



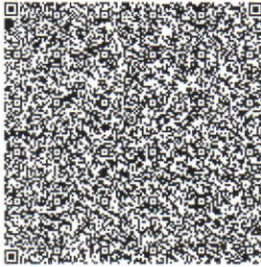
सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL04693078582121Q  
Certificate Issued Date : 24-Mar-2018 01:39 PM  
Account Reference : IMPACC (IV)/ dl757503/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL75750312728711871387Q  
Purchased by : INDIABULLS DISTRIBUTION SERVICES LIMITED  
Description of Document : Article 5 General Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : INDIABULLS DISTRIBUTION SERVICES LIMITED  
Second Party : Not Applicable  
Stamp Duty Paid By : INDIABULLS DISTRIBUTION SERVICES LIMITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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## AGREEMENT

This Agreement is made at Delhi on 1<sup>st</sup> April 2018

### BETWEEN

**M/S. INDIABULLS DISTRIBUTION SERVICES LIMITED**, a Company incorporated under the Companies Act, 1956 and having its registered office at M -62 & 63 First Floor, Connaught Place, New Delhi-110 001 (hereinafter referred to as "**IBDSL**"), which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor(s) and permitted assign(s) through its authorized representative **MR. MUKESH RANA**, being the party of the **FIRST PART**;

### AND

**M/S. INDIABULLS INVESTMENT ADVISORS LIMITED**, a Company incorporated under the Companies Act, 1956 and having its registered office at M -62 & 63 First Floor, Connaught Place, New Delhi-110001 (hereinafter referred to as "**IIAL**"), Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor(s) and permitted assign(s) through its authorized representative **MR. PRASANT KUMAR DEY**, being the party of the **SECOND PART**;

### WHEREAS

The '**IBDSL**' is inter-alia engaged in the business of distribution of third party products and for this purpose it has taken on lease premises and Infrastructure at various locations in India.

The '**IIAL**' is inter-alia engaged in the business of distribution of third party products and for this purpose it requires premises and Infrastructure at various locations in India.

**AND THAT IIAL** is sharing adequate space and infrastructure of office premise of **IBDSL** situated at **Kolkata** having address **Lee Commerce, 26 Lee Road, Lee Residency, Second Floor -Kolkata 700020** . (hereinafter referred to as the "**BRANCH OFFICE**"). **NOW THIS UNDERSTANDING WITNESS** and it is hereby mutually agreed by and between the parties as follows:

1. **THAT** this agreement between **IBDSL** and **IIAL** shall commence from 1<sup>st</sup> April 2018 and subsist till expiry of Lease agreement dated 11<sup>th</sup> January 2023 or renewal thereof, if any, executed by and between **IBDSL** & lessee/owner of premises for taken on lease the aforesaid branch office premises. This agreement can also be terminated by either of the Party by giving 2 (Two) months notice, in advance to the other party.





2. **THAT** IBDSL shall provide and continue to share adequate space and infrastructure of the aforesaid Branch Office, present or future, to IIAL for operating its business in Kolkata unless contrary understanding is arrived at between the parties to this agreement.
3. **THAT** IBDSL shall make suitable arrangements as per the request made by IIAL to enable them to use the 6384 Sq.ft area and for this facility on quarterly charges of **Rs.8,04,384/-**(Rupees Eight Lakhs Four Thousand Three Hundred Eighty Four Only) plus applicable taxes to be payable in favour of M/s. Indiabulls Distribution Services Limited, subject to deductions, if any. The quarterly charges can be changed altered as per the mutual understanding of both the parties.
4. **THAT** IIAL shall pay the above charges consolidated on or before end of the financial year.
5. **THAT** the aforesaid quarterly charges shall be inclusive of, Lease Line Charges, Generator Expenses, Electricity Expenses, Staff Welfare Expenses.
6. **THAT** furthermore in case of any expense(s) towards Repairing & Maintenance of aforesaid Office Maintenance and any other office expenses for said Branch office shall be shared between IBDSL and IIAL on actual basis and/or mutually agreed from time to time by both of the parties.
7. **THAT** this agreement contains the entire understanding of the parties, and supersedes any prior agreement or representation. This agreement may be modified only by written communication.

**IN WITNESS WHEREOF**, the parties hereto have caused this Understanding to be executed the day and year first hereinabove written.

**SIGNED AND DELIVERED** for and on behalf of)  
**M/S. INDIABULLS DISTRIBUTION SERVICES LIMITED**

Title-  
in the presence of



**SIGNED AND DELIVERED** for and on behalf of)  
**M/S. INDIABULLS INVESTMENT ADVISORS LIMITED**

Title -  
in the presence of

