



सत्यमेव जयते

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e-Stamp

Certificate No. : IN-DL60280994691004T
Certificate Issued Date : 16-Mar-2021 11:50 AM
Account Reference : IMPACC (IV)/ d1874303/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL87430322253896960190T
Purchased by : CHITRA GUPTA AND VIDHI BAJORIA
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : CHITRA GUPTA AND VIDHI BAJORIA
Second Party : KRISUMI CORPORATION
Stamp Duty Paid By : CHITRA GUPTA AND VIDHI BAJORIA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



-----Please write or type below this line-----

Chitra
Chitra
Name

Vidhi
Vidhi
Name

For KRISUMI CORPORATION PVT. LTD.

Akash
Akash
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 AGREEMENT

This **LEASE AGREEMENT** is made and executed at Gurugram on this **16th day of March, 2021.**

BY AND BETWEEN

- 1. Mrs. Chitra Gupta**, Wife of Mr. Ashok Gupta R/o 6, Central Drive, DLF Chhatterpur Farms, New Delhi - 110074 (India) bearing PAN **AAHPG2448K** and Aadhaar Number **7644 9720 1390** ('Lessors Number 1') AND
- 2. Mrs. Vidhi Bajoria** Wife of Mr. Raghav Bajoria R/o 21-A, South Drive, DLF Chhatterpur Farms, New Delhi - 110 074 (India) bearing PAN **AHWPG7943H** and Aadhaar Number 4712 2043 8759 ('Lessors Number 2')
(hereinafter '**Lessors Number 1**' and '**Lessors Number 2**' are collectively referred to as '**Lessors**'), which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include, their respective heirs, executors, administrators, legal representatives and assignees etc., of the **FIRST PART**;

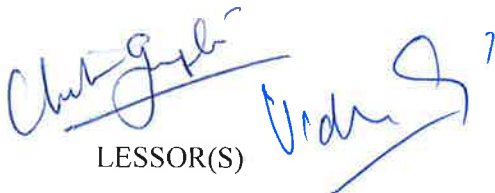
AND

- 1. Krisumi Corporation**, a company incorporated under the Companies Act, 2013 and having its registered office at plot no.461, 462, Phase III, Sector 22A, Sector 20, Gurugram, Haryana-122016 **represented by its authorized signatory Mr. Akash Khurana, CEO of the Company.**

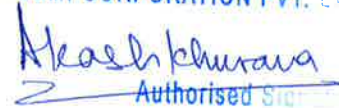
(hereinafter referred to as the '**Lessee**', which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) of the **OTHER PART**.

WHEREAS:

- The Lessors are the absolute and rightful Lessors of **Apartment Number MG 503A** in Tower **5** situated in **DLF Magnolias, admeasuring 6360 Sq. Ft. (Approx.) along with 3 Covered Car Parking Bay Number PB-5009, 5010 & 5011** situated in **DLF 5, Gurugram, Haryana (India) alongwith Fixtures and Fittings as earmarked in Annexure annexed herewith as 'Annexure 1'** (hereinafter referred to as '**the said Premises**'). The LESSORS represents that they have full and unfettered rights to Lease out said Premises to any Tenant on such terms and conditions as may be deemed fit.

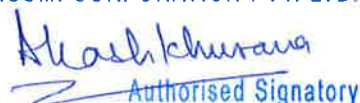

LESSOR(S)

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

LESSEE

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

2. The Lessee has approached the Lessors to take on lease basis the said Premises for an agreed period and the Lessors has agreed to Lease out the said Premises to the Lessors on the following terms and conditions laid herewith.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. AGREEMENT TO GRANT PREMISES ON LEASE:

Subject to the terms and conditions contained hereinafter, the LESSORS hereby agrees to grant to the LESSEE and the LESSEE hereby agrees to take on Lease basis Apartment bearing Number MG 503A in Tower 5 admeasuring 6360 Sq. Ft. (Approx.) situated in DLF Magnolias, DLF 5, Gurugram, Haryana (India) comprising of but not limited to 4 Bedrooms, 1 Study Room, 4+1 Bathrooms, Kitchen, Living Room, Dining Room, Servant Room with Bathroom, Balconies and 3 Covered Car Parking Bay Number PB-5009, 5010 & 5011, more specifically earmarked in **Annexure-A ('said Premises')** on the terms and conditions as enumerated in this Agreement.

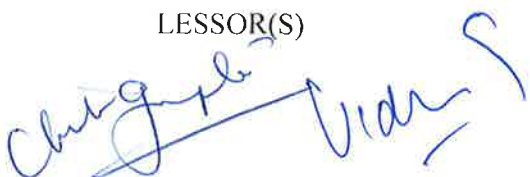
2. AGREEMENT PERIOD/ TERM AND LOCK IN PERIOD:

- a. The LESSORS hereby agrees to demise and grant on LEASE to the LESSEE, the said Premises for an period of **02 (Two) Years** with effect from **1st April , 2021 ("Lease Commencement Date") till 31st Mrach 2023, both days inclusive ("said Term")**. Upon expiry of the aforesaid Term of 02 (Two) Years , the Lessors and Lessee may renew/ extend the Lease Agreement on mutually agreed terms and conditions.
- b. That, the entire initial period of 1 Year (i.e 1st April, 2021 to 31st March 2022') will be treated as Lock-In Period and neither of the Parties will have rights to terminate the lease or any of its terms and conditions thereof. The LESSORS and the LESSEE can however terminate this lease by giving a written advance notice of 30 days to the other Party after expiry of the initial 1 year.

3. RENT AND SECURITY DEPOSIT

- a. The Lessors No. 2 has consented upon to extend the benefit of Interest Free Refundable Security Deposit and Monthly Base Rent under this Agreement for the said Premises to the Lessors No. 1. The Lessors No. 1 and 2 hereby agree and request the Lessee to pay the entire Monthly Base Rent for the said Premises to the Lessors No. 1 and Lessors No. 2 shall not make any claim in this regard. In pursuance thereof, the Lessee

LESSOR(S)



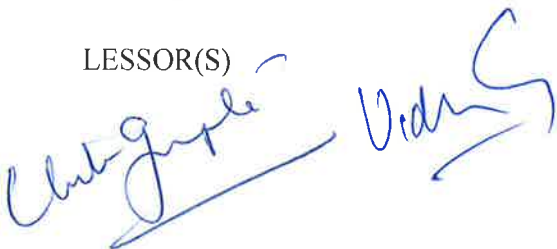
For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

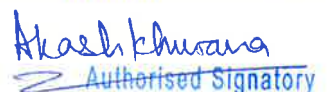
hereby agrees to pay to the Lessors No. 1 on monthly basis '**MONTHLY BASIC RENT**' (hereinafter referred to as "**MBR**") of **Rs. 3,30,000/- (Rupees Three Lakhs and Twenty Five Thousand Only) less TDS** in advance for the said Premises on or before the **07th** day of each English Calendar month during the said Term with effect from **1st April, 2021 ("MBR Commencement Date") to 31st March 2023.**

- b.** The Lessee shall be liable to pay all charges for usage of the said Premises like Common Area Maintenance Charges of the Society, Electricity and Water Charges, Community Club Annual Charges and any other consumption based variable charges as and when demanded by the concerned authorities from time to time and shall keep the LESSORS notified and updated regularly by means of payment receipts. That, the LESSEE is responsible and liable to pay for the above-mentioned variable overhead charges only during their stay in the said Premises and validity of this Agreement
- c.** The Lessee shall undertake at its own cost , the minor day to day repairs, such as replacement of electrical bulbs, fuse, fixing of leakage water taps, minor maintenance of electrical sanitary and other fittings, fixtures and equipments. However, all major repairs such as bursting of sanitary pipes, cracks in wall any seepage, major electrical fault or any damage to the premises over which Lessee has no control, shall be undertaken by the Lessors at their own cost,
- d.** It is agreed between the Parties that the MBR shall be escalated at a mutual consented rate on the previous MBR after completion of the Term of **01 (One) Year** from the Lease Commencement date.
- e.** The Parties hereby agree that the LESSEE shall pay to the LESSORS an amount of **Rs. 9,90,000/- (Rupees Nine Lakhs Ninty Thousand Only)** as **INTEREST FREE REFUNDABLE SECURITY DEPOSIT (IFRSD)** towards due performance of its obligation in this Agreement in the following manner;
- (i)** An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) has been paid by Lessee to Lessors No. 1 vide as advance IFRSD, the receipt of which the Lessors No. 1 hereby admits and acknowledges.
- f.** That this Agreement is subject to realization of all the above mentioned Cheque/ DD/ Transfer (s) only.
- g.** That the IFRSD can be adjusted against the rent payable on termination of the Agreement. This amount so after the said adjustment will be refunded at the time when the LESSEE hands over the vacant and peaceful possession of the Premises after clearing all dues of the LESSORS

LESSOR(S)



For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

or the dues of all other concerned authorities (including but not limited to maintenance agency, club house and membership, electricity, water etc.) and due verification of the condition of the said Premises.

- h.** The Lessee and Lessor undertake to register the Agreement, once lockdown due Covid 19 is lifted by the Government and situation is back to normal. Cost of such registration will be borne by both the Parties equally.

4. TAXES:

That also, the LESSOR and LESSEE shall levy and/ or deduct applicable Taxes on MBR as per the requirement of the Income Tax Act.

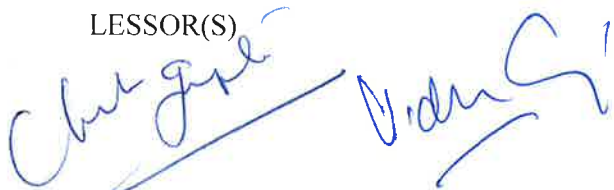
5. PEACEFUL POSSESSION

- a. That the LESSEE shall use the Premises for residential accommodation purpose of **Mr. Vineet Nanda** (hereinafter referred to as the '**Occupant**'), at **Krisumi Corporation** and shall not Sub-Let or Demise the Premises to any other person/ employee / party / company in any way whatsoever. The Occupant and his family and/ or guests will have a peaceful stay and will not cause any discomfort/ nuisance to the other occupants of the Society and shall abide by the rules and regulations of the Society
- b. The LESSORS shall ensure that in case any authority or proceedings of the court of law or any third party making any claims against the LESSORS, during the said lease period, such claims do not disturb the peaceful possession of the LESSEE in respect to the said Premises.

6. SALE OR MORTGAGE OF PREMISES/ PREMISES:

- a. That the LESSORS agree that in case the demised premises is transferred/ sold by the LESSORS to any prospective buyer or a family transfer takes place during the lease period the terms of this deed shall be observed by the buyer(s)/ transferee(s)/ new Lessors(s). Consequently, the LESSORS shall handover the security deposit of **Rs. 9,90,000/- (Rupees Nine Lakhs Ninty Thousand Only)** as **INTEREST FREE REFUNDABLE SECURITY DEPOSIT (IFRSD)** to the new Lessors or refund back to the LESSEE simultaneously at the time of signing of the transfer/ sale deed and also simultaneously on signing and execution of the new lease deed between the buyer or the transferee or the new Lessors/ Lessors and the LESSEE on the same terms and conditions as contained in the present lease deed before sub-registrar. Consequently, the LESSEE will pay the rent to the new Lessors and the new Lessors/ LESSORS concerned shall perform all the covenants and the conditions contained hereinabove including that of refund of the security deposit. And from that point of

LESSOR(S)



LESSEE
For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory

time all the provisions of this lease deed will be automatically and equally applicable upon the new Lessors/ LESSORS. At the same time it will be presumed that after knowing fully the existence of this lease deed and its all terms and conditions and being agreed upon the new Lessors/ Lessors(s) has purchased this demised premises. And henceforth no objection will ever be raised by the new Lessors(s) regarding this lease deed or any of its provisions will be entertained by the LESSEE during the remaining lease period or renewed period.

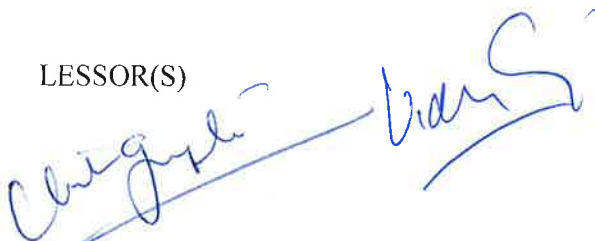
7. TERMINATION AND VACATION:

- a. That, Upon resignation/ termination of service by/of the Occupant (Mr. Vineet Nanda) with the Lessee Company, the Lessee reserve its right to terminate this Agreement and to request for refund of IFRSD from the Lessors and in such event the Lessors hereby agrees to refund the IFRSD to the Lessee within fifteen days of such request subject to the compliance of clause 2 of this agreement and handover of the peaceful possession of the demised premises to the lessors or a new lease agreement shall be executed by the leasee with the occupant. The Occupant will thereafter continue the Lease with the Lessors on the terms and conditions mutually agreed herein.
- b. In event of & if so the lessee choose to, subject to the compliance of clause 2 of this agreement, handover the peaceful possession of the demised premises to the lessors, the Lessors shall simultaneously vacating the premises, refund the IFRSD to the Lessee, failing which the Lessors hereby agreed to refund the same alongwith interest @15% p.a. and in the meantime the Lessee may keep the premises under its possession till the IFRSD is refunded to the Lessee along with interest @ 15 % p.a. The Lessee shall not be liable to pay MBR and other charges to Lessors during such period.

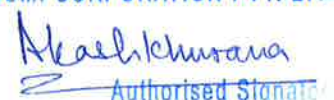
8. CONSEQUENCES OF DEFAULT:

- a. That, the LESSEE hereby agrees to pay the Monthly Basic Rent each month on time without any delay or default, and that, if there are defaults on any 3 (three) consecutive occasions in making payments of the monthly rent by the LESSEE then the LESSORS would have the right to revoke the Lease hereby granted at its absolute discretion and without subjecting itself to any liability on that account and without giving any prior notice to the LESSEE and that the LESSORS can disallow the usage of the Leased Premises by the LESSEE. That subject to the sole dicretion of the Lessor, the Lessor may agree to renew the lease subject to payments of due MBR alongwith liquidated damage costs of Rs. 10,000/-

LESSOR(S)



LESSEE
For KRISUMI CORPORATION PVT. LTD.


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(Rupees Ten Thousand Only) per day from the date of default till the date of actual payment

- b. That if the LESSEE for any reason whatsoever vacates the said Premises before the expiration of the Lock-in Period without the consent of the LESSORS, then the LESSEE shall be entitled to pay the MBR for the remaining period of such said Lock-in Period to the LESSORS.

9. JURISDICTION:

- a. The LESSEE and the LESSORS hereby confirm that this Agreement is executed at Gurugram and that the said Premises is also situated in Gurugram. Therefore, any dispute arising out of this Agreement will be subject to the jurisdiction of Gurugram Courts and in English Language only.

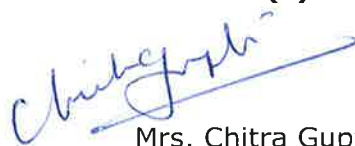
10. FORCE MAJEURE

- a. That if the LESSEE is unable to perform any of its obligations hereunder and is prevented, restricted or interfered by any reason of war, civil disturbances, fire, natural calamities or any regulation or law of any government, or whatsoever beyond its reasonable control wherein usage by the LESSEE is disturbed (each such occurrence hereinafter is referred as FORCE MAJEURE) then in such circumstances the LESSEE shall be excused from such performance to the extent of such prevention, restriction or interference. However, it is understood that such Party shall serve promptly a notice to the other Party of such FORCE MAJEURE including description of reasonable efforts to avoid or remove such cause and non-performance.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement on the day and year first hereinabove written

Witness 1:

LESSOR (s)



Mrs. Chitra Gupta



Mrs. Vidhi Bajoria

Witness 2:

LESSEE

For Krisumi Corporation
For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

LESSOR(S)

LESSEE

Annexure 1

Bedroom 1

1. 2 x Full Modular Wardrobes
2. 1 x Fan, 1 x Tube Light (Big)
3. Curtain Rods
4. 1 x LG A/C

B

Bathroom 1

1. 1 x under the counter vanity
2. 1 x CFL Light and Holder, 1 x Exhaust Fan
3. 1 x Towel Rod, 1 x Soap Dish Holder, 1 x Tissue Paper Holder
4. 1 x Kenstar Geyser

Bedroom 2

1. 2 x Full Modular Wardrobes
2. 1 x Fan, 1 x Tube Light (Big)
3. Curtain Rods
4. 1 x LG A/C

Bathroom 2

1. 1 x under the counter vanity
2. 1 x CFL Light and Holder, 1 x Exhaust Fan
3. 1 x Towel Rod, 1 x Soap Dish Holder, 1 x Tissue Paper Holder
4. 1 x Kenstar Geyser

Drawing and Dining Room

1. 4 x Tube Lights (Big)
2. 2 x Fans
3. 2 x LG A/C

Kitchen


1. Under the counter Modular Wardrobes
2. 1 x Gas Hob, 1 x Extractor/ Chimney
4. 1 x Wall Fan, 1 x Tube Light (Big)
5. 1 x Kenstar Geyser
6. 2 x Over the counter shelves

Servant Quarter

1. 1 x Tube Light (Small)

LESSOR(S)


Chitra
Maan


Vidhi
Mehta

For KRISUMI CORPORATION PVT. LTD.

Akash Khurana
ADDRESSEE