

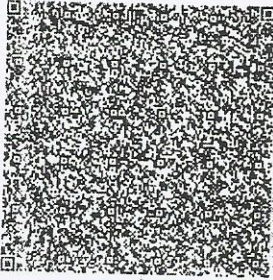


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH036642240963690
Certificate Issued Date : 19-Oct-2016 09:40 AM
Account Reference : NONAGC (FI)/ jhdopjc07/ DORANDA/ JH-RNC
Unique Doc. Reference : SUBIN-JHJHDOPJC07049904864374610
Purchased by : SHREE TRIVENI REALTORS LLP
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHREE TRIVENI REALTORS LLP
Second Party : SAPPHIRE DWELLING PVT LTD
Stamp Duty Paid By : SHREE TRIVENI REALTORS LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

LEASE AGREEMENT

This LEASE AGREEMENT is made and entered into at Ranchi on this the 20th - day of Oct; 2016.

BETWEEN

M/S SAPPHIRE DWELLING PVT. LTD. through its Managing Director namely Sri Rajesh Kumar

[Signature]

[Signature]

0003277521

Misha, S/o : Late I.P. Mishra & his legal heirs residing at : "Fortune Plaza", Opposite Ashok Nagar Road No.-4, Ashok Nagar, Ranchi - 834002, Jharkhand, hereinafter called and referred to as "THE LICENSOR "of the ONE PART.

AND

SHREE TRIVENI REALTORS LLP through its one of the partner namely Mr. Mukesh Pandey, S/o : Sri Ramdeo Pandey, having its office at : "Fortune Plaza", Opposite Ashok Nagar Road No. - 4, Ashok Nagar, Ranchi - 834002, Jharkhand, hereinafter called and referred to as "THE LICENSEE" of the OTHER PART.

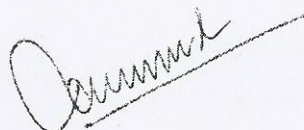
WHEREAS the Lessor is the lawful owner of "Fortune Plaza", situated at: Opposite Ashok Nagar Road No. - 4, Ashok Nagar, Ranchi - 834002, Jharkhand having an area of 250 Sq.Ft hereinafter referred to as "the lease premises".

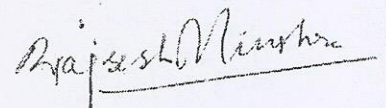
AND WHEREAS the lessee is a registered limited liability partnership firm and running its business in Real - Estate sector.

AND WHEREAS the Lessee approached the Lessor and made a request to allow him to use and occupy the said premises for the period of three years and the same have been accepted by the Licensor.

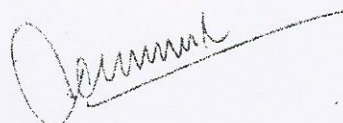
NOW THESE PRESENTS WITNESSETH AS FOLLOWS :

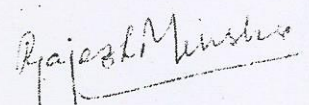
- (1) The Lessor hereby grant the lease premises on LEASE to the Lessee for the use and occupation of the said lease premises for a period of three years which is commencing from 11th - day of August; 2016 and end on 10th - August; 2019.
- (2) The Lessee has paid the sum of Rs.20,00.00 (Rupees Twenty Thousand Only) as Security Deposit (free from interest) towards due observance and performance of the terms and conditions and covenants of this Lease Agreement.
- (3) The Lessee shall pay monthly rent @ Rs.6,000/- (Rupees Six Thousand Only) every month to the Lessor and also pay the maintenance charge separately which will be finalized by concerned society who is authorized for maintenance. The said rent is exclusive of electricity and telephone bills etc. On completion of the Lease period, the Lessee shall receive back the said deposited amount of security from the Lessor but subject to deduction of lawful dues, if any.





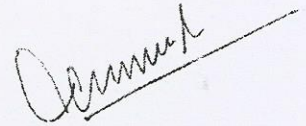
- 4) In case of earlier vacancy of the said premises, if requires, the Lessee will vacate the possession of the said premises with the prior notice of two months on the part of (From the date of notice) from either of the Lessor or Lessee.
- 5) It has been mutually agreed upon by and between the parties hereto that Lessee shall be liable to pay the monthly rent to lessor on or before 10th day of each month of English calendar year.
- 6) The Lease hereby granted the lease premises on lease for the period of 3 Years only as aforesaid in the first instance; thereafter for any extension in lease period a separate Lease Agreement should be executed on the basis of mutually agreed terms and conditions.
- 7) It has been further mutually agreed upon by and between the parties hereto that:-
 - (a) In case the Lessee commits default in payment of the monthly rent as aforesaid or commits breach of any of the terms, conditions and covenants of this Agreement, the Lessor shall be entitled to revoke forthwith this LEASE AGREEMENT.
 - (b) At all times the ownership of the said lease premises shall be with the Lessor and the Lessee shall only use and occupy the same. The lessee shall not claim any interest of any nature whatsoever over the said lease premises.
- 8) The Lessee hereby agrees and assures:
 - (a) To pay electricity, phone bill, maintenance charge of the lease premises and other outgoings, if any, by the due date without fail and Lessor shall not liable to pay the same in any manner whatsoever.
 - (b) To take reasonable care of the said premises and shall indemnify the Lessor from minor damage or loss caused duo to ordinary use and occupation of the lease premises.
 - (c) The Lessee shall on expiry of the period of the Lease Agreement or on earlier revocation and/or vacation of the said lease premises, remove himself together with all articles and things and handover the peaceful possession of the said premises along with all fittings and fixtures therein, without any hindrance to Lessor or his legal heirs.
 - (d) On taking over the possession of the said lease premises, the Lessor shall immediately refund the Security Deposit Amount to the Lessee subject to deduction of lawful dues, if any.





IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

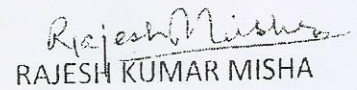
SIGNED AND DELIVERED By in the presence of the below named witnesses
Within name "THE LESSOR".



MUKESH PANDEY

For: SHREE TRIVENI REALTORS LLP.

SIGNED AND DELIVERED By in the presence of the below named witnesses
Within name "THE LESSEE".



RAJESH KUMAR MISHA

For: M/s SAPPHIRE DWELLING PVT. LTD

WITNESSES :-

1.

S/o:

R/o:

2.

S/o:

R/o: