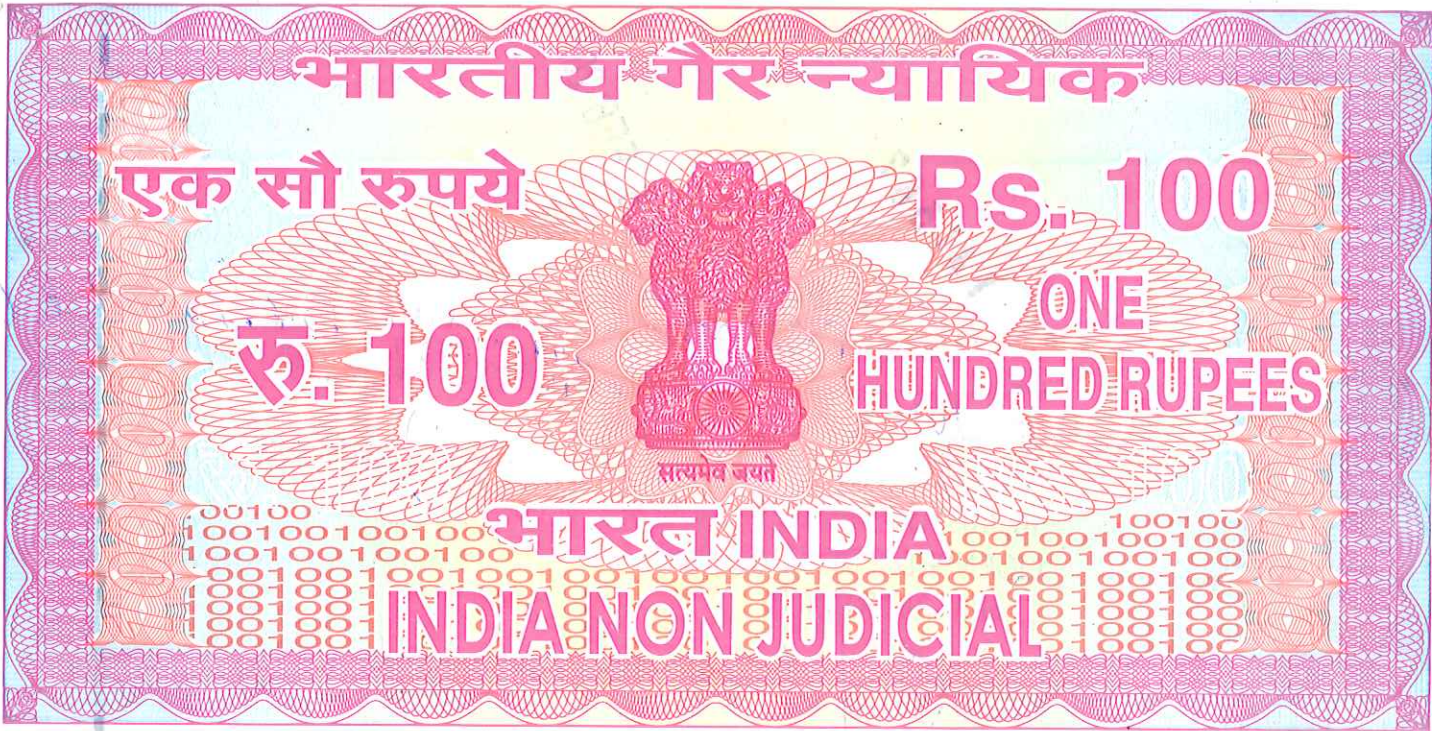


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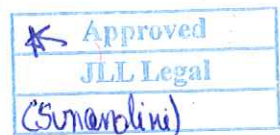
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**SUPPLEMENTAL AGREEMENT NO. 1 TO THE LEASE DEED**

1. **DATE OF EXECUTION :** 1.03.2018
2. **NATURE OF AGREEMENT:** Supplemental Agreement no. 1 to the Lease Deed dated 04.06.2014
3. **NAME OF THE PARTIES:**
  - 3.1 **FIRST PARTIES:**
    - 3.1.1 Shri Rajendra Kumar Bachhawat (PAN – AEEP8725R);
    - 3.1.2 Shri Surendra Kumar Bachhawat (PAN – AEEP8727P); and
    - 3.1.3 Shri Mahendra Kumar Bachhawat (PAN – AEKPB3106Q);

All sons of Late Jhumarmal Bachhawat, by occupation Business, by faith Jain, residing at 2, Dr. Martin Luther King Sarani (formerly Upper Wood Street), Police Station: Shakespeare Sarani, Post Office : Park Street, Kolkata – 700 016, hereinafter for the sake of convenience and brevity jointly referred to as the “LESSORS” (which expression shall unless it is repugnant to the context or meaning thereof mean and include his or their respective heirs, executors, administrators and assigns) of the **ONE PART.**

*(Handwritten signatures)*





**3.2 SECOND PARTY:**

**JONES LANG LASALLE PROPERTY CONSULTANTS (INDIA) PRIVATE LIMITED (PAN - AAACL2089B)**, a company incorporated under the Companies Act, 1956 with limited liabilities, having its registered office at 1110, Ashoka Estate Barakhamba Road, Connaught Place, New Delhi - 110 001, being represented by Mr. Gandeep Sethi (PAN - AYLPS9196E), son of Sri Narish Sethi, by faith - —, by occupation - Service, residing at A-702, Suncity Heights, off Golf Course Road, Sector 54, Gurgaon Post Office - —, Police Station - —, PIN - 122002, hereinafter for the sake of convenience and brevity referred to as the "**LESSEE**" (which expression shall unless it is repugnant to the context or meaning thereof mean and include its successors, successors in interest, executors, administrators and permitted assigns) of the **OTHER PART**.

**3.3** The Lessors and Lessee shall jointly be referred to as "**the Parties**" and individually be referred to as "**the Party**".

**4. SUBJECT MATTER:**

Supplemental Agreement No. 1 to the Lease Deed for relaxation on the Lease Rent payable by the Lessee to the Lessors for the period commencing from March 01, 2018 to February 28, 2019 under the Lease Deed dated 04.06.2014 (hereinafter referred to as "**the Lease Deed**").

**5. BACKGROUND:**

**5.1** By the Lease Deed dated 04.06.2014, the Lessors have granted lease of Bare Shell Space having a super built-up area of around **5321 Square Feet** on the **Second Floor** of the Building known as "**Bachhawat House**" situated at Premises No. 2, Dr. Martin Luther King Sarani (formerly Upper Wood Street), Police Station: Shakespeare Sarani, Post Office : Park Street, Kolkata - 700 016 (hereinafter referred to as the "**Leased Premises**") in favour of the Lessee for a period of **9 (nine) years** commencing from **04.06.2014** and on other terms and conditions as enumerated in the Lease Deed.

**5.2** Under the Lease Deed, it has been agreed by and between the parties that in consideration of the grant of the lease of the Leased Premises, the Lessee shall pay to the Lessors a monthly Lease Rent of Rs.1,59,630/- (Rupees One Lac Fifty Nine Thousand Six Hundred and Thirty only) (hereinafter referred to as the "**Lease Rent**") on and from 01.08.2014 (being the "**Rent Commencement Date**"). It is further agreed that the said Lease Rent shall be increased after

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the expiry of every 3 (three) years period from 04.06.2014 (being the "Date of Commencement") by 15% on the last Lease Rent paid.

5.3 Therefore, in terms of the said Lease Deed, after 15% increase on the preliminary monthly Lease Rent of Rs.1,59,630/- (Rupees One Lac Fifty Nine Thousand Six Hundred and Thirty only), the Lessee is liable to pay to the Lessors a sum of Rs. 1,83,575/- (Rupees One Lac Eighty-Three Thousand Five Hundred and Seventy-Five only) per month as the Lease Rent for the period commencing from 04.06.2017 to 03.06.2020.

5.4 The Lessee approached and requested the Lessors to reduce the Lease Rent for the period commencing from 01.03.2018 to 28.02.2019, and upon acceptance of such request made by the Lessee, both the Parties hereto have agreed to enter into this Supplemental Agreement no. 1 to the Lease Deed under the terms and conditions as enumerated hereunder:

6. **NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:**


6.1 **AGREEMENT:** On the request of the Lessee, both the Parties doth hereby agree that for the period commencing from 01.03.2018 to 28.02.2019, the Lessee shall pay to the Lessors a reduced monthly Lease Rent of **Rs.1,59,630/- (Rupees One Lac Fifty Nine Thousand Six Hundred and Thirty only)** instead of Rs. 1,83,575/- (Rupees One Lac Eighty-Three Thousand Five Hundred and Seventy-Five only). It is clarified that for the period 01.03.2019 to 03.06.2020, the Lessee shall pay to the Lessors a monthly Lease Rent of Rs.1,83,575/- and thereafter the Lease Rent shall be increased @15% on the last paid Lease Rent on and from 04.06.2020 as per the Lease Deed.

6.2 **OTHER TERMS AND CONDITIONS REMAIN UNCHANGED:**

Save as above, all the other Terms and Conditions and Covenants of the Parties under the Lease Deed shall remain unaltered and/or unchanged and shall be in full force and effect. There shall be no other additions, alterations, modifications, rectifications of the terms, in any manner whatsoever apart from which is expressly agreed upon by and between the Parties under this Supplemental Agreement.




 Approved  
 JLL Legal  
 (S. M. M. M.)



7. EXECUTION :

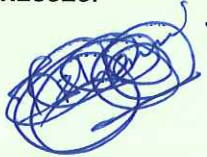
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seal at Kolkata on the day, month and years first above written.

SIGNED, SEALED AND DELIVERED

by the LESSORS in presence of:

D. S. e  
Backawat

WITNESSES:

1.  S. K. Singh  
(Sunil K. S. N. G. M.)  
11/1, Sant Bose Road,  
Kolkata 70020

MB Backawat

2. Grantam Baird  
11/1, Sant Bose Road  
Kolkata-70020 

SIGNED, SEALED AND DELIVERED

by the LESSEE in presence of:



WITNESSES:

1. Ishant Nair  
(ISHANT NAIR)  
LEVEL-16, TOWER-C, EPITONE BUILDING  
NO. 5, DLF CYBER CITY, PHASE-III, GURGAON-122002, HARYANA

2. Ambika Kalsi  
(AMBIRA KALSI)  
LEVEL-16, TOWER-C,  
EPITONE BUILDING,  
NO. 5, DLF CYBER CITY,  
PHASE-III, GURGAON-  
PIN-122002, HARYANA.

<u>K</u> Approved
JLL Legal
(Suncandini)