



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

The Corporate Identity Number of the company is

*

*



Digital Signature Certificate

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:



* as issued by the Income Tax Department



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL07284779646329T
Certificate Issued Date : 06-Aug-2021 02:13 PM
Account Reference : IMPACC (IV)/ dl705103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL70510312094196083118T
Purchased by : Biotic Waste Solutions Pvt Ltd
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : Biotic Waste Solutions Pvt Ltd
Second Party : Not Applicable
Stamp Duty Paid By : Biotic Waste Solutions Pvt Ltd
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line.....

7533

Unique ID:House of Pathology Labs Pvt Ltd

Agreement No :

This agreement is made and executed at New Delhi on 1-Oct-21.



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.



+91-11-47528106 / 07
+91-9560896389



info@biotic.co.in
www.biotic.co.in



46-47, SSI Industrial Area,
G.T. Karnal Road, Delhi-110033

BY AND BETWEEN

BIOTIC WASTE SOLUTIONS PVT. LTD., having its office at 46-47, SSI Industrial Area, G.T. Karnal Road, Delhi-110033 (For short hereinafter referred to as 'Service Provider /Operator' or "The First Party") through its Mr. Manzar Alam, GM Marketing, duly authorized to enter into and sign this agreement for and on behalf of the Service Provider of the ONE PART.

AND

House of Pathology Labs Pvt Ltd Health Care Facility (HCF) having its operating office at L-113, Lajpat Nagar 2, Delhi-110024, State - Delhi, PIN - 110024 (For Short hereinafter referred to as "Occupier/HCF" or The Second Party) through its Proprietor/Partner /Authorized Representative Mr./Dr. Manzar Alam of the OTHER PART.

The expression of both the parties shall mean and include the parties, their respective legal heirs, successors, legal representatives, administrators, executors and assignees.

Whereas the Service Provider has been duly authorized by the Delhi Pollution Control Committee (DPCC) under Rule of 10 of the Bio-Medical Waste Management Rules 2016 for operating and providing facility for the Collection, Reception, Treatment, Storage, Transportation and disposal of the Bio- Medical Waste.

And whereas the Occupier in compliance of the Bio-Medical Waste Management Rules, 2016 desires to engage the Service Provider for rendering services towards disposal of their Bio-Medical Waste (except liquid bio-medical waste) for which the Service Provider is an authorized facility under DPCC and accordingly, after discussions and due negotiations taken place, both the parties are agreed to enter into this agreement on the terms and conditions narrated herein after:

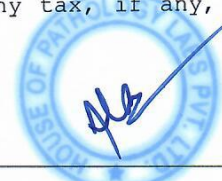
NOW THIS AGREEMENT witnessed the following terms & conditions to be performed to by both parties to the present agreement.

1. That the Occupier will segregate, pack and label the bio-medical waste in the colour coded bags from the waste generation points as per guidelines of Bio-Medical Waste Management Rules 2016 and keep the said packed waste ready for collection by the staff of the Service Provider. The Service Provider will not collect any Bio-Medical waste which is not properly segregated and packed in accordance with guidelines of Bio-Medical Waste Management Rules 2016. The record of the collected waste shall be maintained by the Occupier with the acknowledgement signatures of the collection staff of the Service Provider to submit the Annual Report to the concerned Pollution Board in the prescribed format.

2. That the Occupier will deposit a refundable interest free security amount of Rs. 1782 (Refundable Security Deposit) against the BMW disposal services and if the HCF is closed before expiration of agreement, the Service Provider will refund the balance amount after adjusting all the dues, if any, outstanding towards the Occupier.

3. That the Service Provider will charge to the Occupier, being Pathology Lab as per the following schedule of rates:

a) Minimum Disposal Charges of Rs. 10692/- Yearly in Advance for Pathology Lab (0 Bedded facility) subject to a maximum collection of waste up to Monthly Waste Limit of 25 kg. Extra quantity of waste will be chargeable @ Rs 25 per kg. Any tax, if any, in force shall be borne by the Occupier upon the respective billings.



Authorized by
Delhi Pollution Control Committee

Green Clean Process

Biotic follows all compliances under the Biomedical waste handling rules 2016. As experts in medical waste management. Biotic helps you stay in full compliance regarding the disposal of your regulated waste.

b) The Occupier shall pay one-time interest free non-refundable registration fees of Rs. 500.

c) The rates enumerated in clause 3(a) above may be varied at any given point of time due to hike in Fuel Price, Wages for Labour negotiation with any unanimous body at District or State level or any other factor which may affect the cost.

4. That the Occupier undertakes to make the payment through 'NEFT/Digital payment, Account Payee Cheque or Demand Draft' in favour of the BIOTIC WASTE SOLUTIONS PVT. LTD on or before 15th day of each successive month and thereafter the interest @ 18% for p.a. shall be charged by the Service Provider if the payment is not made within the stipulated period. In case, any payment made through cheque is rejected by bank due to reasons on part of Occupier, a cheque bounce fee of Rs. 500/- (Rupees Five Hundred) shall be charged from the Occupier

5. (a) Notwithstanding the aforesaid terms, this agreement may be terminated by either party by giving 30 days written notice. However, this requirement of 30 days' notice shall not be applicable in the event the service charges are not paid by the Second Party as provided in Clause 3 & 6 of this agreement or upon the occurrence of any of events specified in Clause 5b (i) & (ii) in which case the service would be suspended/terminated forthwith.

(b) Notwithstanding the aforesaid terms and conditions:

i. The Service Provider will be at liberty to discontinue this service to the Occupier in the event when the Occupier does not pay the service charges.

ii. The Service Provider shall be at liberty to terminate this Agreement and discontinue Services to the Occupier in the event of the Non-Compliance of guidelines of the Bio-Medical Waste Management Rules 2016 during Segregation, Collection, Transportation and Disposal of the Bio- Medical Waste by the Occupier except due to the circumstances under force majeure clause and the circumstances beyond the control of the parties.

(c) That upon expiry of the term or the earlier termination of this agreement, the accounts shall be settled, and the refundable interest free security deposit referred to in Clause 2 above shall be returned thereon to the Occupier.

6. That all the taxes, such as GST if applicable, shall be paid and borne by the Occupier.

7. The neither party shall transfer and /or assign the rights granted under this agreement without the prior intimation and written permission of the other party and without obtaining a written undertaking by the proposed assignee/transferee agreeing to assume all of the said party's obligations under this agreement and to abide by all the obligations and covenants contained herein.

8. That this agreement shall be governed by the laws of India and shall be interpreted and construed in accordance with the laws of India and subject to the jurisdiction of Courts at Delhi which shall have exclusive jurisdiction to try, entertain and dispose between the parties thereto. All the notices, requests, demands and other communications, required/permitted to be given under this Agreement shall be in writing.

9. That the Occupier should get from time to time the Service Contract Agreement renewed from the Service Provider one month before the expiry of the validity of the Agreement. The Occupier further undertakes to keep the validity period of the agreement for a minimum period of one year from the date of service as per pollution Control Committee /Board Rule and in between if the agreement is cancelled, they should directly intimate Pollution Control Committee/Board with adequate reason about the cancellation of the agreement, failing which, all the consequence and penalties will be borne by the Occupier.



Further, the Occupier also undertakes to give one month notice in writing if they want to discontinue the service and wish to switch over to another Service Provider failing which, they have to pay the service charge equivalent to one-month minimum service charges to the service provider in lieu of one month notice period.

10. That in case the service contract agreement gets misplaced at the Occupier end, then an additional Rs.100/- will be charged from the Occupier for issuing the agreement once again.

11. That the Occupier further undertakes to sign every page of the agreement and return both copies of the agreement for Service Provider's signature and the Services Provider will return the duplicate signed copy of the agreement to the Occupier. On receipt of the agreement, the Occupier will submit a copy of the agreement with the date of service expiry to the Pollution Control Committee/Board.

12. The terms of this Agreement shall be in force from 1-Oct-21 to 30-Sep-22. If the Second Party intends to extend the period of this agreement, the Second Party shall make a request to the first party in Form A (annexed with the agreement) before the thirty days from the date of expiration of this agreement. It is hereby noted that approval of request of the second party shall be confirmed by the First Party in writing.

13. That in case there is any change in the constitution of Occupier, the same shall be informed forth with to the Service Provider.

14. That both the parties undertake to remain bound by the terms and conditions set out herein above.

15. Agreement Not a Partnership: Nothing in this Agreement is intended to create, nor shall it be construed as creating, a partnership.

16. No amendments, supplements, waiver or modifications of the terms of this Agreement shall be valid unless evidenced in writing and signed by a duly authorized representative of each of the Parties hereto.

17. DISPUTE RESOLUTION

a. Amicable Resolution -

In the event of any dispute, disagreement, complaint or difference between the Parties, in respect of or concerning or connected with the interpretation or implementation or arising out of this Agreement or any Clause or provision hereof, or relating to the termination hereof (a "Dispute"), then such Dispute shall in the first instance be resolved amicably by both the parties.

In the event that the Parties are unable to mutually resolve the Dispute within 15 (Fifteen) Business Days of the Dispute being raised before either of the Parties referred to it, the same shall be referred to arbitration as stated below

b. Arbitration

i. If any disputes/differences between the Parties are not resolved under Clause 17(a) above within the time period mentioned therein, then the same shall be referred to and finally resolved by arbitration of a sole arbitrator in accordance with the Indian Arbitration Act, 1996 for the time being in force. The First Party shall have the sole discretion and responsibility of appointing the arbitrator within a period of 60 days. The language of the arbitration shall be English.

ii. The Parties will continue to perform their respective obligations under the Agreement during the arbitration proceedings

iii. The seat and venue of arbitration shall be at New Delhi and the local laws of New Delhi shall be applicable



iv. The arbitration shall be sole and exclusive remedy between the Parties regarding the dispute referred to arbitration and any claims, counterclaims issues or accountings presented to the arbitrators in connection with such dispute
v. The Parties hereby undertake to implement the directions contained in the award without delay. The costs and expenses of arbitration shall be paid as may be determined by the arbitrator.

18. That Occupier must intimate the Operator in writing in advance, preferably over an email, if the HCF is closed due to any reason. In absence of such intimation, Occupier shall be liable to pay the service charges.

19. IN WITNESS WHEREOF, THE PARTIES HERE TO HAVE SET THEIR SIGNATURE AND SEAL ON THE DAY AND YEAR MENTIONED HEREIN ABOVE.

BIOTIC WASTE SOLUTIONS PVT. LTD.

(Authorized Signatory)
46-47, SSI Industrial Area,
G.T. Karnal Road, Delhi-110033
9899910083, 9560896389
ankit@biotic.co.in, care@biotic.co.in
GST: 07AAECB3197N1Z8
MSME: DL05B0003909



House of Pathology Labs Pvt Ltd

(Authorized Signatory)
L-113, Lajpat Nagar 2, Delhi-110024, State - Delhi, PIN - 110024
9555266685
care@houseofpathology.com; hoplabsdelhi@gmail.com

Witness: BIOTIC WASTE SOLUTIONS PVT. LTD.

Witness: House of Pathology Labs Pvt Ltd

KNOW YOUR CLIENT (KYC) APPLICATION FORM FOR HEALTH CARE FACILITY (HCF)
(Please fill this form in ENGLISH and in BLOCK LETTERS)

A. IDENTITY DETAILS

1. HCF Name: House of Pathology Labs Pvt Ltd
2. HCF Address: L-113, Lajpat Nagar 2, Delhi-110024, State - Delhi, PIN - 110024
3. Contact Name: Manzar Alam
4. Email id: care@houseofpathology.com; hoplabsdelhi@gmail.com
5. Mobile No: 9555266685
6. LandLine No:
7. PAN Number: AAFCH9049A
8. GST Number:
9. TAN No (If registered): (Mandatory if deduct TDS on service bill)
10. Signing Authority Pan No:
11. Signing Authority Aadhar Number:
12. Bedded/ Non-Bedded: Pathology Lab No of Beds: 0
13. PCB Authorization No: Valid Up to: #31
14. HCF Opening & Closing business hours/days:

B. HCF BANK DETAILS

1. Bank Name:
2. Bank Account Number:
3. Bank IFSC Code:

DECLARATION

I hereby declare that the details furnished above are true and correct to the best of my knowledge and belief and I undertake to inform you of any changes therein, immediately. In case any of the above information is found to be false or untrue or misleading or misrepresenting, I am aware that I may be held liable for it.

Signature of the Applicant Date: 21/09/2021 (dd/mm/yyyy)

Note: Please fill the enclosed KYC form. Kindly send one copy of Aadhar Card, PAN Card, GST Registration if applicable, Pollution Control Board (PCB) authorization and one passport size photograph of the authorized signatory.



Ref ID:House of Pathology Labs Pvt Ltd

THIS General Service Agreement is made and entered into force on 1-Oct-21 by and between the following parties:

Polestar Infosystem, a partnership firm having its registered office at H. No. 413, F/F, Sector -51, Gurugram, Haryana- 122001 (the "Service Provider")

AND

House of Pathology Labs Pvt Ltd Health Care Facility (HCF)/Occupier having its operating office at L-113, Lajpat Nagar 2, Delhi-110024, State - Delhi, PIN - 110024.

1. The Service Provider is in the business of IT solutions and consultancy, customized software solutions including mobile applications with regards to data management, Customer relations, accounting, bar coding, scanning solution and process automation. It also supplies Products such as poly bags, containers, boxes, bins for different waste streams.
2. As explained and discussion with the Service Provider, The Occupier is of the opinion that the Service Provider has the necessary qualifications, experience and abilities to provide services as explained in this agreement.
3. The Service Provider is agreeable to provide such services to the Occupier on the terms and conditions set out in this agreement as under and detailed terms and conditions as in Annexure-A
4. Payment of software charges will be made on annual basis. Payment of Barcode labels will be made after the receipt of labels.

In consideration of the services rendered by the Service Provider under this agreement, the Occupier shall pay consideration to the Service Provider as provided hereunder:

Bar Code System Services including Android App + AMC + Data Preserve for 5 years + Server Rent + Data Transfer to DPCC + Waste Acknowledgment through Email and SMS + Log in Credentials through app and website + Scanning by CBWTF staff + free door-step delivery

- a. Charges: Rs. 3776 Per Year (inclusive of GST)
- b. Number of Barcoding stickers 0 @ Rs. 2.006 per Pc (inclusive of GST)
- c. Bluetooth weighing machine 0 (inclusive of GST)

Validity of the Agreement: From 1-Oct-21 to 30-Sep-22 against Workorder No. # 11

IN WITNESS WHEREOF the parties have duly affixed their signatures under hand and seal on this 1-Oct-21 at Delhi.

For & on behalf of
Polestar Infosystem

Manzar Alam
+91 84471 99466
polestar.bmw@gmail.com



House of Pathology Labs Pvt Ltd

Manzar Alam
9555266685
care@houseofpathology.com; hoplabsdelhi@gmail.com

ANNEXURE -A
Terms & Conditions

1. Membership with the Polestar Infosystem must be done for availing the bar-code services.
2. Payment of Bar-Code service charges & required Bar-Code stickers is to be paid within 90 days from submission of invoice.
3. Health Care Facilities having 30 or more no. of beds shall have to procure their own digital Bluetooth enabled weighing machine and android based mobile.
4. Above mentioned hardware can be supplied by Polestar Infosystem on additional cost.
5. The HCFs having more than 30 no. of beds are required to scan all the bar coded bags containing bio-medical waste.
6. Upon scanning all the bags by the HCF, the data shall be transmitted to the bar code waste management system database; however, the data gets lodged into the database only after the operator of the facility accepts the waste on his console and generates waste acceptance receipt.
7. HCFs having less than 30 no. of beds as well as all other Occupiers as defined under the BMWM Rules, 2016, are not required to scan their bags containing bio-medical waste. Same shall be done by the CBWTF operator on arrival at the premises.
8. HCFs should intimate prescribed authority about the bar-coded labels as and when procured.
9. HCFs should ensure the use of bar coded labels and specified colour coded bags or containers for segregation of waste at source of its generation.
10. A representative of HCF has to ensure that all the bags and containers are scanned at waste collection point.
11. Health Care Facilities (with more than 30 beds) it is the responsibility of the Occupier to scan the bags containing bio-medical waste.
12. Polestar Infosystem will provide unique user id & password to HCF, after receipt of annual payment (in case of cheque payment, user id & password will be provided after cheque realization).
13. If HCFs purchased their own hardware (Bluetooth enabled weighing machine) & if it will not connect with the android based app or having any technical issues, then Polestar Infosystem will not be responsible for the accuracy of data management.
14. If hardware (Bluetooth enabled weighing machine) is purchased from Polestar Infosystem it will have 1 year warranty from manufacturer & 6 months warranty on load cell & display.
15. One time training for application usage will be provided by Polestar Infosystem to the nominated HCF's person. If another training is required then charges has to be paid in advance.
16. Payment of Bar-Code service charges & required Bar-Code stickers is to be paid within 90 days from submission of invoice, cheque is to be made in favor of "Polestar Infosystem" or through NEFT/RTGS/IMPS/UPI transfer on HDFC Bank, Ashok Vihar Branch, Current account no: 50200038510675, IFSC Code: HDFC0001940
17. Payment paid to Polestar Infosystem is non-refundable and non-transferable.

Confirm & Accepted

For, Polestar Infosystem



Name: (Manzar Alam)

For, House of Pathology Labs Pvt Ltd



Name: (Manzar Alam)

Occupier's Signature / Address Seal

5553
19/8/21

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Government of National Capital Territory of Delhi



सत्यमेव जयते

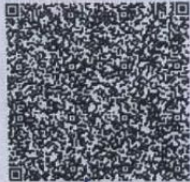
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Certificate No.	: IN-DL12230453263392T
Certificate Issued Date	: 18-Aug-2021 05:26 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ NEHRU/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-SHCIL21562440430805T
Purchased by	: ISHPREET SINGH
Description of Document	: Article 35(ii) Lease with security upto 5 years
Property Description	: II-L-113 LAJPAT NAGAR-II NEW DELHI-110024
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ISHPREET SINGH
Second Party	: HOUSE OF PATHOLOGY LABS PRIVATE LIMITED
Stamp Duty Paid By	: ISHPREET SINGH
Stamp Duty Amount(Rs.)	: 14,500 (Fourteen Thousand Five Hundred only)



LOCKED



Ishpreet Singh
2085 9452 9151

Please write or type below this line

Mazhar Alam



Ishpreet Singh

SR 0008241381

5452



Statutory Alert:

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

E-STAMP CERTIFICATE NO.IN-DL12230453263392T**Dated : 18-Aug-2021****LEASE AGREEMENT**

Property No.	:	II-L-113, Lajpat Nagar-II, New Delhi-110024.
Floor	:	First Floor
Total Period	:	Five Years
First 12 month Monthly Rent	:	Rs.54,000/-
Second 12 months Monthly Rent	:	Rs.56,700/-
Third 12 months Monthly Rent	:	Rs.59,535/-
Fourth 12 months Monthly Rent	:	Rs.62,512/-
Fifth 12 months Monthly Rent	:	Rs.65,638/-
Security Amount	:	Rs.1,62,000/-
Avg. Rent	:	Rs.59,677/-
Stamp Duty	:	Rs.59,677/- x 12 x 2% + Rs.100/- (of security amount) = Rs.14,422.48
Now Paid Stamp Duty	:	Rs.14,500/-

This Lease Agreement is executed at New Delhi on this 19th day of August, 2021, Between: **MR. ISHPREET SINGH** son of Shri Parminder Singh resident of H-25, Lajpat Nagar-II, New Delhi-110024, hereinafter called the Lessor of the one part;

AND

Ispreet Singh
M/s. **HOUSE OF PATHOLOGY LABS PRIVATE LIMITED**, having its registered office at H.No.1180, First Floor, Sector-4, Near Sector-4 Mark Ft. Gurugram, Haryana, Pin-122001, through its Director Mr. Manzar Alam son of Mr. Mohd. Haidar resident of 1250D/13, Gali No.13, Govindpuri, Kalkaji, New Delhi-110019, vide Board Resolution Letter Dated 19/08/2021, hereinafter called the LESSEE of the other part;

The expressions of the Lessor and Lessee shall mean and include them, their legal heirs, successors, executors, legal representatives, administrators, nominees and assigns.

Whereas the Lessor is the lawful owner of freehold property bearing No.II-L/113, First Floor, Lajpat Nagar-II, New Delhi-110024, with all easements attached thereto (hereinafter called the Premises), vide Sale Deed duly registered as Document No.710, in Addl.Book

Ispreet Singh



S No. 5553

Date 19/08/2021 11:56:53 AM

Deed Related Detail

Deed Name LEASE

LEASE WITH SECURITY UPTO 5 YEARS

Land Detail

Tehsil/Sub Tehsil Sub Registrar V(1)

Village/Block LAJPAT NAGAR-I,II,III

Place (Segment) LAJPAT NAGAR-I,II,III

Property Type Residential

Building Type

Property Address House No. 113 LPN II ND, Road No. LAJPAT NAGAR-I,II,III

Area of Property 100.00 Sq. Yard 0.00

Money Related Detail

Consideration Amount 59,677.00 Rupees

Stamp Duty Paid 14,500.00 Rupees

Amount of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of LEASE

LEASE WITH SECURITY UPTO 5 YEARS

Presented by Sh/Smt.

ISHPREET SINGH

S/o W/o

PARMINDER SINGH

R/o

H-25 LPN II ND

in the office of the Sub Registrar, Delhi this 19/08/2021 at 11:40 AM day Thursday between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar V(1)
Delhi/New Delhi

Execution admitted by the said: Shri / Ms

ISHPREET SINGH

and Shri / Ms.

HOUSE OF PATHOLOGY LABS PVT LTD TH MAUZAR ALAM

Who is/are identified by Shri/Smt/Km. ASHOK KUMAR S/o W/o D/o PALTOON R/o A-151 SF DAS GHARA MOHALLA GARHI ND

and Shri/Smt./Km SANJAY KAMRA S/o W/o D/o H L KAMRA R/o B-92 LPN ND

(Marginal Witness). Witness No. II is known to me.



Contents of the document explained to the parties who understand the contents and admit them as correct. Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Date 19/08/2021 12:27:55

Registrar/Sub Registrar
Sub Registrar V(1)
Delhi/New Delhi



Handwritten signature of Sanjay Kamra

Revenue Department NCT of Delhi

DORIS

NIC-DSU

No.I, Vol.No.12649, on pages from 70 to 79, on dated 08/02/2013, in the office of the sub-registrar, New Delhi.

And Whereas on the request of the Lessee the Lessor has agreed to let out the property bearing No.II-L/113, First Floor, Lajpat Nagar-II, New Delhi-110024, (hereinafter called the said premises), to the Lessee and the Lessee has agreed to take the same, on the following terms and condition, herein mentioned.

NOW THIS LEASE AGREEMENT WITNESSETH AS UNDER:-

1. That the Lessee shall pay the monthly lease money/rent of the said premises, details as under:-

Rs.54,000/- from 01/08/2021 to 31/07/2022

Rs.56,700/- from 01/08/2022 to 31/07/2023

Rs.59,535/- from 01/08/2023 to 31/07/2024

Rs.62,512/- from 01/08/2024 to 31/07/2025

Rs.65,638/- from 01/08/2025 to 31/07/2026

after deduction of TDS to the Lessor payable in advance on or before 5th day of every month according to English Calendar month.

2. That the Lessee shall pay 12 post dated cheques to Lessor as advance rent which the Lessor shall be entitled to get encashed on due date after completion of 12 months the Lessee shall issue another 12 post dated cheques to Lessor in advance every year.

2. That this lease is granted for a period of 5 Years commencing from 01/08/2021 and ending on 31/07/2026, along with one year lock in period from both side and if the Lessee will vacate the said leased premises before expiry of lock in period then the security amount will be forfeited by the Lessor.

3. That a separate electric meter and separate water meter will be provided by the Lessor at the demised premises. The Lessee will pay the electricity and water charges as per actual use along with the monthly rent. After paying the bill the lessee shall provide the original copy of the same to the Lessor.

4. That the Lessee shall use the said premises for Commercial Purpose Only.

5. That the Lessee shall not do any work in the said portion contrary to law.

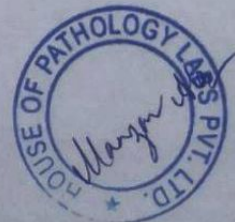
Tajpreet





6. That the Lessor will not remove any existing fittings, furniture's and fixtures from the said premises and will also authorized the Lessee to use the same as per the separate hire and maintenance agreement.
7. That the Lessee will replace and make good all breakages, deficiency and damages to the fittings and fixtures which may happen during the period of the tenancy except natural wear and tear and damages by the acts of god.
8. That the Lessee shall not make any addition or alteration in the said premises, without obtaining prior written premises from the Lessor.
9. That the lessee shall not sub-let assigns, part with possession of the said premises to any person, with rent or without rent under any circumstances.
10. That all day to day minor repairs such as fuses, bulbs, fans, tubes, replacement of water taps etc. shall be attended to by the Lessee to his own cost and expenses, but major repairs shall be attended to be the Lessor at his own cost and expenses.
11. That this lease can be terminated after expiry of lock in period, by the either party giving two months written notice from both sides.
12. That any notice to be given by either party in connection with the demised premises shall be considered as sufficiently given if sent through registered post addressed to other party at the addresses mentioned below unless a different address has Intimated in writing against receipt.
- LESSOR ADDRESS : H-25, Lajpat Nagar-II, New Delhi-110024.
- LESSEE ADDRESS : H.No.1180, First Floor, Sector-4, Near Sector-4 Mark Ft. Gurugram, Haryana, Pin-122001.
12. That the Lessee has deposited with the Lessor an interest free security deposit of Rs.1,62,000/- (Rupees One Lakh Sixty Two Thousand Only), which shall be refunded to the Lessee only at the time of giving peaceful vacant possession of the premises to the Lessor by the lessee, after deducting the outstanding dues, if any. However it is made clear that the security deposit will not be adjusted in the rent and it is only refundable.
13. That the Lessee shall abide by all Municipal bye-laws, rules and regulations of local authorities in respect of the said premises and also will not conduct any illegal and immoral activities.
14. That the Lessee shall hand over the vacant and physical possession of the said premises to the Lessor on the expiry or prior termination of this Lease Agreement.

Tejpreet



15. That the Lessor shall pay the House Tax and all other taxes applicable before the signing of this Lease Deed, to the concerned authorities wherein the Lessee has no concern in this connection. Any new tax applicable thereafter will be added in the rent in proportion to the effect on rent.
16. That in case the Lessee does not pay the rent for one month then this lease agreement shall be treated as cancelled and the Lessor has full right to get the premises vacated by the Lessee, without giving any prior notice to the Lessee.
17. That the Lessor reserves the rights to inspect the said tenanted premises at all reasonable hours.
18. The Lessee shall not store any dangerous, illegal or injurious material in Demises premises nor shall he use the said property for any other purpose except as Commercial, under any circumstances. However, it is made clear that the Lessor is not responsible for any illegal usage by the Lessee in the court of Law.
19. That if any of the above said terms and conditions are violated by the Lessee in any case, then this lease agreement shall stand terminated and cancelled.
20. That if both the parties wants to extend the lease after lease period, then the rent will be increase by mutual understanding by both the parties subject to fresh lease agreement.
21. That the cost of non-judicial stamp papers and other expenses in respect to the registration of lease deed shall be borne by the Lessee and Lessor in equal share.
22. That the original Lease Deed shall always remain with the lessor and the lessee shall retain a photocopy/true copy of the same.
23. That the Lessor is not responsible for any type of payments such as bills of credit Cards, Mobile Phones, Loan/Bank crupt, Bounce of Cheque etc. as all such are the responsibilities of the Lessee only. However, it is made clear that the Lessor is not responsible in this regard.
24. The parties hereto shall bear their own legal charges and out of pocket expenses incurred in this regard and only the stamp duty and Registration charges on this Document shall be borne and paid by the Lessee and Lessor both equally.
25. That the Lessee will be liable to pay the monthly rent in case of any emergency lock down or under any natural calamities such as earthquake, flood, riots etc., it made clear to Lessee shall not break the rent during the above said period.

T. S. S. S.





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1145952318463
Issue Date 19-AUG-2021 11:18
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL12230453263392T
Purchased By ISHPREET SINGH
Registration Fees Paid By ISHPREET SINGH
Property Description II-L-113 LAJPAT NAGAR-II NEW DELHI-110024
Purpose Article 35(II) Lease with security upto 5 years

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

26. That the Lessee will be responsible for the payment (timely) of VAT, GST & Income Tax.

27. That if any dispute arises between the parties, the same shall be referred to for decision by a Court of Law under Delhi Jurisdiction.

IN WITNESS WHEREOF, the Parties hereto have signed this Lease Agreement on the day, month and year first above written in the presence of the following witnesses:-

WITNESSES:-

1.

Ashok Kumar

Mr. Ashok Kumar S/o Shri Paltoon
R/o A-151, Second Floor, Das Ghara Mohalla,
Garhi, East of Kailash, New Delhi-110065.
(8784 6392 8598)

Ashok Kumar
LESSOR

2.

Sanjay Kamra

Sanjay Kamra
810 H.L. Kamra
140 B-192 Jaipat Nagar ND
9098 1975 0521

