



सत्यमेव जयते

INDIA NON JUDICIAL

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Certificate No. : IN-DL42458624617923W
Certificate Issued Date : 12-Feb-2024 10:34 AM
Account Reference : IMPACC (IV)/ dl1083103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL I 083 I 0346627151884170W
Purchased by : ROBEY LAL AND MALASHRI LAL
Description of Document : Article 35(ii) Lease with security upto 5 years
Property Description : C-5 IST FLOOR WESTEND COLONY NEW DELHI 110021
Consideration Price (Rs.) : 0
(Zero)
First Party : ROBEY LAL AND MALASHRI LAL
Second Party : KRISUMI CORPORATION PVT LTD
Stamp Duty Paid By : ROBEY LAL AND MALASHRI LAL
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

Robey Lal

Malashri Lal

Harsh Kumar



Statutory Alert:

- 1 The authenticity of this Stamp Certificate should be verified at 'www.shoicstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 2 The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy please inform the Competent Authority.

LEASE DEED

THIS **LEASE DEED** (hereinafter referred to as “Lease” or “Lease Deed”) is made on this 12th day of February in the year 2024.

BY AND BETWEEN

Mr. Robey Lal S/O Late ACM P.C.Lal & Mrs. Malashri Lal W/O Mr. Robey Lal both Residents of B-25 West End, South Moti Bagh, New Delhi, 110021 India (hereinafter called the “Lessor” which expression shall unless repugnant to the context or meaning thereof, include their heirs, successors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

Krisumi Corporation Pvt. Ltd. having its registered office 03rd Floor, Central Plaza Mall, DLF Golf Course Road, Sector 53, Gurugram, Haryana, 122001, India through its authorized representative **Mr. Akash Khurana** (hereinafter referred to as the “Lessee” which expression shall unless repugnant to the context or meaning thereof, include its successors and assigns) of the **OTHER PART**.

As the context may require, the lessors and Lessee shall hereinafter be collectively referred to as “Parties” and individually as “Party”.

Whereas the Lessor is the absolute, legal and beneficial owner of the premises **C, Apartment No. 5, - First floor, C-5 West End, South Moti Bagh, NEW DELHI-110021, India**, having a built up area of around **500 SQ. YARD**, consisting of 04 bedrooms with ensuite bathrooms, 01 drawing cum dining room, 01 Kitchen, One servant quarter, 02 independent car parking under Stilts at Ground level and the Lessors are providing the demised premises along with all fixtures and fittings etc. as annexed hereto with the agreement as ANNEXURE-I and right to use the common areas such as stairs, landings, passages, elevators, (hereinafter referred to as the ‘Demised Premises’), and has full and unfettered rights to let out the same or any portion thereof on such terms and conditions as they may think fit.

And Whereas, the Lessors intend to let out and the Lessee intends to take on lease, the Demised Premises on the terms and conditions as set forth herein.

Now therefore it is hereby agreed by and between the Parties hereto as follows:-

1. **Demise:** In consideration of the lease rent and the security deposit hereinafter reserved and contained and subject to the terms and conditions hereinafter mentioned, the Lessors doth hereby demise unto the Lessee to hold the demised premises on Lease.



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The Lease shall come into effect from **1st March 2024** ("Effective Date") subject to all fittings, fixtures, air conditioners and installation of all equipment as per Annexure-I attached herewith this agreement in proper working condition.

2. **Absolute Title:** The Lessor represents and warrants to the Lessee that he is the absolute, legal and beneficial owner of the Demised Premises and has clear, unencumbered, clean and unrestricted right thereto and is legally competent to enter into this Lease.
3. **Lease Term:** The Lease hereby granted by the lessors to the Lessee for the Demised Premises shall come into effect from the Effective Date for a period of **Two (02) Years** i.e. **1st March 2024 till 28th Feb 2026** for the "premises" described hereinafter referred to as the ("**Lease Term**"). There shall be a lock-in period of **Ten (10) months** during which period, neither party can terminate the agreement unless a default is made with respect to this agreement by the other party and is not remedied within a reasonable period (Minimum 7 days) of time despite written notice to the other party. In case any party terminates the lease during lock in period then it shall be liable to pay rent equivalent to the remaining period of lock in to the other party.

In the event the LESSEE wishes to seek extension of the Lease for a further period beyond this period, he must give intimation in writing about renewal of the Lease at least three months prior to the expiry of the present Lease period.

4. **Rent and other Charges:** With effect from the Effective Date, the Lessee shall pay to the Lessors **INR 250,000/- per month (Two Lakh Fifty Thousand only)** on account of the rent on a monthly basis, subject to deduction of taxes as applicable under the law on or before the 10th of the relevant month. The rent is inclusive of the common area maintenance charges (common area cleaning, common area electricity, Genset Annual Maintenance, LIFT running and Maintenance).

The Rent is subject to Tax Deduction at Source (TDS) and Lessee shall furnish the TDS Certificate to the Lessors as required by law. In the event of delay of payment in rent on it's due date Lessee shall bear and pay simple interest at the rate of 18% per annum on the outstanding installments from the due date till the payment of outstanding.

The refundable security deposit and the monthly rent in full shall be paid in the name of Robey Lal only. **Mrs Malashri Lal** has no objection to this and hereby agrees that she will not claim any rent or other amounts due to them from the Lessee and the Lessee shall be kept indemnified against such claims during the entire lease period. The bank details of the Lessors are as follows

Account Holder	Robey Lal
Saving Account no.	52111942760



Robey Lal

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Bank name	Standard Chartered Bank
Branch Name	Greater Kailash 1, New Delhi
IFSC Code	SCBL0036033

5. The rent does not include payments due to the Residents Welfare Association (RWA) of West End colony. Membership of the RWA is Rs. 33,000/00 per financial year, subject to increase/adjustment per year, payable in April of the Financial Year. The amount for FY 2023-24 has been paid by the Lessors and reimbursement for the remaining period by the Lessee is not required. The membership requires the Lessee to inform the President RWA, through the Lessors, the phone number and email address of the Lessee, to permit messages applicable to the colony from utility service providers, e.g. electricity, water etc. and other functions at the Club and RWA, to be informed directly to the Lessee as soon as practically possible.
6. It is agreed by the parties that the monthly rent will be increased by 7% annually i.e. 1st March 2025.
7. **Interest Free Refundable Security Deposit:** The Lessee shall, at the time of entering into this Lease, pay a sum of **INR 500,000/- (Indian Rupees Five Lakh only)**, as interest free refundable security deposit to the lessors, which shall continue as the interest free security deposit under this Lease Deed and shall be refunded upon expiry or earlier termination of this Lease Deed in accordance with the terms of this agreement.
8. **The charges for electricity and other utility services such as Municipal water, Gas, internet, telephone, and cable TV to be consumed by Lessee shall be the sole responsibility and liability of the Lessee but only for the period until when the lease is valid. The Lessor has installed a 40KVA genset for the use of First Floor residents only, the Lessee will bear the genset fuel charges as and when needed.** Lessee shall not be liable for any sum payable for any utility charges for a period before the possession date and or for a period immediately after vacating and handing over of the premises on expiry or earlier termination of the Lease in accordance with its terms. The Lessee shall ensure to disconnect and cancel all such additional services undertaken by him prior to vacating the premises.

The apartment building does not have a common all-purpose security guard. If Lessee desires a security guard for C-5 West End, First floor, he will have to make own arrangements at his own cost

- 8.1. However, in case of any tax being made applicable in future but during the subsistence of this deed of lease on Lease rental, Lessee hereby confirms that it shall be paid by him. Any and all other taxes and impositions including but not limited to house tax, property tax, and any charges/impositions relating to the occupation of the Demised Premises of whatever nature



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shall be borne exclusively by the Lessors and Lessors shall make no claim from the Lessee in respect thereof. The Lessee shall bear no other liability in respect of the Demised Premises or for payment of any bills whatsoever relating to the occupation of the Demised Premises or the consumption or use of any utilities or other services from the Demised Premises for the period prior to the commencement of Term, and for the period immediately following termination or earlier expiration of this Lease subject to handing over of vacant possession of the Demised premises to the lessors.

- 8.2. Save and except the Lessee obligation under this lease with respect to said premises, any dues towards society, builder, maintenance vendor or to any Government authority will be Lessors responsibility. The lessor indemnifies against any or all such expenses or losses arising due to failure to settle such payments to the relevant authority. The lessors shall ensure that there should not be any inconvenience to Lessee at the time of Move In or Move out due to any reason which is attributable to the lessors.
9. **Addition/Alteration & Furniture/Fixture/Appliances:** The Lessee shall make no structural additions or alterations in the Demised Premises whatsoever. Lessee may install additional air-conditioners and other electrical and household appliances, furniture, fixtures etc. with prior permission of the Lessors. Upon termination of this Lease Deed or earlier termination thereof, the Lessee will be entitled to remove all such appliances, equipment, furniture, fittings and fixtures as may be installed by them on the Demised Premises and restore the Demised Premises to the original state (normal wear and tear excepted).
10. **Purpose:** lessors hereby agree that Lessee will use the Demised Premises for the residential purposes only for his employee Mr. Takahiro Yamazaki, his family members only. In case he vacates the **DEMISED PREMISES** during the Term or renewed term (if any) by reason of transfer or resignation or death or otherwise the **DEMISED PREMISES** can be used by any other employee or employees of the **LESSEE** or any other group company of **Krisumi Corporation Pvt Ltd** at the choice and sole discretion of the **LESSORS** only.
11. **Repairs:** The Lessee will carry out the minor day to day repairs such as electrical, fitting related, fuses, bulbs, lights, Air conditioners day to day Maintenance only, ceiling fans, switches, plugs, etc. and lessors shall get all major repairs such as Seepage, Termite problem and repairs/replacements for affected things and places, bursting of water pipes inside or outside, sewage lines, seepage in walls, electrical connection coming into the building, and or any other structural related problems (walls, roof, ceiling), of any common areas and for all exterior paintwork of the Demised Premises, as and when required. If the lessors does not acknowledge/initiate attend to such major repairs as pointed out by the Lessee in writing within 5 (five) days of receiving notice for the same, the Lessee may, but shall not be obligated to, after intimating the Lessors in this regard, get the repairs done at Lessors's cost and deduct all reasonable costs and expenses incurred in respect thereof from the rent payable and/ or any other amount payable by the Lessee to the Lessors under this Lease Deed duly substantiated by estimates, bills, receipts etc. The Lessee shall be responsible for the maintenance, care and cleanliness of the property leased.



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However, in case of a major repair or replacement required for any of the equipment/appliance which is beyond its life, lessors agrees that:

- i) Lessors shall get it repaired/replaced at his/her own cost
- ii) Make no claim to the Lessee for the same even after the expiry or earlier termination of the agreement"

12. **Right of Inspection:** The lessors shall allow quiet and peaceful enjoyment of the Demised Premises during the term of the lease without any interference or disturbance by himself or any of his agent(s) or servant(s) or other persons claiming under him, as long as there is no default on the part of Lessee. However, the Lessee shall permit the lessors and or his authorized representative to enter upon the Demised Premises for inspections and carry out repairs, etc. at a mutually agreed date and time.
13. **Applicable Law:** All the rules, regulations, laws and bye-laws of the governing authorities or any other local authority having jurisdiction over the Demised Premises shall be complied with by the lessors, and Lessee shall not cause any breach of the same. The payment of all taxes, rates, charges, cesses, levies, duties, penalties and other demands of whatever nature levied by any government body (whether central, state, local or otherwise) or any other body/authority assessed on the Demised Premises shall be the sole responsibility of the Lessors, unless caused by the action of the Lessee.
14. **Handing over of Demised Premises:** Lessors shall ensure that all the existing fittings, fixtures shall be in perfect working condition while handing over the possession of the Demised Premises to Lessee. All existing sanitary, electrical and other fittings and fixtures in the Demised Premises so provided with by the Lessors shall be restored by the Lessee to the Lessors at the time of handing over the Demised Premises to the Lessors in as good condition as they are at the time of the Lessee taking possession subject to natural wear and tear and damage by the act of God.
15. **Termination:**
 - This Lease Deed shall terminate at the expiry of the Term.
 - Notwithstanding anything to the contrary contained herein, Lessee shall be at liberty to terminate the Lease upon giving **30 days** advance notice in writing to the Lessors but not before the completion of the first **10 months** of the Lease and subject to the provisions of clause 14.
 - Lessors may terminate if a default has been made by the Lessee with respect to the terms contained in this agreement, which is not remedied within 15 days of written notice to Lessee.
 - In case there is damage to the Demised Premises and/or the same is destroyed due to reasons beyond the control of Lessors or Lessee and is rendered inhabitable notwithstanding the Lock-in clause.



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16. **Consequences of Termination:** Upon the expiry or early termination of this Lease Deed including its extended tenures, the Lessee shall, simultaneously with the Lessors refunding the security deposit to the Lessee, hand over the vacant possession of the Demised Premises to the Lessors, subject to a reasonable opportunity for the lessors to perform a check of the Demised Premises to determine any damage. In the event the Lessors, for any reason whatsoever, fails, delays or defaults in refunding the security deposit to the Lessee upon the termination or earlier expiration of the Lease, then the Lessee shall, in addition to being entitled to continued uninterrupted possession of the Demised Premises during such period of default, without any obligation to pay any rent and/or other charges whatsoever during such period of default, shall be entitled to receive an interest on the security deposit from the Lessors at the rate of 18% per annum from the date on which such security deposit became due till such time that the security deposit along with accrued interest, if any, is actually refunded by the Lessors to the Lessee. Similarly, if the Lessee fails to vacate the Demised Premises as per the terms contained herein, the Lessors shall be entitled to recover possession of the Demised Premises and the Lessee shall be liable to pay to the Lessors liquidated damages of double the rent per month for the period of unauthorized occupation of the Demised Premises.
17. **Sale of Demised Premises:** In the event the Lessors intend to sell or transfer possession of the Demised Premises, he shall provide the Lessee with a prior written notice of at least 90 (ninety) days of such intended sale and will ensure that this Lease Deed to the Demised Premises is accepted and agreed to be continued by the new owner and keep the Lessee indemnified in this regard. All documentation and expenses in this regard shall be borne solely by the lessors.
18. **Force Majeure:** The Lessee shall not be liable or responsible for the destruction or damage to the Demised Premises or any part thereof by reason of any unintended negligence or force majeure circumstances, fire caused by a third party, act of God, act of authority, or irresistible force, civil disobedience, riot terrorism or any other reasons whatsoever beyond the reasonable control of the Lessee and shall not be liable to pay any rent or charges payable under this agreement if he is not able to use and enjoy the Demised Premises caused by such circumstances. Similarly lessor shall also be absolved of their obligations in similar circumstances. In case the Force Majeure conditions prevail for a period of more than 7 days and the Demised Premises are not restorable or is inhabitable, Lessee at its sole option may terminate the Lease forthwith and lessors under the circumstances shall refund the entire Security Deposit and or any advance rent immediately with LESSEE ready to handover the possession of the Demised Premises back to lessors including during the Lock-In Period.
19. **Notice:** That any notice required to be served upon the parties shall be sufficiently served and given if delivered by Registered A.D. Post/Email at the address/Email Address given below and duly acknowledged by the Lessee/lessors and/ or such other address as may be indicated by the Lessee/lessors from time to time.



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Lessee:

NAME : Mr. Ashok Kumar Yadav
Krisumi Corporation Pvt Ltd
ADDRESS : 03rd Floor, Central Plaza Mall, DLF Golf Course Road,
Sector 53, Gurugram, Haryana, 122001, India

Lessors:

NAME :- Mr. Robey Lal
ADDRESS :- B-25 West End, South Moti Bagh, New Delhi, 110021, India

20. **Miscellaneous:** This Lease may be amended, supplemented or modified only by the mutual consent of the Parties expressed in writing.

Any provision of this Lease which is invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the validity, legality and enforceability of the remaining provisions hereof. Should any provision of such document be or become ineffective for reasons beyond the control of the Parties, the Parties shall use reasonable endeavours to agree upon a new provision that shall as nearly as possible have the same commercial effect as the ineffective provision.

Except as otherwise agreed between the Parties, this Lease constitutes the whole agreement between the Parties relating to the subject matter hereof and supersedes any and all prior understanding, arrangement, letter of offer, letter of intent, agreement, memorandum of understanding of whatever nature and by whatever name called, relating to such subject matter.

21. **Arbitration, Governing Law, Jurisdiction:** If any dispute, controversy or claim between the Parties arises out of or in connection with or in relation to this Lease, the parties shall endeavor to settle the same by amicable consultation for a duration of one (01) month. If, after one (01) month of such consultation, the dispute is not settled, the parties may seek recourse to arbitration. The arbitration shall be conducted in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 by a sole arbitrator appointed. Any arbitral award shall be final and binding on the Parties. The venue of the arbitration shall be New Delhi. The language of the arbitration shall be English.
22. **Registration of Lease:** The said lease will be registered with the respective authorities and the stamp duty, registration fee and other costs shall be borne equally by the Lessors and Lessee.

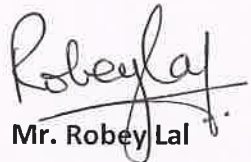

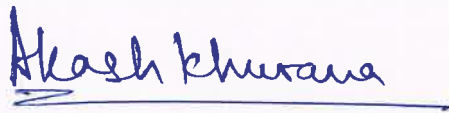


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This Lease shall be governed by and interpreted in accordance with the laws of India and the courts at New Delhi shall have exclusive jurisdiction in this regard.

IN WITNESS WHEREOF the Parties to this Lease Deed have signed on date mentioned above at New Delhi, India

LESSORS	LESSEE
 Mr. Robey Lal  Mrs. Malashri Lal	 Mr. Akash Khurana (On Behalf of Krisumi Corporation Pvt Ltd)
Witness 1:	Witness 2:

C 5 Westend - Annexure		
S NO	PARTICULARS	Quantity
ENTRANCE ROOM		
1	Door Bell	1
2	Magic Eye	1
2	Wall Light	1
LIVING & DINING		



1	A.C. Centralize	1
2	Ceiling Fan	3
3	Ceiling Light	27
4	Cob light	Available
5	Curtain channel	Available
6	Balcony Ceiling Light	1
FRONT BEDROOM 1		
1	A.C.(Daikin)	1
2	Ceiling Fan	1
3	Ceiling Light	8
4	Cob light	Available
5	Curtain channel	Available
6	Balcony Ceiling Light	3
BATHROOM		
1	Mirror	1
2	Ceiling light	5
3	Wall Light	1
4	Cob light	Available
5	Ceiling Fan	1
6	Exhaust fan	1
7	Head Shower	1
8	Glass door	1
9	Geyser	1
FAMILY LOUNGE AREA		
1	A.C. Centralize	1
2	Ceiling light	12
3	Cob light	Available
4	Curtain channel	Available
HALL WAY		
1	Ceiling light	8
2	A.C. Centralize	1
3	Video door phone	1



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GUEST BATHROOM		
1	Mirror	1
2	Wall Light	2
3	Ceiling light	4
4	Cob light	Available
5	Exhaust Fan	1
6	Tissue Holder	1
KITCHEN		
1	A.C. (Daikin)	1
2	Ceiling Fan	1
3	Ceiling light	2
4	Exhaust Fan	1
5	Hob 4 Burner (Siemens)	1
6	Chimney (Siemens)	1
7	Microwave LG	1
8	Oven (Siemens)	1
9	R.O	1
10	Geyser	1
11	Dishwasher (Bosch)	1
12	Washing Machine 7 kg LG	1
13	Refrigerator (Samsung)	1
14	Balcony ceiling light	1
LAUNDRY ROOM		
1	Ceiling light	2
2	Geyser	2
3	Washing Machine 7 kg LG	1
STORE ROOM		
1	Ceiling light	2
2	Exhaust Fan	1
3	A.C. Centralize	1
BEDROOM 2 LEFT SIDE		
1	A.C.(Daikin)	1
2	Ceiling Fan	1
3	Ceiling Light	6
4	Cob light	Available



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5	Curtain channel	Available
6	Balcony Ceiling Light	1
BATHROOM		
1	Mirror	1
2	Ceiling light	5
3	Cob light	Available
4	Exhaust Fan	1
5	Head shower	1
6	Tissue Holder	1
7	Glass door	1
MASTER BEDROOM LEFT SIDE WOODEN FLOOR		
1	A.C.(Daikin)	1
2	Ceiling Fan	1
3	Ceiling Light	8
4	Cob light	Available
5	Curtain channel	Available
6	Balcony Ceiling Light	2
BATHROOM		
1	Mirror with light	1
2	Ceiling light	5
3	Ceiling Fan	1
4	Cob light	Available
5	Head Shower	1
6	Hand Shower	1
7	Glass door	1
8	Exhaust fan	1
9	Tissue Holder	1
BEDROOM 4 BACK SIDE		
1	A.C.(Daikin)	1
2	Ceiling Fan	1
3	Ceiling Light	9
4	Cob light	Available



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5	Curtain channel	Available
6	Balcony Ceiling Light	1
BATHROOM		
1	Mirror with light	1
2	Ceiling light	5
3	Cob light	Available
4	Ceiling Fan	1
5	Exhaust fan	1
6	Tissue Holder	1
7	Glass door	1
8	Head Shower	1
9	Hand Shower	1

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