






Bond		Indian-Non Judicial Stamp Haryana Government		Date : 10/05/2023	
Certificate No.	G0J2023E1229		Stamp Duty Paid : ₹ 101	(Rs. Only)	
GRN No.	102407583		Penalty : ₹ 0	(Rs. Zero Only)	
Deponent					
Name :	Harish bahl				
H.No/Floor :	Na	Sector/Ward :	Na	Landmark :	Na
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	98*****14				
Purpose :	GENERAL AGREEMENT to be submitted at Other				

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

LEASE AGREEMENT

This lease Agreement is made and executed in Gurgaon on this 10th Day of May 2023

between

Mr. Harish Bahl, S/o Late Sh. Mahesh Chand Bahl, R/o House No. 20-21, Akashneem Marg, DLF City, Phase-2, Gurugram-122002, Haryana. (hereinafter referred to as the '**LESSOR**', which expression shall, whenever the context so requires or admits mean and include, his successors, assigns or heirs, executors and administrators as the case may be) being the first party of this Agreement.

AND

Mr. Akash Khurana, S/o Sh. Desh Bandhu Khurana, R/o C2/41, Ground Floor, Safdarjung Development Area, New Delhi-110016 (hereinafter referred to as the '**LESSEE**', which expression shall, whenever the context so requires or admits mean and include, his successors, assigns or heirs, executors and administrators as the case may be) being the second party of this Agreement.

AND

Krisumi Corporation Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at 3rd Floor, Central Plaza Mall, Golf Course Road, Sector-53, Gurugram - 122001, Haryana (hereinafter referred to as the '**CONFIRMING PARTY**' which expression shall wherever the context permits be deemed to include its successors, administrators, executors and assigns) being the third party of this Agreement.

For KRISUMI CORPORATION PVT. LTD.



Akash Khurana

Akash Khurana
Authorised Signatory

WITNESSES AS FOLLOWS:

WHEREAS the LESSOR has undisputed legal title and possession of the apartment located at Apartment No - C-PH-01, Tower TC, Araya, Sector 62, Gurgaon, Haryana.

WHEREAS the LESSEE is desirous of taking the premises on rent, details of premises, fixtures/ fittings as per **Annexure "A"** situated at Apartment No. C-PH-01, Tower TC, Araya, Sector 62, Gurgaon, Haryana, hereinafter referred to as **"The leased premises"** on the terms and conditions contained herein.

NOW THIS LEASE AGREEMENT WITNESSES AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the rent reserved and the covenants of the LESSEE, the LESSOR hereby grants a lease and the lessee hereby accepts a lease of the leased premises on the following terms and conditions:

1. DURATION OF THE LEASE

Subject to the provisions of Clause 10 of this Lease Agreement, the period of lease shall be for a period of 36 Months (thirty-six months) with effect from 18th September 2023 to 17th September 2026 (hereinafter referred to as "Lease Term").

2. RENT and MAINTENANCE

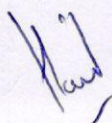
(a) **RENT:** The LESSEE shall pay to the LESSOR for the Leased Premises a **monthly rent** as below:

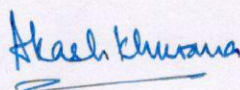
For the period	Rent per month (in Rs.)
18/09/2023 - 17/09/2024	2,50,000/-
18/09/2024 - 17/09/2025	2,75,000/-
18/09/2025 - 17/09/2026	3,00,000/-

(b) **MAINTENANCE:** The LESSEE shall pay quarterly maintenance fee to the agency appointed by the Developers or RWA to upkeep the society and property and share a payment receipts to the Lessor every quarter. Lessee shall be responsible for any delay penalty, interest etc.

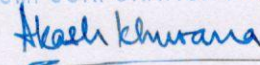
(c) **Annual maintenance contract for Swimming Pool:** The Lessee shall take the annual maintenance contract for the maintenance of Swimming pool and shall make the payment for the same.

(d) The lessee will pay the monthly rent by way of making an online bank transfer to the designated bank account of the Lessor or handing over a monthly cheque to the Lessor by the 7th day of every month. Further extension of lease after initial period of 36 months will be made subject to mutual consent of and terms agreeable to both parties. Lessor to provide monthly receipts for the monthly rent paid by the Lessee.





For KRISUMI CORPORATION PVT. LTD.



Authorised Signatory

- (e) The above mentioned Rent is excluding of monthly maintenance charges. The Lessee has to ensure timely payment towards the maintenance charges to the facility agency.

3. ELECTRICITY (MAINS & DG), CABLE AND TELEPHONE CHARGES etc

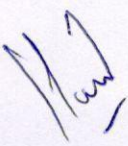
The Lessee shall bear and pay the electricity (Mains & DG), any other operating and personal nature of charges on actual as per the bills received by him during the leased period for the leased premises directly to the concerned departments.

4. OBLIGATION/RESPONSIBILITY OF CONFIRMING PARTY

- (a) In case Lessee fails to pay abovementioned rent to the Lessor on time, the confirming party shall pay the rent to the lessor on behalf of Lessee on receipt of written notice/communication from the Lessor and the Lessee will ensure to reimburse/refund the same to the Confirming Party.
- (b) In case Lessee fails to reimburse/refund the same to Confirming Party, then the Confirming Party is entitled to recover the same from the Salary of the Lessee.
- (c) In view of the assurance given in clause 4(a) above, the Confirming Party has given to the Lessor an **interest free Security Deposit of Rs. 7,50,000/- Seven lakh fifty thousand only, out of which Rs. 5,46,000/- (Rupees Five Lacs forty-six thousand only) already deposited with Lessor through previous lease deed, therefore balance amount shall be paid to the lessor at the timing of execution of this lease deed.** The LESSOR agrees to refund the security deposit to the Confirming Party by online bank transfer to the designated bank account of the Confirming Party or a Cheque simultaneously upon the Lessee vacating and delivering vacant possession of the leased Premises.

5. USE OF PREMISES

- (a) The leased premises will be used for the residential purpose of the Lessee. No commercial or any other unlawful activity is permitted to be undertaken in the leased premises.
- (b) The Lessee shall not use the leased premises for any illegal, objectionable trade or business or sublet, underlet, assign or otherwise part with the portion of the premises or any part thereof during the continuance of the tenancy.



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For KRISUMI CORPORATION PVT. LTD.

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6. REPAIR AND MAINTENANCE

- (a) The LESSEE shall keep the leased premises in good tenable condition and order and shall not cause or suffer any damage thereto, fair wear and tear accepted.
- (b) The LESSOR shall be responsible for all major structural, electrical and plumbing repairs, but minor repairs and day to day routine maintenance such as leakage of taps, replacement of fuse/s, clearing of blocked drains etc. shall be done by the Lessee at his own cost and expenses.
- (c) The LESSEE shall comply with all rules and regulations of the local authorities whatsoever in relation to the leased premises in so far as they relate to the use of the premises for residential purposes.
- (d) The LESSEE shall permit the LESSOR or their agent to enter upon the premises for inspection and for carrying out repairs etc, if any, at a reasonable time as and when necessary.

7. DELIVERY BACK OF POSSESSION

- a. Immediately upon the expiry of this Lease Agreement or on its termination for any reason(s) whatsoever, the LESSOR shall, without demur, protest and/or demand, refund to the confirming party the Security Deposit by online bank transfer to the designated bank account of the Confirming Party or cheque simultaneously with the handing over of the vacant possession of the leased premises.
- b. The LESSEE from the time of occupation and for upto one month thereon shall see that all the sanitary, electrical and other fittings and fixtures are in perfect working order, nothing is broken or missing. If any of these are not in good working order, the Lessee shall so intimate the Lessor who will undertake the necessary repairs / alterations. The Lessee shall be responsible to restore them in the same condition, natural wear and tear and damage by the acts of God excepted. In the event of damage and breakages caused by the LESSEE, solely due to the Lessee's negligence, the same shall be repaired or replaced at the cost of the LESSEE. The LESSOR shall be entitled to deduct from the Security Deposit the cost of rectification of any defects which the LESSEE is required to bear the cost pursuant to this Lease provided that prior notification of such cost of rectification has been given to the LESSEE and has been accepted by the LESSEE. If such deduction happen then the same be reimbursed/refunded to the Confirming Party.
- c. It is agreed between the Parties that the LESSEE shall settle any unpaid electricity, cable and telephone bills and such other amount due and payable either to the LESSOR or any authority at the time of vacating the leased Premises.

Handwritten signature

Akash Khurana

For KRISUMI CORPORATION PVT. LTD.
Akash Khurana
Authorised Signatory

- d. On refund of the Security Deposit, the LESSEE shall deliver the possession of the leased premises in as is where condition, subject to normal wear and tear is.

8. TERMINATION

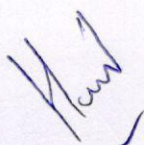
- (a) In the event of the LESSEE failing to pay the rent hereby reserved for a period of one month, committing breach of any of the terms and conditions of this lease Agreement and if within thirty (30) days after the notice the Lessee has failed to remedy such breach, the LESSOR shall be entitled to terminate the lease and re-enter upon the leased premises.
- (b) If the said premises are vacated at the desire of the Lessee before the expiry of the lease term, then the lessee shall pay to the Lessor full rent for the balance of the lease term period of this lease.
- (c) Notwithstanding anything to the contrary herein or implied, if at anytime during the continuance of the lease, the leased premises or any part thereof shall be destroyed or damaged by fire, earthquake or the leased premises becomes premised unfit for use by the Lessee as the result of any occurrence or circumstances beyond the Lessee's control and which is not in the ordinary course, then and in that even the Lessee shall have the option to terminate this lease by giving to the Lessor 30 days prior notice in writing in that behalf. Upon expiration of the period of such notice this lease agreement shall stand terminated. Then the lessee shall not pay to the Lessor full rent for the balance of the lease term period of this lease.

9. THE LESSEE COVENANTS WITH THE LESSOR AS FOLLOWS

- (a) That he will pay the rent regularly and duly carry out its obligation as Lessee as per these presents and under any law.
- (b) That upon receipt of any notice or order from any authority relating to the leased premises of the LESSOR, the Lessee shall cause the same to be delivered to the LESSOR and shall comply with the same so far as it relates to the Lessee's obligation under this Agreement of lease and in regard to the leased premises.

10. THE LESSOR COVENANTS

- (a) The LESSOR are the lawful holder of the leased premises and have the right, title and power to grant the lease in respected of the leased premises free of encumbrances restrictions whatsoever from any third party which have not been disclosed in writing to the Lessee prior to the execution of the Agreement of lease.



Akash Khurana

For KRISUMI CORPORATION PVT. LTD.

Akash Khurana

Authorised Signatory

- (b) The LESSEE on duly paying the rent and observing the terms of this lease shall be entitled to the peaceful and quiet enjoyment of the leased premises during the term of this lease and extension thereof without any interruptions by the LESSOR, their agents, servants or any other person lawfully claiming under or in trust for it.
- (c) To keep, the LESSEE harmless saved and indemnified against any action or proceedings, demands and claims on account of absence or defect in the LESSOR's right and title to the said Apartment or any other reason whatsoever.
- (d) The LESSOR shall at all times hold the LESSEE harmless due to any action or damage/s occurring to the said Apartment premises due to unintentional fire or any other unintended negligence, Insurance of the said Apartment shall be the responsibility of the LESSOR. However, the LESSOR is not responsible for insurance of possessions of the LESSEE under any circumstances. However, the Lessee shall be responsible for any damages which would occur to the leased premises due to negligence on account of irresponsible behavior on the part of the Lessee and his guests or his agents & would pay any damages as ascertained by lessor and lessee mutually.

11. NOTICES AND PAYMENT DETAILS

All notices and communication to the Lessor should be communicated at the address below:

**House No. 20-21, Akashneem Marg
DLF City, Phase-2, Gurugram-122002**

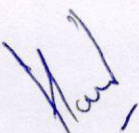
All notices and communication to the Lessee should be communicated at the address below:

**C2/41, Ground Floor,
Safdarjung Development Area,
New Delhi-110016**

All notices and communication to the Confirming Party should be communicated at the address below:

**Krisumi Corporation Private Limited,
3rd Floor, Central Plaza Mall, Golf Course Road,
Sector 53, Gurugram - 122001**

The bank account payment details for online payments or cheque payments are as follows:



Akash Khurana

For KRISUMI CORPORATION PVT. LTD.

Akash Khurana


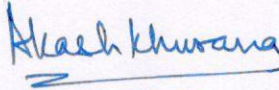
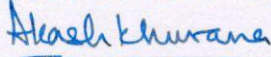
Authorised Signatory

Lessor:

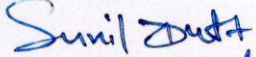
Kotak Mahindra Bank, Enkay Tower, Phase -V, Gurgaon -122002
IFSC Code KKBK0004257, A/c No. 5312907849

12. That the Lessee shall vacate and hand over the vacant possession of the aforesaid along with fittings and fixtures to the Lessor on the expiry of the Lease term or such extension as is mutually agreed between the Parties or earlier determination of the lease.
13. That in the event of dispute, if any, the Lease Agreement is subject to the jurisdiction of the Courts in Gurgaon.

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS LEASE AGREEMENT ON THE DAY, MONTH AND YEAR HEREINABOVE MENTIONED IN THE PRESENCE OF THE WITNESSES ATTESTING HERE UNDER.

LESSOR	LESSEE	CONFIRMING PARTY
 <hr/> <p>(Harish Bahl)</p>	 <hr/> <p>(Akash Khurana)</p>	For KRISUMI CORPORATION PVT. LTD.  <hr/> <p>Authorised Signatory (Authorised Representative of Krisumi Corportion Pvt Ltd)</p>

WITNESS 1


H-68B, Jindal colony
New Delhi - 110037

WITNESS 2

Annexure "A"

List of fixtures/fittings in Apartment C-PH-01, Tower C, ARAYA, Sector -62, Gurgaon, Haryana, total sq.ft. area is 9625, 3 dedicated car parking.

Araya Property

S.No	Apartment Area	Roof Light	wall light	Fan	Small Fan	Geyser	RO	Curtain Rod
1	Office	2		1				
2	Bathroom	1	1		1	1		
3	Drawing room	17	1	6				
4	Powder room	1	1					
5	Dining room	2	1	1				
6	Kitchen	4		1		1	1	
7	Roof	3						
8	Bedroom 1	3	1	1				1
9	Bathroom	2	1	1		1		
10	Bedroom 2	3	1	1				1
11	Bathroom	2	1	1		1		
12	Master bedroom	4	3	2				
13	Dressing area	2		1				
14	Bathroom	2	1	1		1		

AC Toshiba	Curtain Rod	Bathtub	Almirah
1			1
VRV Cent. AC	3		
1	2		
1			1
1			1
		1	
2	3		
			1
		1	

34th Floor

15	Master bedroom	6	6	3				
16	Dressing area	2		1				
17	Bathroom	3	2	1		1		
18	Puja room	1		1				
19	Bedroom	4		1				1
20	Bathroom	1	1	1		1		
21	Opne kitchen	7		2				
22	Dining room	4	1	2				
23	swimming pool		10					
24	Servant	4		2		1		
	Total	80	32	31	1	7	1	3

2	3		
			1
		1	
1			1
1	1		
2	1		
12	13	3	6

Akash Khurana

For KRISUMI CORPORATION PVT. LTD.

Akash Khurana
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