






Bond		Indian-Non Judicial Stamp Haryana Government		Date : 21/05/2024
Certificate No.	G0U2024E2862		Stamp Duty Paid : ₹ 101	
GRN No.	116856843		(Rs. Only)	
			Penalty : ₹ 0	
			(Rs. Zero Only)	
<u>Deponent</u>				
Name :	Krishna Maruti Limited			
H.No/Floor :	Na	Sector/Ward :	Na	Landmark : Na
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	99*****69	Others :	Krisumi corporation private limited	
				
Purpose :	LEASE DEED to be submitted at Concerned dept			

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

LEASE DEED

This **Lease Deed** (hereinafter referred to as the “**Deed**”) is made and executed on this day of 21/05/24 at Gurugram, by and between:

KRISHNA MARUTI LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 40 K.M. NH-8, Delhi-Jaipur Highway, Village Nursingpur, Gurgaon, Haryana, India, 122001 (hereinafter referred to as the “**LESSOR**”, which expression shall unless repugnant to the context or meaning thereof, include its successors and assigns);

And

KRISUMI CORPORATION PRIVATE LIMITED, a Company incorporated under the Companies Act, 2013 having Registered Office at 3rd Floor, Central Plaza Mall, Sector - 53, Opp. Golf Course Road, Gurgaon, Haryana-22002, (hereinafter referred to as the “**LESSEE**”, which expression shall unless repugnant to the context or meaning thereof, include its successors and assigns);

The LESSOR and the LESSEE are hereinafter collectively referred to as the “Parties” and individually as a “Party”, as the context may require.

For Krishna Maruti Limited


Authorised Signatory

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WHEREAS

- (1) The LESSOR is the Lawful Tenant of Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana).
- (2) The LESSEE is a Private Limited Company and has approached the LESSOR for taking a portion of the aforesaid property (Demised Premises) on lease, admeasuring total area of 60 Square Feet for its Business Operation.
- (3) The LESSOR has agreed to grant the abovesaid 60 Square Feet area of the Demised Premises on lease to the LESSEE for Business operation on the terms & conditions mentioned herein after. ;

NOW THIS DEED WITNESSETH AS UNDER:

1. RENT, TERM AND RENEWAL TERM

1.1 Subject to the terms and conditions contained in this Deed and in consideration of the LESSEE hereby agreeing to pay Rs. 12,000/- (Rupees Twelve Thousand only) per month to the LESSOR on account of monthly rent on or before 10th day of every month in advance, the LESSOR hereby grants, demise, transfers a right to enjoy the Demised Land along with the infrastructure such as power, computer, furniture etc. to the LESSEE only for the purpose of carrying on its official activity.

1.2 The term of the said Deed shall commence from 1st day of June, 2024 and shall continue for a period of Eleven Months ("Term") i.e. till 30th Day of April, 2025. Further, LESSEE may renew the Lease Agreement for another terms of Eleven month after mutual consultation with the LESSOR. LESSEE hereby accepts the said lease of the Demised Premises from the LESSOR upon the terms and conditions contained herein.

2. LESSOR'S REPRESENTATIONS AND WARRANTIES

2.1 The LESSOR represents and warrants the following:

(i) the LESSOR

(a) is the rightful and is in actual possession of the Demised Premises;

(b) enjoys the uninterrupted, quiet, peaceful, physical, vacant and legal possession of the demised premises without any interference whatsoever;

3. LESSEE'S OBLIGATIONS AND RIGHTS

For Krishna Maruti Limited

Authorised Signatory

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3.1 The LESSEE shall be responsible or entitled, as the case may be, for the following throughout the Term of this Deed:

- i) The LESSEE agrees and undertakes that it will not transfer, sublet, assign or otherwise part with the possession of the Demised premises or any part thereof to any third person, whatsoever, without prior written consent of the LESSOR first obtained;
- ii) The LESSEE shall not use the Demised Premises or allow the use of the facilities as may be provided by the LESSOR in contravention of any of the conditions, rules, regulations or by-laws of the civic authorities or any other authorities having jurisdiction over the Demised Premises;
- iii) All payments to be made by the LESSEE to the LESSOR under this Deed shall be subject to appropriate deduction for tax at source at the time of payment or credit to the LESSOR in accordance with the provisions of the Income Tax Act, 1961, as may be applicable and such tax deducted at source shall be duly remitted by LESSEE to the Tax Authorities and details thereof shall be furnished by LESSEE to the LESSOR. The LESSEE shall also provide to the LESSOR the appropriate tax deduction certificate of tax deducted at source and such other documents as may be required by the LESSOR to claim appropriate benefits from the tax authorities.
- iv) The failure of either party at any time or for any period of time to exercise any of the provisions hereof shall not construed to be waiver of any provisions or of the rights hereunder.

4. TERMINATION AND ITS CONSEQUENCES

4.1 The LESSOR shall be entitled to and have the right to terminate this Deed upon happening of any of the following events :

- a) If any amount payable by the LESSEE on account of rent shall be in arrears and unpaid for a period of 120 days after the same has become due; or
- b) If the LESSEE shall omit to perform, observe any covenant or condition to be observed and performed on part of the LESSEE for a period of 60 days, the LESSOR would be entitled to give a notice of 60 days to the LESSEE to remedy such default and upon failure of the LESSEE to do so, LESSOR shall have the right to terminate the lease granted hereunder and this Deed shall thereupon stand determined but without prejudice to any claim the LESSOR may have against the LESSEE in respect of any breach, non-performance or non-observance of the covenants or conditions herein contained; or
- c) If the LESSEE is adjudicated insolvent or bankrupt or makes an assignment for the benefit of creditors or is subject to compulsory or voluntary winding up procedures.

For Krishna Maruti Limited

Authorised Signatory

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4.2 The LESSEE shall be entitled to and have the right to terminate this Deed in case of:

- a) any breach of the terms and conditions of this Deed by the LESSOR (including any of its representations, warranties or covenants), which breach is not remedied by the Lessor within 60 days of receipt of notice regarding such breach; or
- b) the occurrence of an event due to which the LESSEE is unable to make effective use of the said property for a continuous period of more than 15 days;
- c) any disturbance in or interference with the use or possession of the Demised Land due to any act directly attributable to the LESSOR such that the Lessee is not able to carry on its business or operations smoothly or at all, which is not rectified by the LESSOR within a period of 90 days from the date on which the LESSEE notifies the LESSOR to remedy such breach.

4.3 This Deed can be terminated with the mutual consent of both the Parties by providing 30 days notice in writing.

5. If any provision of this Deed shall be determined to be void or unenforceable under applicable law, such provision shall be deemed amended or deleted in so far as is reasonably consistent with the provisions of this Deed and to the extent necessary to conform to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with the terms hereof.
6. Any notice, letter or communication to be made, served or communicated to the LESSOR under these presents shall be deemed to be duly made, served or communicated only if the notice or letter or communication is addressed to the LESSOR at the address shown above or changed addresses as may be intimated by the LESSOR in this behalf and sent by registered post. Similarly, any notice, letter or communication to the LESSEE shall be deemed to be made, served or communicated only if the same is addressed to the address of the LESSEE shown above or changed addresses as may be intimated by the LESSEE in this behalf and send by the registered post.
7. The Parties to the Deed shall keep all information whether written or oral that has been exchanged, passed on, handed over and/ or has come to the knowledge of the Parties, confidential and at no point of time shall share the same with any third person except submitting the relevant information to any Statutory and/ or Government Authority as may be needed.
8. The appropriate courts in the State of Gurugram shall have the jurisdiction in all matters relating to or arising out of this Deed. The Deed shall be governed by the laws of India.

For Krishna Maruti Limited

Authorised Signatory



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