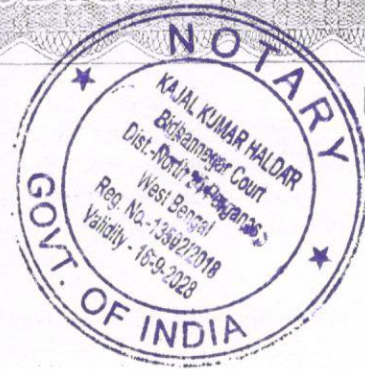




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ATTESTED

K. K. HALDAR
NOTARY
GOVT. OF INDIA
Reg. No.- 13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

LEASE DEED

BY AND BETWEEN

HEMANT SAPRA FAMILY PRIVATE TRUST

AND

1 1 JAN 2024

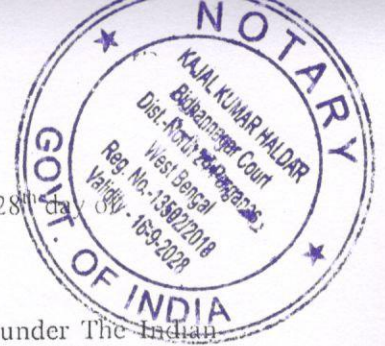
REALPRO REALTY SOLUTIONS PRIVATE LIMITED

Realpro Realty Solutions Pvt. Ltd.



Realpro Realty Solutions Pvt. Ltd.

THIS LEASE DEED ("Lease Deed") is made at Kolkata, West Bengal on this 28th day of November, 2023 and to be effective from dated. 01st November, 2023.



BY AND BETWEEN

HEMANT SAPRA FAMILY PRIVATE TRUST, a Private Trust created under The Indian Trust Act, 1882 having its registered office at B Wing, Ground Floor, D3 P3B, GYS Platinum, District Centre, Saket, New Delhi - 110017, represented by its Initial Trustee 360 ONE Investment Adviser And Trustee Services Limited (formerly known as **IIFL Investment Adviser and Trustee Services Limited**), having its registered office at 360 One Centre, Kamala Mills, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013, Maharashtra, being represented by its authorized signatory **Mr. Sanjay Kumar Nair**, Senior Vice President - Trustee Operations (Authorised through Board Resolution dated 01-11-2023 read with letter of Authority dated 09-11-2023), (hereinafter referred to as "LESSORS", which expression, shall mean & includes successors, permitted assigns, administrators, liquidators and receivers, wherever the context of meaning shall so require or permit) of the One Part

AND

REALPRO REALTY SOLUTIONS PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 and having its registered office at 5th Floor, Prius Platinum, Wing A D-3, District Centre, Sakat, New Delhi 110017 being represented by its authorized signatory Ms. Poonam, Company Secretary (Authorized through Board Resolution dated 28.11.2023) (hereinafter referred to as the "Lessee, which expression shall include its successors, assigns, administrators, liquidators and receivers, wherever the context of meaning shall so require or permit) of the other part.

Lessor and Lessee are hereinafter collectively referred to as "Parties" and individually as Party.

WHEREAS

- A. The Lessor is the absolute owner of office unit bearing no. 1309, 13th floor at Godrej Genesis, Plot XI, Block EP-GP, Sector V, Salt Lake, Kolkata, West Bengal-700091 ("Property").
- B. The Lessee is engaged in the business of Real estate activities and has approached the Lessor with the intention to take on lease, the said Property.
- C. The Lessee has approached the Lessor and requested it to grant a lease in respect of the Property for a term commencing from 1st November 2023 to 31st March 2032 for, *inter alia*, their business purposes, display of products and for such other purposes which the Lessee may deem fit, in the manner hereinafter appearing.
- D. Now therefore, the Lessor has agreed to lease onto the Lessee and the Lessee has agreed to take from the Lessor, the Property, on such terms and conditions as hereinafter stipulated in this Lease Deed and the annexures hereto.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATIONS:

1.1. In this Lease Deed, unless the context otherwise requires, the following terms shall carry the meaning as set out against each of them:

1.1.1. "Applicable Law" means all statutes, codes, ordinances, decrees, rules, regulations, municipal by-laws, judicial or arbitral or administrative or ministerial or departmental or



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principles of common and civil law and equity, binding on or affecting the Person referred to in the context in which such word is used.

- 1.1.2. **"Damages"** means all threatened or actual claims, liabilities, damages, charges, expenses, costs, losses or injuries referred to in this Lease Deed shall mean to exclude any direct and or indirect business losses or lost opportunities or action in tort for which the party is not liable under any law.
- 1.1.3. **"Governmental Authority"** means: (a) any nation-al, state, city, municipal, or local government, governmental authority or political subdivision thereof; (b) any agency or instrumentality of any of the authorities referred to in (a) above; (c) any non-governmental regulatory or administrative authority, body or other organization, to the extent that the rules, regulations, notifications, standards, requirements, procedures or orders of such authority, body or other organization have the force of law; or (d) any competent court or tribunal.
- 1.1.4. **"Lease Commencement Date"** shall be the date on which this lease arrangement comes into effect i.e., 01st November, 2023.
- 1.1.5. **"Lease Rent"** shall mean the amounts as set out below, which shall increase after completion of every three years by 15% (Fifteen percent) on the last paid Lease Rent:

Sr. No.	Period	Lease Rent (Per Month)
1	1 st November, 2023 to 31 st March, 2024	INR 2,60,599/-
2	1 st April, 2024 to 31 st March, 2025	INR 2,60,599/-
3	1 st April, 2025 to 31 st March, 2026	INR 2,60,599/-
4	1 st April, 2026 to 31 st March, 2027	INR 2,99,689/-
5	1 st April, 2027 to 31 st March, 2028	INR 2,99,689/-
6	1 st April, 2028 to 31 st March, 2029	INR 2,99,689/-
7	1 st April, 2029 to 31 st March, 2030	INR 3,44,642/-
8	1 st April, 2030 to 31 st March, 2031	INR 3,44,642/-
9	1 st April, 2031 to 31 st March, 2032	INR 3,44,642/-

- 1.1.6. **"Security Deposit"** means the sum paid by the Lessee under this Agreement as a refundable interest free security deposit in accordance with Clause 6.
- 1.1.7. **"Term"** shall have the meaning ascribed to it in Clause 3.1
- 1.2. In this Lease Deed, unless the contrary intention appears:
- 1.2.1. Any reference herein to any Clause, Schedule, Annexure or Exhibit is to such clause or schedule, annexure or exhibit to this Lease Deed unless the context otherwise requires. The Schedules, Annexes and Exhibits to this Lease Deed shall be deemed to form part of this Lease Deed. The headings or interpretation are inserted for convenience only and shall not affect the construction of this Lease Deed.
- 1.2.2. References to a document, agreement or deed is a reference to that document, agreement or deed as from time to time validly amended, supplemented, assigned, novated or varied and includes any schedules or exhibits or annexes attached thereto or incorporated therein by reference.



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Dist. North 24 Parganas

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1.2.3. Unless the context otherwise requires, words importing the singular include the plural, vice versa, and pronouns importing a gender include each of the masculine, feminine and neuter genders.

1.2.4. Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Lease Deed) for the time being in force and to all statutory instruments or orders made pursuant to such statutory provisions.

2. GRANT OF LEASE:

In pursuance of the Lease Deed and in consideration of the Rent (as hereinafter defined) hereby reserved and of the covenants, conditions and stipulations hereinafter contained, The LESSOR being legally authorized to lease out, hereby does grant, convey and transfer by way of lease unto the LESSEE all leasehold rights, title and interest in the premises situated at office unit bearing no.1309, 13th floor at Godrej Genesis, Plot XI, Block EP-GP, Sector V, Salt Lake, Kolkata, West Bengal-700091 admeasuring approx. 2,815 sq. ft. and with the right for the LESSEE, its employees and persons authorized by the LESSEE to use the entrances, passages, doorways, entrance hall, stair cases, landings, lobbies, basements, lifts, common area and passages in the Demised Premises and in the building in which the Demised Premises is situated for the purpose of ingress thereto.

3. TERM

3.1. The lease of the Property shall be for a term commencing from 1st November, 2023 to 31st March, 2032, but subject to the earlier determination of this demise as hereinafter provided (hereinafter referred to as "Term").

3.2. At the expiry of the Term, both Parties may, subject to mutual agreement, extend the Term for an additional period or such other term as mutually agreed between the Parties, reduced in writing.

4. POSSESSION

4.1. The Lessee shall be put in vacant physical possession of the Property with effect from the 1st November 2023 and shall continue to be in possession of the Property in terms of this Lease Deed during the Term.

5. RENT

5.1. The Lessee shall pay the Lessors the monthly rent of Rs. 2,60,599/- (**Rupees Two Lakh Sixty Thousand Five Hundred Ninety-Nine Only**) with effect from Lease Commencement Date, subject to deduction of tax at source ("TDS") as applicable under the Applicable Laws including the Income Tax Act, 1961.

5.2. The Rent shall be increased by 15% (Fifteen percent) in every three years over the rent paid in the immediately preceding third year and the Lessee shall be under an obligation to pay to the Lessor such increased Rent.

5.3. The Rent shall be payable in advance on or before the 10th day of each successive calendar month.

5.4. The Rent shall be payable by the Lessee to Hemant Sapra Family Private Trust, HDFC Bank A/c 57500000386901, Fort Branch, Mumbai (IFSC HDFC0000060) under intimation to trusteeservices@360.one subject to deduction of statutory dues such as tax deducted at source etc., using any mode of payment i.e., Cheque, NEFT or RTGS.



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5.5. The Goods and Service tax on the Rent as applicable from time to time, shall be paid by the Lessee.

6. SECURITY DEPOSIT

6.1. The Lessee already deposited Rs. 5,91,150/- (Rupees Five Lakh Ninety-One Thousand One Hundred and Fifty only) as security deposit to the Lessor (the 'Security Deposit').

6.2. Refund of Security Deposit: Upon the LESSEE exercising its option to vacate the Demised Premises at expiry of the Lease Term and/or Renewed Lease term(s) or early termination of the Lease Agreement, the LESSEE can adjust the monthly lease rent from the interest free security deposit given to the LESSOR at the time of execution of this lease Agreement and the LESSOR shall refund the balance security deposit amount to the LESSEE, simultaneously upon the LESSEE surrendering the peaceful, vacant and physical possession of the Demised Premises, subject to normal wear and tear and in case Lessor fails to return the balance security deposit to Lessee within 30 days from early termination or expiry of term period than Lessor shall return the balance security deposit. The LESSOR may, however, adjust any unpaid rental amount(s), if any or the amounts towards unpaid bills/arrears related to applicable utilities for the Demised Premises, which are payable by the LESSEE to the LESSOR as on the date on which the LESSEE vacates the Demised Premises.

7. MAINTENANCE CHARGES

7.1 The Lessee agrees and acknowledges that the Lessee shall bear and pay such portion(s) of Maintenance Charges towards inter alia, maintaining the services, common areas and the common facilities provided at the building where the Property is situated, if and when requested by the Lessor during the Term of the Agreement. The Lessee shall pay such charges to the Lessor or directly to the maintenance service provider as mentioned in Annexure I or as mutually decided between the Parties.

8. SALE/MORTGAGE OF THE PROPERTY

8.1. The Lessor has the right to sell/transfer the Property subject to continued fulfillment of all Lessor's obligations under this Lease Deed. In the event of such sale or transfer by the Lessor, the Lessor shall attorn the tenancy/Lease in favour of the new landlord/ new lessor/s and the Lessee shall be attorned as the Lessee of such transferee or transferees on the same terms and conditions as contained herein, such transfer in any manner of the Property shall not affect the right of possession of the Lessee under this Lease Deed. A Letter of attornment shall be executed by the Lessor along with registering a separate agreement of Assignment of Lease at the cost of Lessor. Thereafter the new owner/Lessor shall be liable to the Lessee for the refund of the Security Deposit, if any, as per the terms of this Lease Deed. Likewise, the Lessee shall pay the Rent in accordance with the terms of this Lease Deed to the new Lessor /Owner.

9. USE OF THE PROPERTY

9.1. The Lessee shall have unlimited access to the Property twenty-four hours a day and the Lessee shall be deemed to be in exclusive occupation of the Property. The Lessor or their authorized personal(s) /agents shall have the right to enter upon the premises at any time during working hours, by giving advance notice to Lessee.

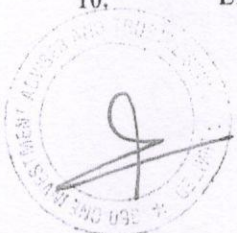
10. ENTRANCE; PARKING AND SIGNAGE

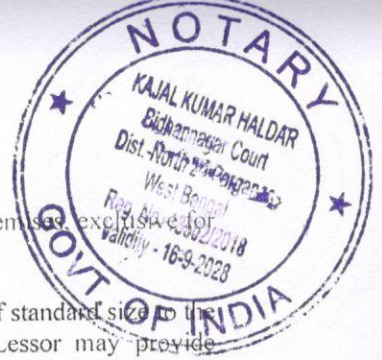
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- 10.1 The Lessor shall provide the Lessee with a dedicated entrance to the Demised Premises for its use.
- 10.2 The Lessor has access to and shall allocate 2 (two) dedicated car parking slots of standard size to the Lessee in the building, without any additional charges and expenses. The Lessor may provide additional car parking to the Lessee if so available with the Lessor in future on mutual agreement between the Parties.
- 10.3 Lessor agrees to allow LESSEE to install their signage on the building façade / designated place, to statutory compliances at no additional cost. The Lessee may display the name of their company and products, branding, they deal in the Property, including putting up of hoardings. The cost of tax on advertising on such hoardings, if any, shall be to the account of the Lessee. All such hoarding/ signages and other materials shall be removed by the Lessee on termination of the Lease.

11. SUBLETTING AND ASSIGNMENT

- 11.1. The Lessee shall have right to share or extend or allow use of the Property hereby demised to or any part thereof to any subsidiary, associate firm/company or sister firm/ companies/ affiliates or members of the same group or to its parent firm/company as per terms of this Lease Deed after giving documented proofs to the Lessor which reflects these firms/ companies/ members as subsidiary, associate firm/company or sister firm/companies/ affiliates or members of the same group to its parent firm/ company.
- 11.2. The Lessee shall not sublet or sub license or assign the whole or any portion for the Schedule/Property that it has under lease at any time in favour of any third party.

12. PAYMENT OF TAXES AND OTHER CHARGES

- 12.1. The Lessor shall bear and pay and discharge all existing and future, taxes charges assessment or outgoing whatsoever assessed, charged, imposed or payable in respect of the said Premises including land revenue tax, Corporation charges and taxes, Property Taxes/CDMA etc. The Lessee shall not be liable for making payment of any tax for above mentioned outgoings.
- 12.2. The Lessee shall bear and pay all charges incidental to the Property such as electricity bill, and such other expenses as per government regulations and applicable law.
- 12.3. The Lessee shall provide all copies of invoices and payment received and paid for the taxes and charges incidental to the property for the purpose of lessor records within 15 days of making such payment by scan to trusteeservices@360.one.
- 12.4. The Lessee will deduct tax at source on any amounts payable by the Lessee under the Lease Deed.
- 12.5. The Lessee further represents that the Lessee shall forthwith pay all such tax amounts in respect of Goods and Service Tax at the applicable rate and applicable intervals as required under Applicable Laws.

13. PERMISSION /SANCTION

- 13.1. This Lease Deed can be used by the Lessee for obtaining various statutory and legal permissions from competent authorities required for the proposed business and the Lessor will facilitate any formalities required in case Lessee requires. Also, that Lessee shall do the needful and facilitate any formality required in case the Lessor applies for any loan against rental income of the premises from bank or financial institution with in permissible law.



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13.2. The Lessor is hereby granted permission to carry renovation work, construction work or any incidental hereto in due course of time and the same will be accounted in the hands of the Lessor.

14. COVENANTS OF THE LESSORS:

The Lessor hereby makes the following covenants, each of which is deemed to be material and each of which is stated by the Lessor as being true and correct on the date hereof and shall continue to be true and correct during the Term:

- 14.1. The Lessor now has in themselves good and marketable title to the Property, free and clear of all charges, liens, claims, encroachments, mortgages and encumbrances whatsoever including but not limited to electricity. There are not presently any encroachments on to or by the Property. The Lessor is in possession of the Property and also enjoys the right, full power and absolute authority to demise unto the Lessee the Scheduled Premises on Lease.
- 14.2. To allow during the Term of the Lease, peaceful and uninterrupted enjoyment of the Property at all times of day and night to the Lessee, its employees, servants, representatives, customers, visitors and invitees, subject to the Lessee performing all its obligations under this Lease Deed without any eviction, interruption, disturbance, claim and demand whatsoever by the Lessors or any person or persons lawfully or equitably claiming by, from, under or in trust for them.
- 14.3. There is presently no claim, action, litigation, arbitration, garnishee or other proceeding pending against the Lessor and relating to the Property or the transactions contemplated hereby. There is presently no claim, governmental investigation or litigation or arbitration proceedings to which the Lessors are parties relating to the Property. The Lessor shall give Lessee immediate notice of any such claim, litigation, proceeding or investigation which becomes known to it prior to execution thereof.
- 14.4. There is no lease or other agreements permitting usage / occupancy of the Property, nor has the Lessor entered into any course of conduct which would permit, any person or entity to occupy any portion of the Property or otherwise affecting the Property or any part thereof.
- 14.5. The Lessor do not have any liability for any taxes, or any interest or penalty in respect thereof of any nature that may be assessed against Lessee or become a lien against the Property.
- 14.6. The Lessor warrants that the Lessor has obtained a commercial license for the Property as a result of which the Property is situated in a commercial area and further undertakes to pay any claims, penalties or charges for continuing use of the commercial nature of the Property from time to time.
- 14.7. The Lessor shall acknowledge and give valid receipts for every payment made by the Lessee to the Lessor or to his order and such receipts, duly stamped and signed by the Lessor or their duly authorized agent shall be conclusive proof of such payments.
- 14.8. In the event that the Lessor transfers, alienates, encumbers otherwise disposes of or deals with the Property or any part thereof or in his right, title and interest during the Term of the Lease, the Lessor shall advise the Lessee about the same in writing and the Lessors shall ensure that the future owner or successor in title to the Scheduled Premises shall agree to be bound by the terms of this Lease Deed. The future owner or successor in title to the Scheduled Premises shall further attorney the Lessee as its own Lessee.
- 14.9. Lessor agrees to pay all municipal taxes, rates, cesses, and such other outgoing taxes pertaining to the Property, including the Property, payable to any Governmental Authority.



COVENANTS OF THE LESSEE:

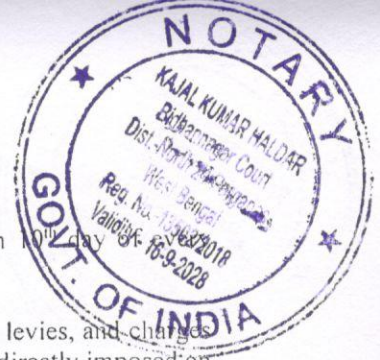
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Bidhanagar Court

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- 15.1. To pay the Rent for the Property on a monthly basis, in a timely manner on 10th day of every month.
- 15.2. The Lessee shall be responsible for and shall timely pay all taxes, assessments, levies, and charges of any kind, including but not limited to, GST and any other taxes directly or indirectly imposed on or related to the operation of the business conducted on the leased premises. This obligation includes taxes levied by any local, state, or federal authority having jurisdiction over the leased premises and the business conducted therein..
- 15.3. To permit the Lessor and their duly authorized personal(s)/ agents at all reasonable hours, to enter into the Property for the purpose of inspection or for any other purposes connected with the lease of the Property.
- 15.4. To utilize the premises in the manner provided and as permitted by the applicable laws for the time being in force, after procuring all the necessary approval for the same.
- 15.5. To hand over the Property together with such fixtures and fit outs, removal of which may cause damage to the Property, in good order and condition (reasonable wear and tear excepted) on the expiry of the Term or on earlier termination.
- 15.6. To use the Property for its office purposes only and not carry on or permit to be carried on in the Property, any activities which shall or are likely to be unlawful or store any goods of hazardous or combustible nature.

16. REPRESENTATIONS AND WARRANTIES:

Each Party represents and warrants to the other Party that:

- 16.1. It has full power and authority to execute and deliver this Lease Deed and to perform all of its duties, obligations and responsibilities arising or created under this Lease Deed. This Lease Deed when executed and delivered by a Party shall constitute a valid and legally binding obligations of such Party, enforceable in accordance with its terms.
- 16.2. The execution, delivery and performance of this Lease Deed by a Party will not, conflict with, result in a breach of or default under any Applicable Law, or any order, writ, injunction or decree of any court or Governmental Authority, or any agreement, arrangement or understanding, written or oral, to which such Party or any of its assets are bound.
- 16.3. It is in compliance with all Applicable Laws and obligations pursuant to contracts to which it is a party, and the lease of the Property does not contravene any contractual obligation of such Party.

17. TERMINATION:

- 17.1. Either Party shall have the right to terminate this Lease Deed by serving a prior written notice of 30 (Thirty) days.
- 17.2. Upon the termination of this Lease Deed, the Lessor shall, subject to Clause 17.3 below, refund the Security Deposit to the Lessee, simultaneously with the Lessee handing over the vacant and peaceful possession of the Demised Premised to the Lessor, subject to normal wear and tear.
- 17.3. The Lessor shall have the right to adjust any sum towards any outstanding dues of the Lessee such as outstanding Rent, payable by the Lessee for the duration of the lease or for the duration when the Lessee was in physical occupation of the Demised Premises, whichever is later.



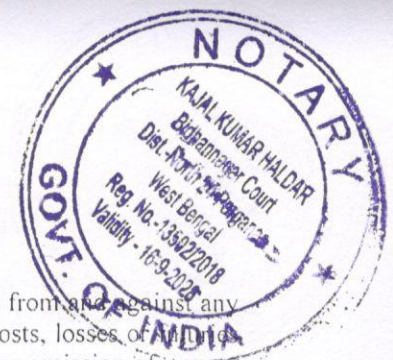
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18. INDEMNITY

18.1. The parties hereto shall indemnify, defend and hold harmless the other party from and against any and all threatened or actual claims, liabilities, damages, charges, expenses, costs, losses or arising out of or relating to (i) any breach of the Lease Deed and (ii) any act or omission of a party in violation of its legal, Statutory, regulatory or other duty or obligation in connection herewith.

19. FORCE MAJEURE

19.1 The Lessor hereby agrees and acknowledges that the Lessee shall not be under an obligation to pay any Rent in respect of the whole or any such part of the Demised Premises as might be rendered uninhabitable, due to happening of a Force Majeure event. In the event the Force Majeure event continues for more than 1 (one) month and/or that the Lessor requires more than 1 (One) month to remedy and restore the Demised Premises to the condition prior to the occurrence of such Force Majeure Event, then the Lessee shall have the right to terminate the lease by serving a written notice to the Lessor. In the event the Lessee chooses to continue with the Lease Deed during a Force Majeure event, the Lessee shall have no liability to pay any Rent till the continuance of a Force Majeure event. In the continuance of a Force Majeure event, the lessee will not be charged interest or penalty due to non-payment or delay in payment of Rent.

19.2 In this Clause, the term "Force Majeure Event" means any event or combination of events or circumstances beyond the control of a Party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented, or caused to be prevented, and which adversely affects a Party's ability to perform obligations under this Agreement, which shall include acts of God i.e. fire, drought, flood, earthquake, epidemics, tempest or deaths or disabilities and the bringing into force any Applicable Law applicable to the Demised Premises or which prevents the Parties from continuing with the lease of the Demised Premises as contemplated under this Lease Deed.

19.3 Either Party shall have the right to terminate this Lease Deed if a Force Majeure event continues for a continuous period of more than 60 (sixty) days, by serving a prior written notice to the other Party.

20. LIMITATION OF LIABILITY

20.1. Wherever there is any reference to damages, claims, liabilities, charges, expenses, costs, losses or injuries referred to in this Lease Deed shall mean actual damages, claims, liabilities, charges, expenses, costs losses or injuries but excluding any direct and / or indirect business losses or lost opportunities or action in tort for which the party is not liable under any law.

21. EXPENSES AND STATUTORY FEE

21.1. All the costs including stamp duty and registration charges of and incidental to the Lease Deed will be borne and paid in equal ratio by both the parties.

21.2. Each party shall bear its own legal costs and professional fee of their respective counsel, if any.

21.3. Any acknowledgment or receipt for any payment received or rent received / given by Lessor shall be binding upon the other Lessor and shall be conclusive proof of such payment or receipt or rent paid to the Lessors.



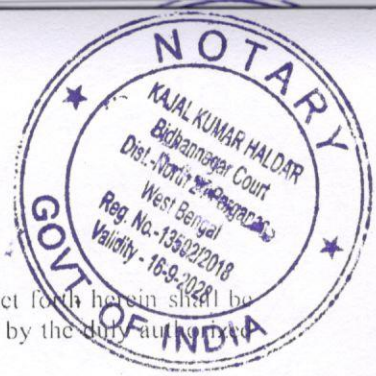
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Reg. No.- 13502/2018
Bidhannagar Court
Dist -North 24 Parganas

For Reaipro Realty Solutions Pvt. Ltd.

Authorised Signatory



22. AMENDMENTS

22.1. No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Lease Deed and signed by the duly authorized representatives of both parties.

23. DISPUTE RESOLUTION, GOVERNING LAW, JURISDICTION OF COURT

23.1. Governing Law - This Lease Deed shall be governed by the laws of India.

23.2. Jurisdiction - Subject to Clause 23.3 below, the courts at New Delhi shall have the jurisdiction to determine any dispute to the exclusion of all and any other court exercising concurrent jurisdiction over the subject matter.

23.3. Dispute Resolution -

23.3.1. any dispute or difference arise concerning the subject matter of these presents or interpretation of any covenant, clause or thing herein contained or otherwise arising out of this Lease Deed, the same shall first be mutually resolved by the Parties within 30 (thirty) days from the date of occurrence of such dispute.

23.3.2. In case the dispute is not resolved within the stipulated period or such extended period as mutually agreed between the Parties, then such dispute shall be resolved through arbitration conducted in accordance with the provisions the Arbitration and Conciliation Act, 1996.

23.3.3. The Lessor and the Lessee shall mutually appoint a sole arbitrator and the arbitration shall be conducted in English and the seat and venue of arbitration shall be New Delhi.

24. NOTICE

Any notice required or permitted to be given hereunder shall be in English language and shall be in writing. The notice shall be construed as effectively served (i) if delivered personally, upon receipt by the other Party; (ii) if sent by prepaid courier service, airmail or registered mail, within 5 (Five) days of being sent, iii) if sent by facsimile or other similar means of electronic communication (with confirmed receipt), upon receipt of transmission notice by the sender. Any notice required or permitted to be given shall be addressed to the following address and number.

If to the LESSEE, addressed as follows:

REALPRO REALTY SOLUTIONS PRIVATE LIMITED

5th Floor, Prius Platinum, Wing A D-3, District Centre, Sakat, New Delhi 110017

Telephone No.: - 011 9056 5477

Email: CS@sothebysrealty.in

Attention: - Ms. Poonam



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K. K. HALDAR
NOTARY
GOVT. OF INDIA
Reg. No.- 13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

For Realpro Realty Solutions Pvt. Ltd.

Poonam
Authorized Signatory

11 JAN 2021

If to the LESSOR, addressed as follows:

HEMANT SAPRA FAMILY PRIVATE TRUST

Kind Attention: Mr. Sanjay Kumar Nair

360 ONE Investment Adviser and Trustee Services Limited

IIFL Centre, Kamala Mills, Senapati Bapat Marg,

Lower Parel (W), Mumbai – 400013,

Maharashtra,

Email: trusteeservices@360.one



25. MISCELLANEOUS

- 25.1. The headings / titles to the sections of this Lease Deed are given only for quick reference and the same shall have no effect on the construction or interpretation of this Lease Deed.
- 25.2. Entire Agreement – This Lease Deed constitutes the entire agreement between the Parties relating to the Property and supersedes all previous discussions and agreements between the Parties, if any, concerning the matters covered herein whether written, oral or implied. This Lease Deed shall not be changed or modified except by written amendment duly executed by and between the Parties.
- 25.3. This Lease Deed shall be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute the Lease Deed by signing any one or more of such originals or counterparts.
- 25.4. Severability - If any provision of this Lease Deed shall be determined to be void or unenforceable under Applicable Law, such provision shall be deemed amended or deleted in so far as is reasonably consistent with the provisions of this Lease Deed and to the extent necessary to conform to Applicable Law and the remaining provisions of this Lease Deed shall remain valid and enforceable in accordance with the terms hereof.
- 25.5. Confidentiality - The parties to the Lease Deed shall keep all information whether written or oral that has been exchanged, passed on, handed over and/ or has come to the knowledge of the parties, confidential and at no point of time shall share/ disclose the same with any third person without the prior written consent of the other Party.
- 25.6. Waiver - The failure of either Party at any time or for any period of time and provisions hereof shall not construe to be waiver of any provisions or of the rights hereunder.

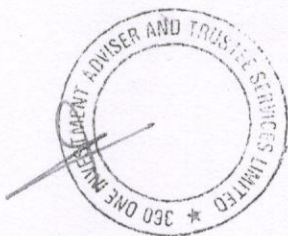
ATTESTED

K. K. HALDAR
NOTARY
GOVT. OF INDIA
Reg. No.- 13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

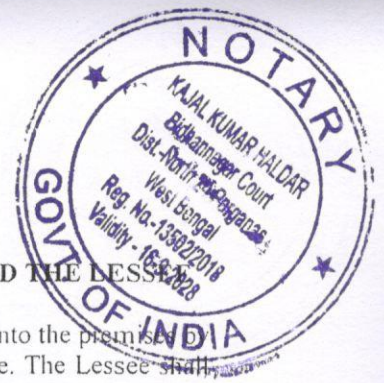
For Realpro Realty Solutions Pvt. Ltd.

[Signature]
Authorised Signatory

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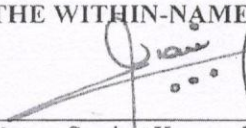

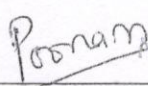
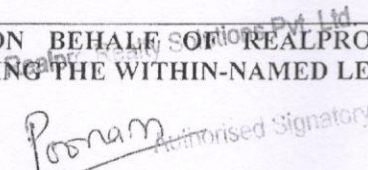
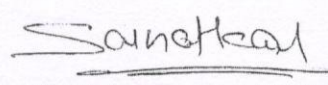
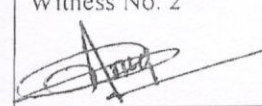
11 JAN 2024



26. COMMON REPRESENTATIONS AND COVENANTS OF LESSORS AND THE LESSEE

26.1. Ownership of all goods, furniture and fixtures, products and materials brought into the premises shall remain with the Lessee and shall be property of Lessee. The Lessee shall have full right to store or display its goods or products or materials and to remove or transport the same at any time. The Lessors shall not have any lien on any goods, products or property of Lessee for any reason whatsoever.

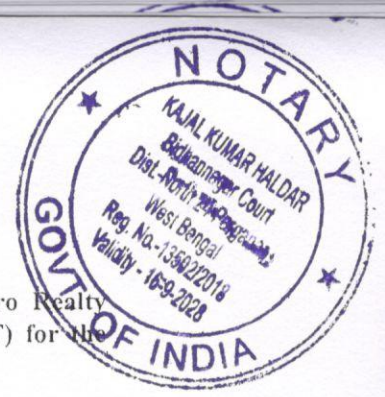
IN WITNESS WHEREOF, THE LESSORS AND THE LESSEE HAVE SET THEIR HANDS TO THIS LEASE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN PRESENCE OF THE WITNESSES

FOR AND ON BEHALF OF THE M/S. TAPRA FAMILY PRIVATE TRUST, BEING THE WITHIN-NAMED LESSOR	
 	
Name: Sanjay Kumar Narayan	
Designation: Senior Vice President - Trustee Operations	
FOR AND ON BEHALF OF REALPRO REALTY SOLUTIONS PRIVATE LIMITED, BEING THE WITHIN-NAMED LESSEE	
 	
Name: Poonam	
Designation: Company secretary	
Witnessed By:	
Witness No. 1	Witness No. 2
	
Name: SAGAR ASHUTKAR	Name: Anuj Kumar
Address: 360 ONE CENTRE, KAMARAJ MIND S.R. MARB, MUMBAI 400013	Address: C/o D-95, Sector-2, Noida, UP

ATTESTED

K. K. HALDAR
 NOTARY
 GOVT. OF INDIA
 Reg. No.- 13502/2018
 Bidhannagar Court
 Dist.-North 24 Parganas
 West Bengal

11/11/2023



Annexure I

Details of charges to be paid by Karam Safety Private Limited and Realpro Realty Solutions Private Limited in a 60:40 ratio respectively to the Lessors (HSFPT) for the Leased property:

S. No.	Maintenance Charges to be paid by Karam Safety Private Limited	Other Charges to be paid by Realpro Realty Solutions Private Limited
1.	Maintenance charges billed by Godrej including-	House Keeping
a.	Water Bill	Office boy
b.	Electricity	Tea and Coffee
c.	HVAC Charges	Drinking Water
d.	DG running Charges	Consumable Items
e.	Maintenance of Building	Other miscellaneous charges
f.	Other miscellaneous charges	

For Realpro Realty Solutions Pvt. Ltd.

Ponam

Authorised Signatory

ATTESTED

K. K. HALDAR
NOTARY
GOVT. OF INDIA
Reg. No. - 13502/2018
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Dist.-North 24 Parganas
West Bengal

17 JAN 2024

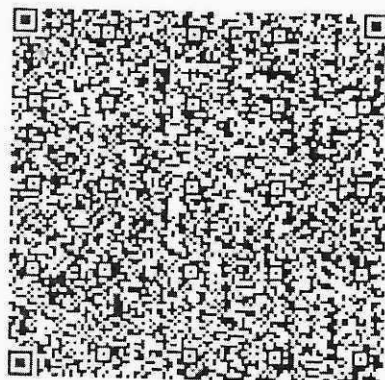
TAX INVOICE

(NON RCM)

Godrej Genesis Facilities Management Pvt. Ltd.
"Godrej Waterside"

Tower II, Unit No. 109
Plot No. 5, Block - DP
Sector - V, Salt Lake City
Kolkata 700 091
West Bengal, India

Regd. Office : Godrej One,
5th Floor, Pirojshanagar
Eastern Express Highway
Vikhroli (East)
Mumbai - 400 079
Tel. : +91 22 61698500
CIN No. : U70100MH2016PTC273316



To
M/s KARAM SAFETY PRIVATE LIMITED
Block- EP and GP, 13th Floor,
Unit No 1309, Godrej Genesis,
Sector V, Salt Lake City
KOLKATA - 700091
West Bengal, India
Contact No 7059708604
GSTIN : 19AAICK7703P1ZU

Unit Ref : GODREJ GENESIS OFFICE NO. 1309 in Godrej Genesis FM.

This Payment is towards Maintenance Charges towards Flat/Unit in this project.:

The Payment can be made through Multicity / CBS at par Cheque / DD payable at KOLKATA favouring GODREJ GENESIS FACILITIES MANAGEMENT PRIVATE LIMITED A/C NO:00600310039323 HDFC BANK IFSC CODE: HDFC0000060.

Description	SAC Code	Ser. Desc.	Charge Amt	Taxable Amt	CGST Rate	CGST Amt	SGST Rate	SGST Amt	Total
ELEC CHARGES-Nov2023	995419		6,465.00	6,465.00	9%	582.00	9%	582.00	7,629.00
ELECTRICITY LOAD CHARGE	995419		17,298.00	17,298.00	9%	1,557.00	9%	1,557.00	20,412.00
ELECTRICITY DUTY	995419		4,159.00	4,159.00	9%	374.00	9%	374.00	4,907.00
HVAC charges-Nov2023	995419		2,742.00	2,742.00	9%	247.00	9%	247.00	3,236.00
ADDITIONAL ELECTRICAL MAINTENANCE CHARGE	995419		1,533.00	1,533.00	9%	138.00	9%	138.00	1,809.00
Water Consumption Charges-Nov2023	996329		1,413.00	1,413.00	9%	127.00	9%	127.00	1,667.00
Total			33,610.00	33,610.00		3,025.00		3,025.00	39,660.00
Inv.No. : CI0360001710	Total Current Bill								39,660.00
Inv. Date : 14.12.2023	Add Previous Outstanding (Excluding Interest)								38,118.00
Due Date : 02.01.2024	Total Due								77,778.00
Amount (In Words) :	Seventy Seven Thousand Seven Hundred Seventy Eight Rupees Only								
IRN :	dac247fc27295e887b0fec384717c7e014c7ac6763a8bafeed29967412b265da								

We request you to make the necessary payments on or before the due date, failing which interest will be charged as per the interest clause mentioned in Application Form/ Agreement, on the amount due. Interest rate on delayed payment would attract GST.

Service Description CONS is for Construction Service OTH is for Construction service -Other Charges. MOS is for Membership Organisation service. OS is

For Realpro Realty Solutions Pvt. Ltd.

Authorised Signatory

SL NO	CUSTOMER NAME	UNIT NO/SBA	LOAD IN KVA	PERIOD	OPENING READING	CLOSING READING	CONSUMPT	WBSE DCL RATE	WBSE DCL LOAD RATE	ELEC. CHARGE	ELEC. LOAD CHARGES	ELECTRICITY DUTY	OPENING BTU METER	CLOSING BTU METER	OPERATIONAL AREA	NDWML WATER BILL	WATER CHARGES
1	KADAM SAFETY PROGRAM	5631.00	45.05	NOVEMBER 2023	57854.20	58933.80	979.60	6.60	384.00	6465.00	17296.00	4155.00	311263.00	314316.00	913547	2,29,306.14	1,413.00

For Reapros Realty Solutions Pvt. Ltd.



Authorised Signatory