of assets amounting to Rs. 14,71,947/- (Rupees Fourteen Lakhs Seventy One Thousand Nine Hundred Forty Seven only) for Premises A and Rs. 23,59,665/- (Rupees Twenty Three Lakhs Fifty Nine Thousand Six Hundred Sixty Five Only) for Premises B. 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' Lock in Period, the Lessee shall have to give three (3) months written notice in advance without assigning any reason. The Lessee has to pay the Rent, maintenance charges and utility charges during the notice period of 3 (three) months and unamortised cost of assets for the balance Term of the lease as per **Annexure "F"**.
- 2.4 Intentionally kept blank.
- 2.5 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 Agreement or any other Agreement executed with the Lessee for the Demised Premises for One (1) month or 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 One (1) month prior written notice calling upon the Lessee to make the payment of the Rent, maintenance charges or any other charges in arrears or remedy/ rectify such 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 on the expiry of such notice period of One (1) month 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 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 3 (three) months, any outstanding dues including damages and unamortised cost of assets amounting to Rs. 14,71,947/- (Rupees Fourteen Lakhs Seventy One Thousand Nine Hundred Forty Seven only) for Premises A and Rs. 23,59,665/- (Rupees Twenty Three Lakhs Fifty Nine Thousand Six Hundred Sixty Five Only) for Premises B.. 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 payment to be made by the Lessee to the Lessor / maintenance agency or failure to remedy/ rectify the





breach, the Lessee shall be liable to pay the outstanding dues including damages and unamortised cost of assets for the balance Term of the lease as per **Annexure "F"**.

- 2.6 Notwithstanding the Lessor' Lock-In Period agreed above, if the Lessor commits any breach of any term of this Deed, during the Lessor' Lock-In Period, the Lessee shall be entitled to issue One (1) month written notice to the Lessor to remedy/rectify such breach. Upon failure of the Lessor to rectify the 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 lock in period will not be applicable.
- 2.7 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. The Lessee shall handover the Demised Premises in 'as is where is' condition (normal wear and tear accepted).
- 2.8 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 belongings from the Demised Premises and vacating the Demised Premises in 'as is where is' condition (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 good condition without damage (normal wear and tear excepted) and adhering to the terms of the 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 was due till the





date the Lessor refunds the adjusted Security Deposit and Maintenance Deposit to the Lessee.

- 2.9 If the Lessee fails to handover peaceful and vacant possession of the Demised Premises in good condition 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.
- 2.10 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 & 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 & Maintenance Deposit.

3. USE OF DEMISED PREMISES

- 3.1 The Lessor assures and conveys that the Demised Premises can be used for the purpose of carrying out commercial/business/office activities and the Lessee assures that it shall use the Demised Premises for the purpose of carrying its commercial/business/office activities.

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 respective Rent Commencement Date for Premises A and Premises B against the submission of Invoice by the Lessor to the Lessee. Besides the Rent, 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.'. Tax will be deducted at source from each monthly payment as per the prevailing tax laws in force from time to time. The Lessee has agreed to pay the Rent and maintenance charges on the super built up area of the Premises A and Premises B in the following manner:

For Premises A:

Year	Rent per sq.ft	Monthly Rent
1 {from 15 th January 2025 ("Rent Commencement Date for Premises A") to 14 th January, 2026}	INR 129	INR 12,40,851/-
2 (15 th January, 2026 to 14 th	INR 129	INR 12,40,851/-





January, 2027)		
3 (15 th January, 2027 to 14 th January, 2028)	INR 129	INR 12,40,851/-
4 (15 th January, 2028 to 14 th January, 2029)	INR 148	INR 14,23,612
5 (15 th January, 2029 to 14 th January, 2030)	INR 148	INR 14,23,612

For Premises B:

Year	Rent per sq.ft	Monthly Rent
1 (from Rent Commencement Date for Premises B to 14 th January, 2026)	INR 129	INR 3,73,713/-
2 (15 th January, 2026 to 14 th January, 2027)	INR 129	INR 3,73,713/-
3 (15 th January, 2027 to 14 th January, 2028)	INR 129	INR 3,73,713/-
4 (15 th January, 2028 to 14 th January, 2029)	INR 148	INR 4,28,756
5 (15 th January, 2029 to 14 th January, 2030)	INR 148	INR 4,28,756

- 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 i.e on from 15 January 2028.
- 4.3. The Rent for Premises A and Premises B as mentioned hereinabove is based on the current layout and specifications as placed in **Annexure-D** for Premises A and **Annexure-E** for Premises B, of this Deed. It is agreed between both the Parties that in case of any proposed changes either in the layout or in the specifications agreed herein, requires an increase in the agreed cost, then the Lessee shall pay the additional cost to the vendors directly upon submission of invoices. In case, the Lessee fails to make the additional cost payment directly to the vendors and the Lessor, at its discretion makes the payment to the vendors, then the Lessee shall reimburse to the Lessor immediately with an interest of 18% per annum thereon from the date of payment by the Lessor to the vendors until the receipt of payment from the Lessee.
- 4.4. In addition to Rent, the Lessee shall also pay monthly maintenance charges and other Utility Charges from the Lease Commencement Date, for which separate agreement is being entered into with the nominated maintenance Agency of the Building i.e Enviro Integrated Facility Services Private Limited. The Lessee shall pay the maintenance charges and other Utility Charges or any other revised sum as may be fixed by the maintenance agency and shall abide by all the terms and conditions of the maintenance agreement. The applicable maintenance charges will be calculated on the super built up area of the Demised Premises.





- 4.5. 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 prior to 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.

Years	1 st to 3 rd year	4 th to 5 th Year
Rate per sq.ft per month	Rs. 129/- (x) 6 months (x) 12,516 sq.ft	Rs. 148 (x) 6 months (x) 12,516 sq.ft
Security Deposit	Rs. 96,87,384/-	Rs. 1,11,14,208/-

The Lessee has paid a sum of Rs.70,41,108/- as security deposit under the 2020 Lease Deed and balance Rs. 26,46,276/- has been paid by the Lessee, the receipt of which is admitted and acknowledged by the Lessor.

The Lessee has also deposited prior to the date of execution of this Deed and keep deposited with the Lessor a sum of Rs. 14,68,127/-equivalent to six (6) months of the maintenance charges (i.e @ Rs. 19.55 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 Lessee has already paid a sum of Rs.11,28,308/- as maintenance deposit under the 2020 Lease Deed and balance of Rs. 3,39,818/- has been deposited by the Lessee and 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 prevailing Gross Rent and six (6) months of the maintenance charges at all times.

6. **TAXES, LEVIES and CESSSES**

- 6.1 It is agreed between both the Parties that the Goods and Service tax (GST) and cess thereon wherever applicable shall be borne by the Lessee as applicable from time to time.
- 6.2 All other taxes and levies emanating from the ownership of the Demised Premises shall be borne by the Lessor as 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 Premises A and Premises B.
- 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 Premises A shall be 48 KVA and 13 KVA approx for the Premises B. 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 from the Lease Commencement Date.
- 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.
- 7.4. The entire 1st Floor and 3rd Floor is equipped with Independent Package Unit for the respective Floor. The electricity charges for the Air-Conditioning shall be paid by the Lessee from the Lease Commencement Date.
- 7.5. Normal Building operation hours will be from 8AM to 7PM 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. INTERIORS/FIXTURES; SIGNAGE

- 8.1. The Lessee is occupying Premises A. The Premises B shall be handed over to the Lessee within 2 (two) months from the date of execution of this Deed with all the fit-outs under the scope of the Lessor as per **Annexure-E**.
- 8.2. The Lessor agrees that from the date of execution of this Deed, the Lessee shall be entitled, at its cost, without causing structural damage to the Demised Premises, to install soft furnishings, communication equipment, electronic media and related equipment of its choice in the Demised Premises in consultation with the Lessor.
- 8.3. 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.

- 8.4. The 1st floor has one set of gents and lady's toilet block exclusively for the Lessee. The 3rd floor has one set of gents and lady's toilet block to be shared with the existing occupant/tenant.

9. SALE OF BUILDING; 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 Lease 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. Parties agree that the use and occupation of the Demised Premises by affiliates, sister concerns, and subsidiaries of Lessee shall not amount to breach of the terms of this Deed or be termed as subletting, assigning or transferring of the Demised Premises under this Deed.

10. COVENANTS OF THE LESSOR

- 10.1. The Lessor makes the following covenants and representations to the Lessee that:

- (a) The Lessor has full and clear title to the Demised Premises
- (b) The Lessor has full power and authority to execute this lease as owner of the Demised Premises.
- (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) In the event the Demised Premises is not allowed to be used/occupied by the Lessee for any reason attributable to the Lessor during the Term / Renewed Term(s), then the Lessee shall be entitled to terminate this Deed





with immediate effect. In such an event the Lessee shall not be liable to pay the Rent during the period in which the Lessee was unable to use the Demised Premises. The Lessee shall also be entitled to seek refund of the Security Deposit and Maintenance Deposit from Lessor in terms of this Deed.

- (e) 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.

11. COVENANTS OF THE LESSEE

11.1.1. The Lessee hereby covenants and warrants that:

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) working 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 and Fittings with the standard degree of care normally expected of a tenant, and preserve the same in good and tenable condition, normal wear and tear excepted;

11.1.4. It shall use the Demised Premises only for its business services 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 in "as is where is" condition 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. Absolutely no construction activity is allowed in the Demised Premises.
- 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, 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 Demised Premises is violated or forfeited or jeopardised or extinguish and the Lessee shall always indemnify and keep indemnified the Lessor against any loss or damage suffered by the Lessor by reason of any act or omission of the Lessee. 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 .
- 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 or in the Demised Premises 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.

- 11.2. 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 / through an email addressed to:

In case of Lessor:

Kind Attn: Mr. Amit Dua

TCG Urban Infrastructure Holdings Pvt Ltd.,
World Trade Centre, Sector-33
Village Islampur, Subhash Chowk,
Sohna Road Gurugram-122001 Email:

In case of Lessee:

Kind Attn: Mr. Praveen Kumar

KYOCERA Document Solutions India Private Limited

Address: First Floor, First India Place, Block A

Sushant Lok Phase-1, Mehrauli-Gurgaon Road

Gurgaon-122002(Haryana)

Email:

Fax No. 0124-467100, Telephone No. 0124-4671000

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 abated 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 or the Lessor shall terminate this Deed forthwith by written notice to the other Party.





14. AMENDMENT

- 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 any Party.

16. CAR PARKING

- 16.1 The Lessor shall provide 12 (Twelve) car parking spaces (i.e 9 car parking spaces for Premises A and 3 car parking spaces for Premises B) 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. In the event, the Lessee requires additional car parking spaces, the Lessor shall subject to the availability, provide the same to the Lessee at the then prevailing cost.

17. REGISTRATION

- 17.1 That this Deed shall be executed on appropriate value Stamp Paper and the same shall be registered in the office of the Sub Registrar, Gurgaon 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 notarized copy of this Deed.

18. PLACE OF EXECUTION

This Deed shall be deemed to have been executed at Gurgaon.

19. DISPUTE RESOLUTION AND JURISDICTION

The courts at Gurgaon 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.

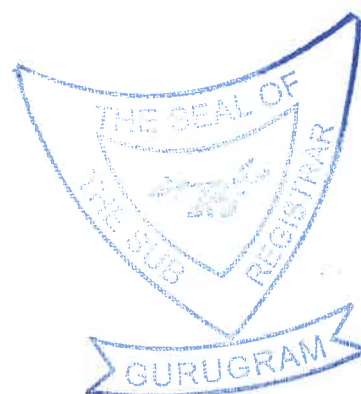
20. GOVERNING LAWS

- 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





demand 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 / Gurgaon.

Name : TCG Urban Infrastructure Holdings Pvt Ltd

Bank: THE SARASWAT CO-OPERATIVE BANK LTD

Bank account no : 230700100000413

IFSC code : SRCB0000230

Address: 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 / Gurgaon only and shall be payable at New Delhi / Gurgaon.

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 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.



DDO Code: 0364		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 04-02-2025 (Cash)		*0127299612*		
29-01-2025 (Chq./DD)				
GRN No.: 0127299612		Date: 28 Jan 2025 11:23:35		
Office Name: 0364-SDM GURUGRAM				
Treasury: Gurgaon				
Period: (2024-25) 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: TCG Urban Infrastructure Holdi				
Address: Kolkata -				
Particulars: REG FEE				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		CPAETARFM9		
Payment Date:		28/01/2025		
Bank:		SBI Aggregator		
Status:		Success		

DDO Code: 0364		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 04-02-2025 (Cash)		*0127299612*		
29-01-2025 (Chq./DD)				
GRN No.: 0127299612		Date: 28 Jan 2025 11:23:35		
Office Name: 0364-SDM GURUGRAM				
Treasury: Gurgaon				
Period: (2024-25) 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: TCG Urban Infrastructure Holdi				
Address: Kolkata -				
Particulars: REG FEE				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		CPAETARFM9		
Payment Date:		28/01/2025		
Bank:		SBI Aggregator		
Status:		Success		



* 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.

- (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 office premises admeasuring 9,619 sq. ft super built up area on the First Floor and 2,897 sq. ft. super built up area on the Third Floor of Tower – A in the building named "First India Place", Mehrauli-Gurgaon Road, Sushant Lok Phase-1 Gurgaon - 122002 (Haryana), falling within the jurisdiction of District of Gurgaon.

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

Lessor

Signature:



Witness:

Signature:

Name: Mr. Amit Dua

Name:

ANIL KUMAR

Advocate

Distt Court Gurugram

Title: AGM Accounts

Date:

Date:

Address:

Lessee

Signature:



Witness:

Signature:

Name: Mr. Praveen Kumar

Name:

PARVEEN KUMAR

Title:

Date:

Date:

Address: Chamber No-129 SBS Block
Distt Court Gurugram.

DDO Code: 0364	E - CHALLAN Government of Haryana	Candidate Copy
Valid Upto: 04-02-2025 (Cash) *0127299345* 29-01-2025 (Chq./DD)		
GRN No.: 0127299345	Date: 28 Jan 2025 11:21:07	
Office Name: 0364-SDM GURUGRAM		
Treasury: Gurgaon		
Period: (2024-25) 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: KYOCERA Document Solutions Ind		
Address: New Delhi -		
Particulars: REG FEE		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: CPAETAQXB8		
Payment Date: 28/01/2025		
Bank: SBI Aggregator		
Status: Success		

DDO Code: 0364	E - CHALLAN Government of Haryana	AG/ Dept Copy
Valid Upto: 04-02-2025 (Cash) *0127299345* 29-01-2025 (Chq./DD)		
GRN No.: 0127299345	Date: 28 Jan 2025 11:21:07	
Office Name: 0364-SDM GURUGRAM		
Treasury: Gurgaon		
Period: (2024-25) 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: KYOCERA Document Solutions Ind		
Address: New Delhi -		
Particulars: REG FEE		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: CPAETAQXB8		
Payment Date: 28/01/2025		
Bank: SBI Aggregator		
Status: Success		



* 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.

The joint inspection and measurement chart, site measurement drawing and carpet area drawing are annexed as **Annexure-A**, **Annexure-B** and **Annexure-C** respectively.

Annexure-A: Joint inspection and measurement chart of Demised Premises

Annexure-B: Site measurement drawings of Demised Premises

Annexure-C: Drawing of carpet area of Demised Premises

Annexure-D: Revised Layout Plan along with Schedule of Finishes for Premises A.

Annexure-E: Layout Plan and Schedule of Finishes for Premises B

Annexure-F: Un-amortized cost for Premises A and Premises B





Annexure-A

A joint inspection and physical measurement with respect to the verification of carpet area of the Premises was carried out on 21.11.2024 between the Lessor and the Lessee. The details are as follows:-

Present	
TCG Urban Infrastructure Holdings Pvt. Ltd	Kyocera Documents Solutions India Pvt. Ltd.
a) Mr. Ashutosh Singh	a). Mr. Praveen Kumar pandey
b) Mr. Deshraj Singh	b).

A joint measurement was carried out for the physical verification of the carpet area of the Premises, as per the site measurement shell drawing attached at Annexure- E and on calculation, it is found that 6345 sq.ft is a carpet area of the Premises A and 1675 sq.ft is a carpet area of the Premises B as per the drawing attached as Annexure-F



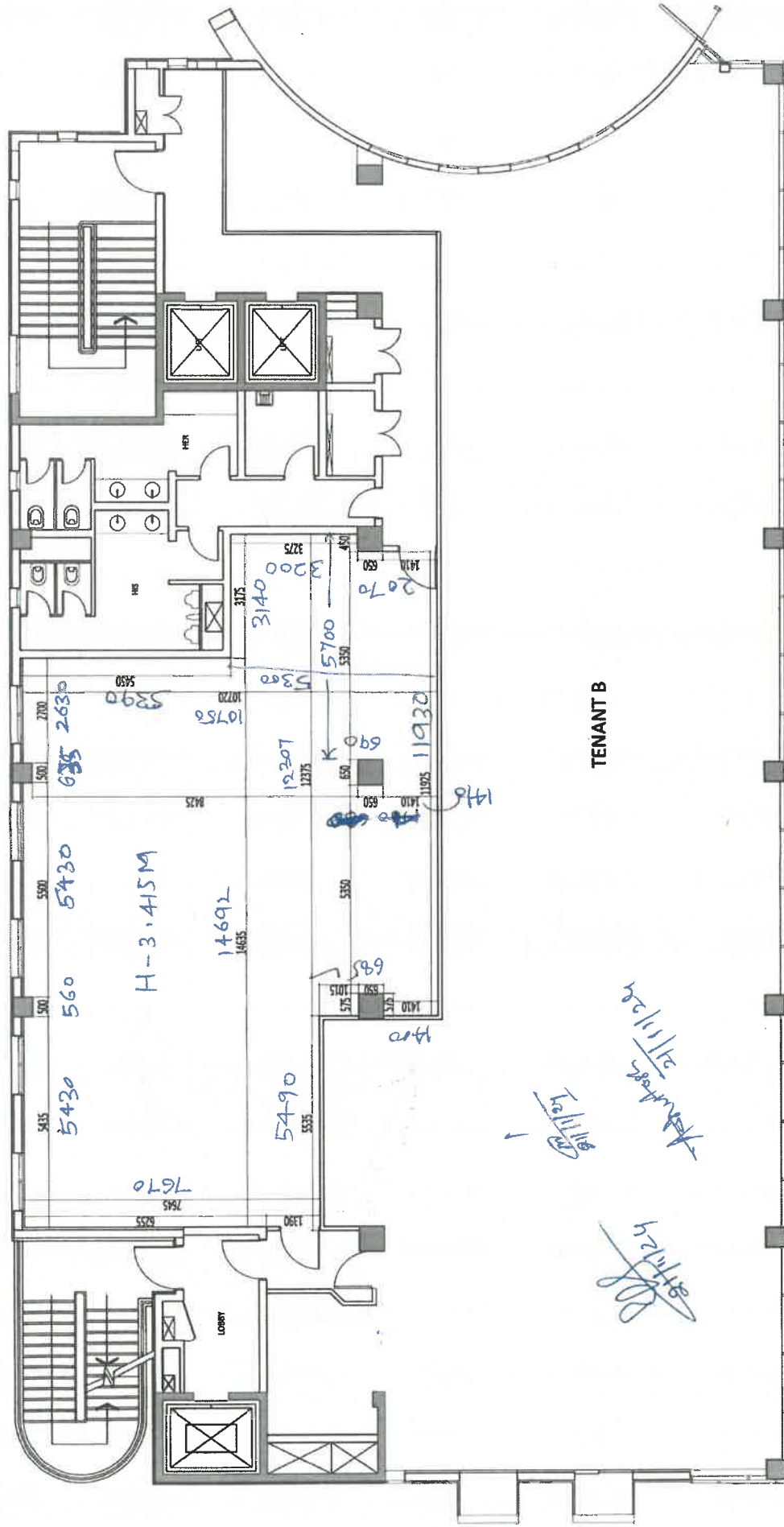




12/11/14



DATED: 21.11.2024



TENANT B

~~8/11/14~~



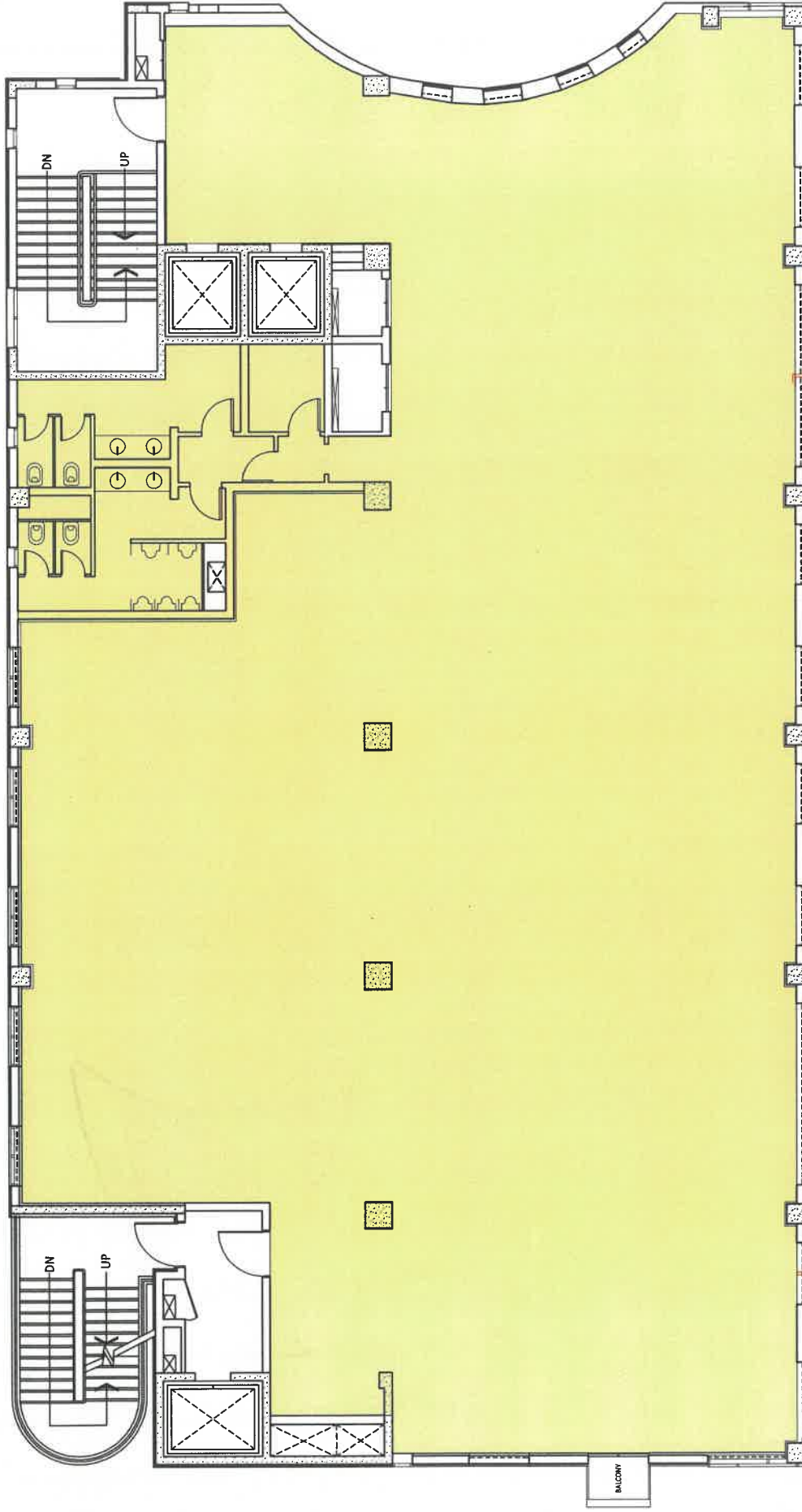
GROSS LEASABLE AREA - 2897 SQFT

FIP - 3RD PART FLOOR LAYOUT

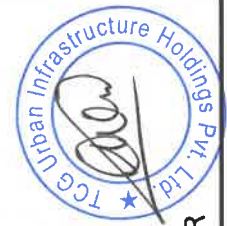


DATED: 22.11.2024

Annexure - C



CARPET AREA - 6345 SQFT



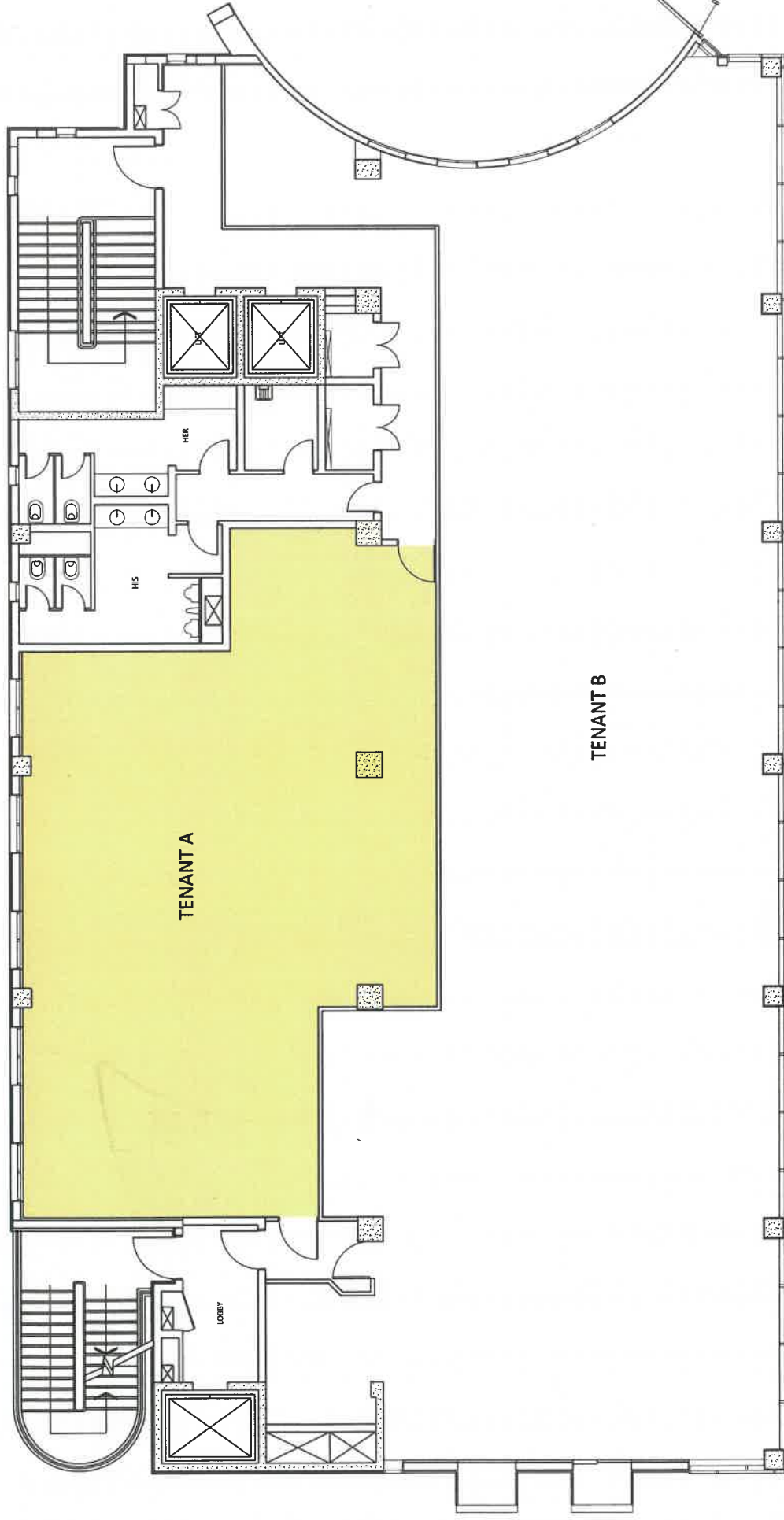
FIP - 1ST FLOOR

FIRST INDIA PLACE, MG ROAD, GURGAON



Part of Annexure - C

DATED: 22.11.2024



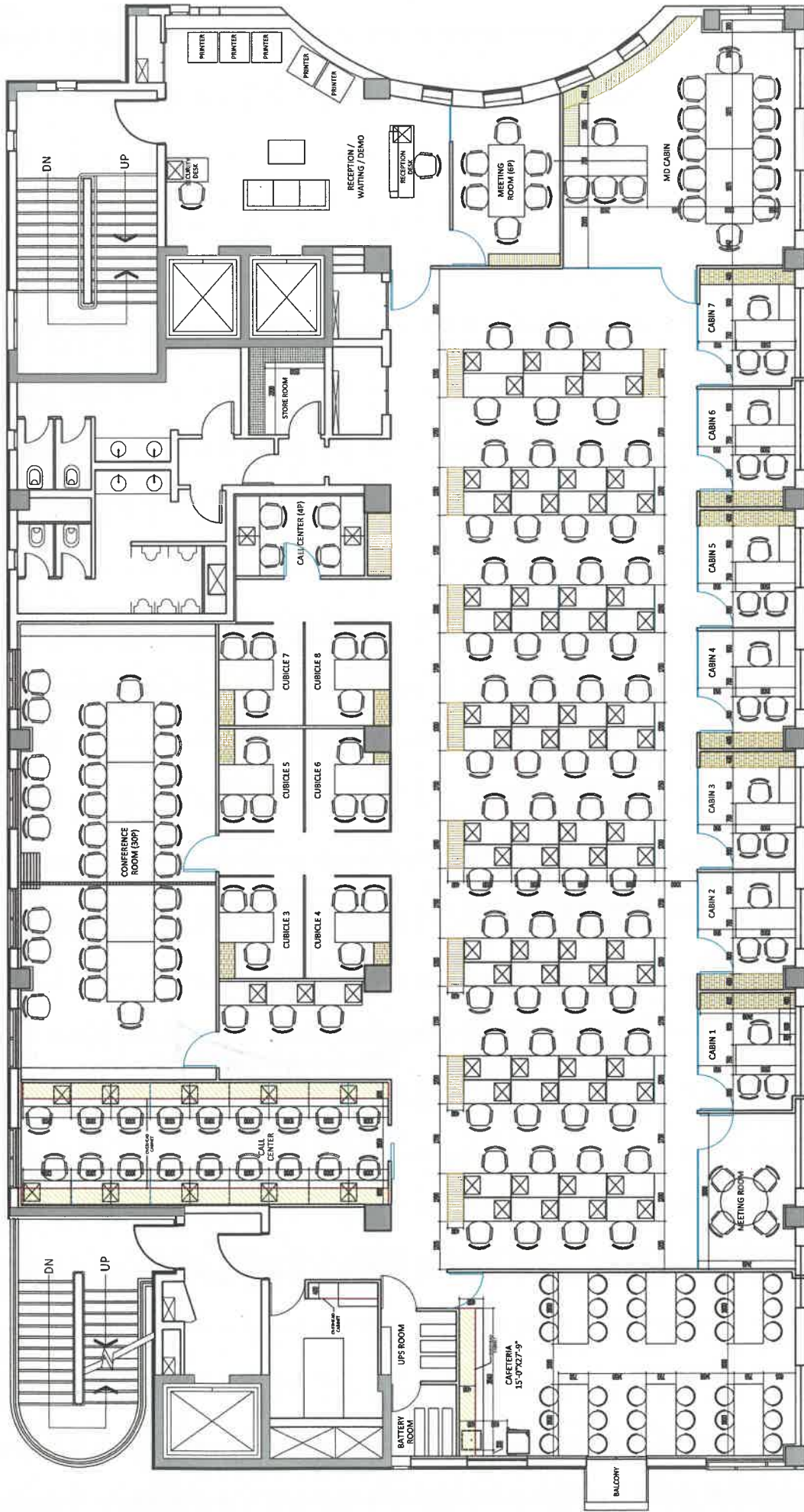
CARPET AREA - 1675 SQFT





DATED: 23.09.2024 (R3)

Annexure-D



- STORAGE - 2'-6" HEIGHT (OPEN SHELVES NO SHUTTER)
- STORAGE - 2'-6" HEIGHT
- STORAGE - 7'-0" HEIGHT
- OVERHEAD STORAGE

FIP (1st Floor) - Layout Detail			
SI #	Description	Existing	Revised
1	MD Cabin with meeting table (12P)	1	1
2	Cabin	7	7
3	Workstations (4'-0"x2'-0")	60	65
4	Cubicle without visitor seating	4	0
5	Workstations - Call center	18	22
6	Cubicle with visitor seating	6	6
7	Call center	96	101
8	Conference room	1 No (18P)	1 No (26P)

9	Meeting room (10P)	1	1
10	Meeting room (6P)	1	1
11	Meeting room (4P)	-	1
12	Cafeteria (36P)	1	1
13	UPS Room	1	1
14	Store Room	1	1
15	Server Room	1	1
16	Demo area	1	1
17	Reception	1	1



FIP - 1st FLOOR LAYOUT

FIRST INDIA PLACE, MG ROAD, GURGAON

FURNITURE LAYOUT - WORKING PLAN





Part of Annexure D

Broad Specifications & Finishing Schedule of 1st floor - Kycocera, FIP at Gurgaon						
S. No.	SPACE	FURNITURE	CEILING	WALLS	FLOORING	DOORS/ WINDOWS
1	CONFERENCE ROOM (30P)	Sliding folding partition, Table as existing & Chairs - 10 nos balance 30 nos chairs are existing	Plain gypsum with OBD paint / Grid ceiling.	All Walls in Gypsum partition with plastic emulsion paint finish.	Tiled Carpet Flooring	Toughened Glass Door
2	WORKSTATION AREA	Modular Work stations & chairs are as existing	Plain gypsum with OBD paint / Grid ceiling.	Plastic Emulsion paint finish.	Tiled Carpet Flooring	NA
3	CUBICLES	Cubicles & Chairs are as existing	Plain gypsum with OBD paint / Grid ceiling.	Gypsum partition with plastic emulsion paint finish.	Vitrified Tile Flooring	NA
4	CALL CENTER (4P)	Modular Work station 3'-6" x 2'-0" with 4 nos Chairs	Plain gypsum with OBD paint / Grid ceiling.	Gypsum partition with plastic emulsion paint finish.	Vitrified Tile Flooring	Toughened Glass Door

SUMMARY:

The scope of work for the office interior will include and exclude the following:-

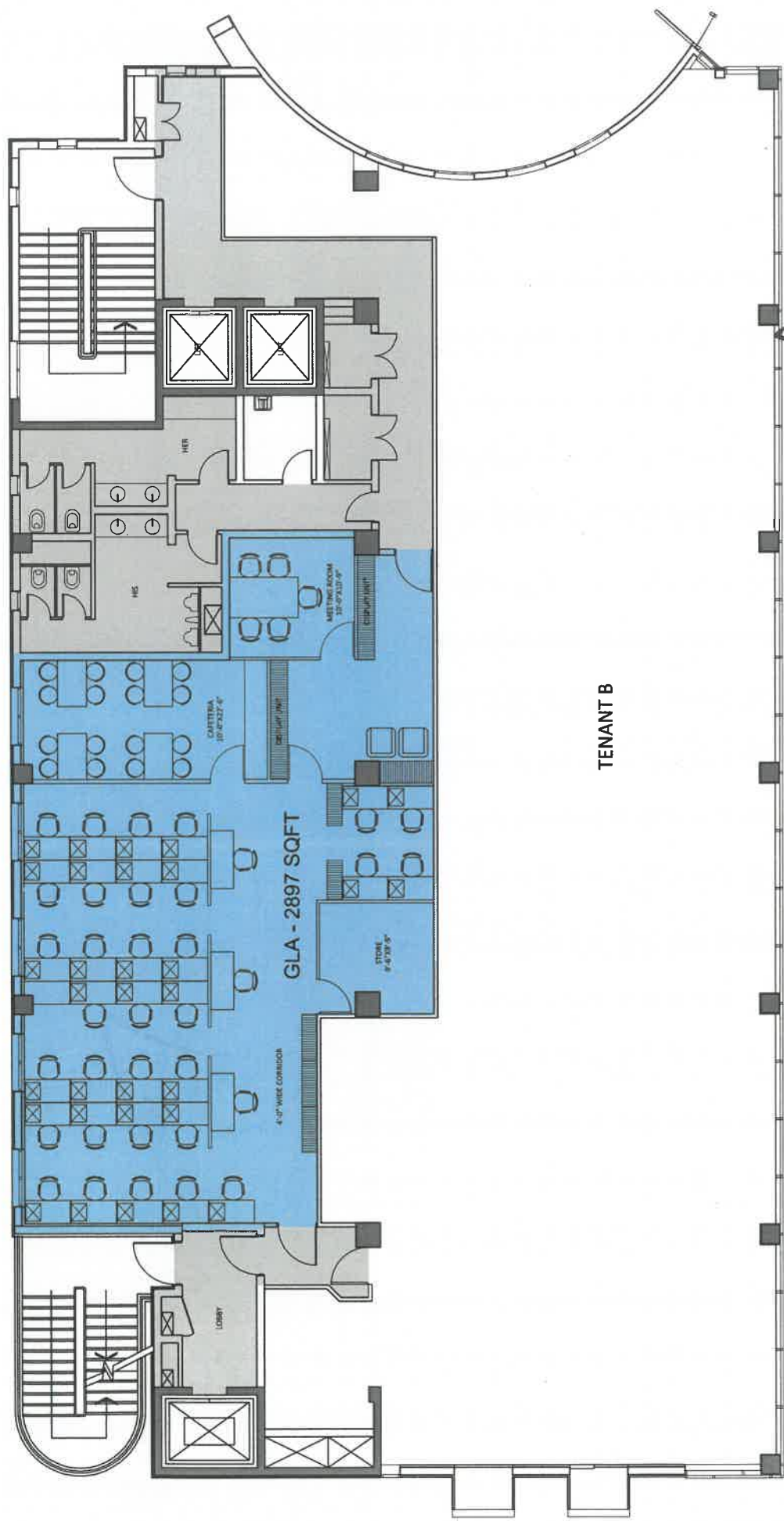
INCLUSIONS - Flooring - only at modified area Walls and wall Finishes as above False Ceiling - only at modified area Furniture as above Call Center Chairs - Geeken or Equivalent make and MRP of 6000 each Electrical Equipment including only at modified area LED Lights Allied cabling Data Cabling, their crimping and termination and allied sockets only at modified area Air-conditioning including ducting and diffusers only at modified area Firefighting including Fire alarm and Sprinklers systems only at modified area	EXCLUSIONS - including but not limited to Equipment like PC, Laptops, Printers and peripherals AV Systems Projectors Telephones and EPBAX System Branding, posters, paintings Decorative accessories Access Control CCTV Toilet Consumables
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DATED: 17.09.2024 (R1)

Annexure-E



TENANT B



FIP (3rd Part Floor) - Part floor layout Detail			
SI #	Description	Required	Proposed
1	Workstation (5'-0"x2'-0")		3
2	Workstation (4'-0"x2'-0")	Maximum	32
3	Meeting room (5P)	1	1
4	Cafeteria (16P)	1	1
5	Store	1	1



FIP - 3RD PART FLOOR LAYOUT

GROSS LEASABLE AREA - 2897 SQFT



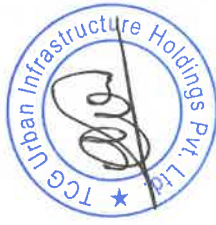
Part 4 Annexure-E

Broad Specifications & Finishing Schedule of 3rd floor - Kyocera, FIP at Gurgaon						
S. No.	SPACE	FURNITURE	CEILING	WALLS	FLOORING	DOORS/ WINDOWS
1	Waiting Area	2 nos single seater Sofa, and one laminated center table of 2' X 2' size	Plain gypsum with OBD paint / Grid ceiling.	As existing	Tiled Carpet Flooring	Toughened Glass Door
2	MEETING ROOM (5P)	Table size 6'x 3'-6" in laminate finish top and 5 nos. Chairs	Plain gypsum with OBD paint / Grid ceiling.	All Walls in Gypsum partition with plastic emulsion paint finish.	Tiled Carpet Flooring	Toughened Glass Door
3	WORKSTATION AREA	Modular Work station of size: 4'-0" X 2'-0" - 32 Nos 5'-0" X 2'-0" - 3 Nos	Plain gypsum with OBD paint / Grid ceiling.	Plastic Emulsion paint finish.	Tiled Carpet Flooring	NA
4	STORE (1 Nos)	NA	Plain gypsum with OBD paint / Grid ceiling.	Gypsum partition with plastic emulsion paint finish.	Vitrified Tile Flooring	Laminated Flush Door
5	Cafeteria	4 nos Laminated stackable and foldable Table of size 4' X 2' 6" and 16 café chairs. Granite Top Counter with storage	Plain gypsum with OBD paint / Grid ceiling.	Walls in Gypsum partition with plastic emulsion paint finish.	Vitrified Tile Flooring	Toughened Glass Door
6	TOILET /JANITOR ROOM (COMMON/SHARED)	As existing	As existing	As existing	As existing	As existing

SUMMARY:

The scope of work for the office interior will include and exclude the following:-

INCLUSIONS - Flooring Walls and wall Finishes as above False Ceiling Furniture as above Workstation Chairs - Geeken or Equivalent make and MRP of 6000 each Cafe Chairs - Geeken or Equivalent make and MRP of 2000 each Electrical Equipment including Distribution Boards Switches and sockets LED Lights Allied cabling Data Cabling, their crimping and termination and allied sockets Air-conditioning including ducting and diffusers Plumbing Firefighting including Fire alarm and Sprinklers systems	EXCLUSIONS - including but not limited to Equipment like PC, Laptops, Printers and peripherals AV Systems Projectors Telephones and EPBAX System Consumer Appliances Server and allied equipment and accessories UPS and battery Branding, posters, paintings Decorative accessories Access Control CCTV Toilet Consumables
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For 1F-9619 sqft.

ANNEXURE-F

Amortisation Chart

Months	Amount
1	29,66,130
2	29,31,837
3	28,97,115
4	28,61,959
5	28,26,364
6	27,90,324
7	27,53,833
8	27,16,886
9	26,79,478
10	26,41,601
11	26,03,251
12	25,64,422
13	25,25,108
14	24,85,302
15	24,44,998
16	24,04,191
17	23,62,874
18	23,21,040
19	22,78,683
20	22,35,797
21	21,92,374
22	21,48,409
23	21,03,895
24	20,58,823
25	20,13,189
26	19,66,984
27	19,20,202
28	18,72,834
29	18,24,875
30	17,76,316
31	17,27,150
32	16,77,370
33	16,26,967
34	15,75,934
35	15,24,264
36	14,71,947
37	14,18,977
38	13,65,344
39	13,11,041
40	12,56,060
41	12,00,390



42	11,44,026
43	10,86,956
44	10,29,173
45	9,70,668
46	9,11,432
47	8,51,455
48	7,90,728
49	7,29,242
50	6,66,988
51	6,03,956
52	5,40,135
53	4,75,517
54	4,10,092
55	3,43,848
56	2,76,776
57	2,08,866
58	1,40,107
59	70,489
60	0.00





For 3F-2897 sqft.

Amortisation Chart

Months	Amount
1	47,00,000
2	47,00,000
3	46,44,338
4	45,87,980
5	45,30,917
6	44,73,142
7	44,14,644
8	43,55,414
9	42,95,445
10	42,34,726
11	41,73,247
12	41,11,001
13	40,47,976
14	39,84,164
15	39,19,553
16	38,54,136
17	37,87,900
18	37,20,837
19	36,52,935
20	35,84,184
21	35,14,574
22	34,44,094
23	33,72,733
24	33,00,480
25	32,27,324
26	31,53,253
27	30,78,257
28	30,02,323
29	29,25,439
30	28,47,595
31	27,68,778
32	26,88,975
33	26,08,175
34	25,26,365
35	24,43,533
36	23,59,665
37	22,74,748
38	21,88,770
39	21,01,718
40	20,13,577
41	19,24,334
42	18,33,976
43	17,42,489



44	16,49,858
45	15,56,069
46	14,61,107
47	13,64,959
48	12,67,609
49	11,69,042
50	10,69,242
51	9,68,196
52	8,65,886
53	7,62,297
54	6,57,414
55	5,51,219
56	4,43,697
57	3,34,831
58	2,24,604
59	1,13,000
60	0



