

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/03/2022

Certificate No. G0H2022C557



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 87969357



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Ritu Mal Etc

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****33

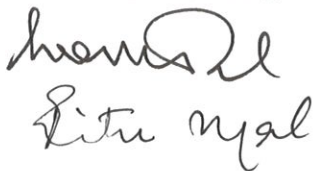


Purpose : LEASE AGREEMENT to be submitted at Concerned office

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

This Lease Deed is made and executed at Gurgaon on this 10thst March 2021 by and between **Mrs. Ritu Mal W/O Mr. Rohtash Mal**, holding Pan No. AAEPM8202G, Aadhaar No. 582389410419, **Mr Rohtash Mal S/O Mr. OP Mal**, Pan No. AAAPM4373N, Aadhaar No. 846747201677 and **Mr. Adwitiya Kumar Mal S/O Mr. Rohtash Mal**, holding Pan No. AQDPM7164J, Aadhaar No. 771046538333 all residents of C-9 Kalindi Colony, New Delhi -110065, hereinafter referred to as the **LESSORS** (which expression shall unless repugnant to the context hereof include their successors, assigns and legal representatives) of the First Part;


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For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

AND

M/s. Krisumi Corporation Private Limited, a company incorporated in India having CIN No. U70200HR2012PTC064545) and having its registered office at 3rd Floor, Central Plaza Mall, Golf Course Road, Sector – 53, Gurgaon, Haryana – 122001, hereinafter called the '**LESSEE**' (which expression shall unless repugnant to the context or meaning thereof include its transferees, administrators, assigns and its Japanese expatriate personnel occupying the Demised Premises) of the Other Part.

The Lessors and Lessee shall hereinafter be referred to as a "**Party**" individually and collectively "**Parties**".

WHEREAS the Lessor have represented to the Lessee that the Lessors are the absolute owners, in possession of the **Apartment No: 14A, Tower – 12, Central Park Resort, Sohna Road, Gurugram (Haryana)** comprising of four bedrooms with attached bathroom, drawing room with dining, kitchen, and a servant room, guest washroom, furniture and fixtures/ fittings as per **Annexure 2**, along with 2 nos. parking space LB 26 and LB 27 and having full and unfettered rights to let out the same or any portion thereof at such terms and conditions as they may deem fit.

AND WHEREAS the Lessors have agreed to lease to the Lessee, and the Lessee has agreed to take on lease, the aforesaid premises consisting of four bedrooms with attached bathroom, drawing room with dining, kitchen, and a servant room, guest washroom, furniture and fixtures/ fittings as per **Annexure 2**, along with 2 nos. parking space LB 26 and LB 27 hereinafter collectively referred to as the "**Demised Premises**", on the terms and conditions hereinafter agreed upon by the Parties herein.

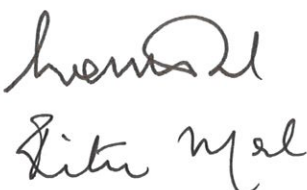
The purpose of the lease, and its express condition is that the lease is only for RESIDENCE OF MR. TAKAHIRO YAMAZAKI (Passport No. TR7017057 and e-FRRO Service No. HR11/VEF/JPN/3123/2021) & HIS FAMILY ONLY.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

01. (a) That in consideration of the rent hereby reserved and the covenants and conditions on the part of the Lessee hereinafter contained, the Lessors hereby demise to the Lessee by way of lease all that the Demised Premises described in detail in the recitals hereinabove, together with all rights,

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Sita Mal



For KRISUMI CORPORATION PVT. LTD.

Akash Khurana
Authorised Signatory

easements and appurtenances thereto for the exclusive residence purposes of Lessors Japanese expatriate employee **Mr. Takahiro Yamazaki and his family**.

Any change of occupants will be subject to a written consent from the Lessors, the absence of consent will be a cause for termination of the lease on the part of the Lessee.

- (b) It is clearly understood that this lease does not create any tenancy right or any other right, title or interest in favor of the Lessee/ occupants. The Lessors shall be deemed to be always in continuous judicial possession of the Demised Premises, and the Lessee is only permitted to occupy, use, and enjoy the Demised Premises for the duration of the lease. The Lessee shall not be entitled and shall not claim any rights whatsoever as a tenant under any Rent Control Act or any other law in force.
02. The Demised Premises shall be used for residential purposes only of Mr. Takahiro Yamazaki & family and shall not be used for any commercial purpose.
03. 3.1. That the lease of the Demised Premises is for the period of 24 (Twenty-Four) months only commencing with effect from **1st day of April 2022 and ending on 31st day of March 2024 (“Lease Period”)**, with lock-in period of 6 Months and shall be extendable further on mutually agreed terms and conditions.
- 3.2. The Lessee shall pay to the Lessors rent for the Demised Premises @ **Rs.1,70,000/-** (One Lac Seventy Thousand Only) per month including maintenance charges of the society. Rent shall be payable in advance on the 7th of each month during the lease period by way of bank transfer to the designated account in Clause No. 3.4 below.
- 3.2. The Lessee shall immediately pay **Rs.5,10,000 (Rupees Five Lakh Ten Thousand Only)** to the Lessors as part of the interest free security deposit (“IFSD”), refundable at the time of vacation of the premises after adjusting for any unpaid electricity / water / maintenance and such other bills attributable to the Lessee and the Demised Premises and after adjusting the cost of repair for any damage to the premises, other than normal wear and tear, caused due to any act of omission or commission of the Lessee, whether intentional or unintentional.

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3.3 Monthly rentals and the security deposit will be payable to the LESSORS to ~~Mrs. Ritu Mal~~ only. Bank details given below -

Mr. ROHTASH MAL

Account Holder: ROHTASH MAL

Account Number: 00921000146776

IFSC Code: HDFC0000092

Bank: HDFC BANK

3.4 All payment of Rent by the Lessee shall be subject to deduction of tax at source under section 194-I, of the Income Tax Act, 1961. The Lessee will issue TDS certificates and these certificates will be provided to the Lessors at the end of each financial year by the Lessee.

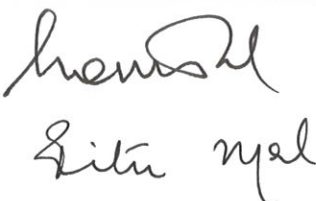
04. In case the Lessee fails, neglects or refuses to pay the lease / rental as mentioned aforesaid, then the Lessors shall be entitled to claim and charge interest at the rate of 18% (eighteen percent) per annum on the unpaid or delayed arrears of rent till the same is paid. In case the monthly rent remains unpaid for any period over 30 (thirty) days since its due date, the deed shall stand terminated and the Lessors shall have the right to forthwith re-enter the Demised Premises at the cost, risk and expense of the Lessee. The Lessee affirms that he shall not have any objection to the same.
05. With effect from 1st April 2022, the Lessor shall be responsible for payment of (a) maintenance charges on the basis of invoices raised by the Central Park Resort Condominium by the due date, directly to condominium office to avoid any possible disruption in service to Lessee, and (b) all rates, impositions, cesses, outgoings, house tax, taxes including municipal taxes, now levied or that may be levied in the future by any authority whatsoever in respect of the Demised Premises.
06. The electricity, water, gas and other utilities bills, house tax and club bills for the duration of the lease shall be paid by the Lessee directly to the relevant agency/ authority. If the Lessors are penalized by the concerned authority/ company or the Central Park Resort Condominium Association due to any delay in payment by the Lessee, the Lessors shall be indemnified for the same by the Lessee. The Lessee shall furnish a photocopy of all such bills to the Lessors along with photocopies of receipts of payment of such bills.

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Authorised Signatory

07. The Lessee shall be entitled to install and use one or more telephone / fax /Internet machines in the Demised Premises as may be convenient to the Lessee at his own cost.
08. That no structural alterations or additions will be made to the Demised Premises or part thereof without obtaining the consent in writing of the Lessors. In case of any violation, the Lessee will be subject to legal action.
09. The Lessee undertakes to allow the Lessors or his agents or representatives to enter the Demised Premises at all reasonable times by prior appointment for the purpose of inspection, viewing its conditions, assessing damages and wear and tear, etc. with prior reasonable intimation to the Lessee.
10. That the Lessee shall be responsible to pay for any breakage or damage done to the windows/door glasses, electrical and sanitary fittings and fixtures, and any other items as have been set out in **Annexure 2**, and also other portions of the Demised Premises during the term of the lease. However, any major structural repairs required (not on account of any default or action on the part of the Lessee) will be responsibility of the Lessors.
11. That the Lessee shall not do anything whatsoever that may in any way injure or damage or depreciate the value of the Demised Premises, or cause disturbance or annoyance to others in the same building or to the neighborhood. The Lessee shall not use the Premises for any unauthorized or unacceptable activities. In any such event the full responsibility of such activity and consequences thereof will be that of the Lessee.
12. That the Lessee shall also not store any inflammable material or explosive in the Demised Premises, or do, or omit to do, any act which causes nuisance and/ or violation of any applicable rules and law of civil/ concerned local society or authority, including laws framed for protection of fire etc.
13. The Lessee shall comply with all the rules and regulations and bye laws of the local authorities / associations whatsoever with relation to the Demised Premises as well as the Condominium Association.
14. The Lessee shall NOT assign this Agreement or any of the rights hereunder to ANY third person. The Lessee SHALL NOT sublet or transfer or assign or part with the possession of the Demised Premises or any part thereof.
15. Stamp duty for this Agreement shall be paid by the Lessee.


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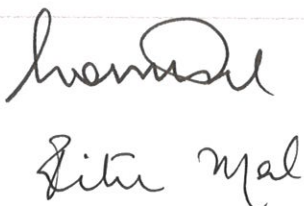
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Authorised Signatory

16. The Lessee shall not sublet nor part with the possession of the Demised Premises or any part thereof to a third party. The Lessee is however, entitled to keep one caretaker/ maidservant of its choice at the Demised Premises during the period of lease and as per the permissible rules laid down by the Central Park Resort Condominium Association.
17. That the Demised Premises, shall, at the time of handing back over to the Lessor on expiry will be in good and habitable condition, without any damage, subject of course to natural wear and tear. Any damage costs will be set off against the IFSD.
18. That the lease is for a period of 24 (Twenty-Four) months. However, after the lock-in period, the Lessee or the Lessor shall be at liberty to terminate this Lease Agreement upon giving in advance One (1) month notice in writing or on payment of rent in lieu thereof.
19. In case the Lessee defaults in making payment of the rent on or before of the due date, or causes any damage to the structure of the Demised Premises then the Lessors shall be entitled to terminate this lease by giving a one month notice, and deduct the amount of the unpaid rent, cost of repairs of damages, cost of getting the Demised Premises vacated and such other amounts permitted to be deducted under this Agreement, from the interest free refundable security deposit and in case the amount of interest free refundable security deposit is insufficient to make good such amount then the Lessee shall be liable and also undertakes to pay such additional amount.
20. On the expiration of the said lease term of 24 (Twenty- Four) months, or sooner termination thereof, the Lessee undertakes and agrees to handover peaceful, vacant and physical possession of the Demised Premises to the Lessors, and on taking over the possession of the Demised Premises the Lessors shall return to the lessee the interest free refundable security deposit, after deducting from it such amounts, if any, permissible under this agreement. During the notice period on either side, the Lessee undertakes to let the Lessors, or a representative inspect the Demised Premises with advance notice.
21. In case of failure by the Lessee to hand over the Demised Premises after expiration of the lease period or sooner termination thereof, the Lessors have the right to liquidated damages at double the amount of the Rent till the possession is duly handed over to the Lessor.


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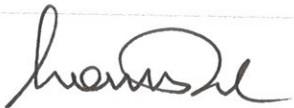
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22. The Lessor represents to the Lessee that

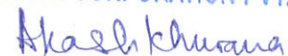
- a) It is a duly constituted Company within the laws of India under the Companies Act and has a CIN No. U70200HR2012PTC064545.
- b) That the signatory of the Lessee company has the valid authority to enter into valid contracts such as the execution of this lease. (Annexure 1), and has full power, capacity and authority to execute, deliver and perform this Agreement and has taken all necessary action (corporate, statutory, contractual or otherwise) to authorize the execution, delivery and performance of this Agreement
- c) This Agreement constitutes a legal, valid and binding obligation of the Lessee, enforceable against it in accordance with its terms.
- d) The execution, delivery and performance of this Agreement by the Lessee and the consummation of the transactions contemplated hereby will not:
 - (i) violate any provision of the organizational or governance documents of the Lessee or the applicable laws.
 - (ii) require the Lessee to obtain any consent/ approval of, or make any filing with or give any notice to, any governmental authority or any other person/entity pursuant to any instrument, contract or other agreement to which the Lessee is a party or by which the Lessee is bound or pursuant to provisions of applicable laws;
 - (iii) conflict with or result in any material breach or violation of any of the terms and conditions of or constitute (or with notice or lapse of time or both constitute) a default under any provision of law, judgment, any instrument, contract or other agreement to which the Lessee is a party or by which the Lessee is bound.

24. The Lessee hereby indemnifies and shall hold harmless, the Lessor at all times from:

- (a) any and all liabilities and consequences including disturbance of possession, orders, ejection, litigation, notices, attachment, etc. arising from breach by the Lessee of its covenants contained in this Agreement;


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- (b) any liabilities that may arise or accrue as a result of the proposed use of the Demised Premises by the Lessee, i.e. for the residence of the employees of Lessee;
- (c) Any liabilities arising or accruing on account of breach of the representations and warranties, covenants, obligations, undertakings, and agreements contained in this Agreement.
25. The Lessors covenant with the Lessee that the Lessee shall be entitled to hold and enjoy the Demised Premises during the term of lease free of any interference, interruption or objection whatsoever from the Lessor or his representative, peacefully and quietly.
26. The Lessors represents and warrants that they are fully empowered, authorized and able to make the lease and that he will hold the Lessee free and harmless of any demands, claims, actions or proceedings by other, in respect of the quiet possession of the Demised Premises.
27. NOTICES:

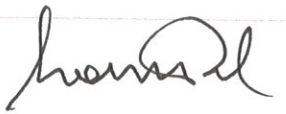
Any notice or other written communication required to be served delivered or given under this Agreement may be given to:

- (a) By the Lessee to the Lessor in writing and a copy by email to send the notice by registered post to Lessors address specified as below:
Mr. Rohtash Mal R/O - C9 Kalindi Colony, New Delhi 110065
Email ID –rohtash.mal@gmail.com

Any updated address and/or email address notified by Lessor to Lessee.

- (b) By the Lessor to the Lessee in writing and a copy by email to send the notice by registered post to Lessors address specified as below
Name: Tomy Thomas
Address: Krisumi Sales Lounge, Sector – 36A, Gurgaon, Haryana - 122004
Email: tomy.thomas@krisumi.com

Any updated address and/or email address will be notified immediately of any change by Lessee to the Lessor and vice versa.


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For KRISUMI CORPORATION PVT. LTD.

Akash Khurana
Authorised Signatory

28. A list of all furniture, fixtures, and fittings, electrical, electronic and any other types of items in the Demised Premises is provided in **Annexure 2** (comprising of all items given by the builder Central Park Resorts in the Demised Premises) which the Lessee will acknowledge and undertake to return in good working condition during the handover of the Demised Premises.
29. The Lessee will follow and obey all norms as per the building policies which the Lessee will acknowledge. Failure by the Lessee to abide by these norms will result in immediate termination of the lease and the security deposit amount would be forfeited by the Lessor.
30. In all matters or disputes arising out of this lease Deed, the competent courts in Gurgaon, Haryana shall have the exclusive jurisdiction over such matters.

IN WITNESS WHEREOF the Lessor and the Lessee have signed this Deed of lease on the day, month and year first above written in the presence of the following witnesses.

Lessor

Lessee

Rohtash Mal *Ritu Mal* *Adwitiya Mal*

For KRISUMI CORPORATION PVT. LTD.
Akash Khurana
Authorized Signatory

RITU MAL, ROHTASH MAL, ADWITIYA MAL

AKASH KHURANA
CEO
KRISUMI CORPORATION
PVT. LTD.

WITNESSES

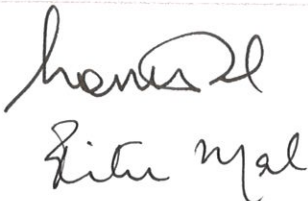
Tarun
1 **TARUN KR. VERMA**
(VPO - Badshahpur, GGN)
9212797036

Vandana
2 **Vandana Singh**
(9971029760)
R/o - 1214, Sec - 23A,
Gurgaon

Annexure 2

The LESSOR has provided the following items in the apartment as per the list below:

1. Washing machine - 1 no
2. Dishwasher - 1 no
3. Refrigerator - 1 no
4. R/O water System - 1 no
5. Microwave/oven - 1 no
6. Hob & Chimney - 1 no
7. Lights & fans
 - 7a. Lights in all rooms - 30 nos
 - 7b. Ceiling Fans - 10 nos
(Bedroom -4, living /Dining room -2, Kitchen – 1, Servant Quarter 1)
 - 7c. Exhaust Fans - 5 nos.
(Bedrooms – 4, Dressing rooms- 1, Living/Dining rooms – 4, Kitchen 1)
8. A/c's in All bedrooms, Living Room & Kitchen - 7 nos
9. Glass partitions in all bathrooms - 4 nos


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For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

KRISUMI CORPORATION PRIVATE LIMITED

(CIN- U70200HR2012PTC064545)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S. KRISUMI CORPORATION PRIVATE LIMITED THROUGH CIRCULATION ON FRIDAY, 24TH SEPTEMBER 2021.


"RESOLVED THAT in supersession of the earlier resolutions passed by the Board of Directors of the Company, the consent of the Board be and is hereby accorded to severally authorize following persons, to represent the Company before various courts, tribunals, judicial / quasi-judicial / non-judicial authorities, other government / non-government authorities, for various criminal/civil or such other legal matters by / against the Company and to sign, execute, certify, submit, register, amend and re-submit various documents, papers, submissions, petitions, plaints, writs, cases, complaints, certificates, rejoinders, objections, written statements, applications, representations, caveats, vakalatnama, affidavits, counter affidavits, appeal, revisions, undertakings and to give statements in this regard:

- 1) Mr. Akash Khurana
- 2) Mr. Jairaj Vikas Verma
- 3) Mr. Rambir

RESOLVED FURTHER THAT the abovementioned persons, be and are hereby severally authorized, for and on behalf of the Company, to do all such other acts, deeds and things, as may be required in the aforesaid matters."

Certified to be true

For Krisumi Corporation Private Limited


Jairaj Vikas Verma
Company Secretary
M. No. F10542

For KRISUMI CORPORATION PVT. LTD.


Akash Khurana
Authorised Signatory

