



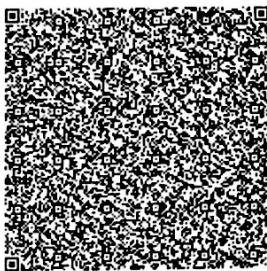
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL15143118583470P
Certificate Issued Date	: 04-Aug-2017 06:52 PM
Account Reference	: IMPACC (IV)/ dl953903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL95390331584558173552P
Purchased by	: NAVEEN JAIN
Description of Document	: Article 35(ii) Lease with security upto 5 years
Property Description	: C-40/3, GROUND FLOOR, WAZIRPUR INDUSTRIAL AREA, DELHI 110052
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NAVEEN JAIN
Second Party	: SUBHASH IMEX PVT LTD
Stamp Duty Paid By	: NAVEEN JAIN
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



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

For SUBHASH IMEX PVT. LTD.

Abhishek Jain

Director

Navin Jain



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

RENT AGREEMENT

This agreement of tenancy is made and executed at Delhi on this 6th Day of August, 2017 between,

Owner

Ms./Mr.: Naveen Jain S/o Ram Sworooop jain R/o BQ-164, Shalimar Bagh, Delhi - 110088

Herein after referred to as the "LESSOR" (Owner) of ONE PART:

Tenant

Abhishek Jain (Director of M/s. Subhash Imex Pvt Ltd) S/o Sh. Subhash Jain, R/o G-30/394-395, Opposite Mother Dairy, Sec-3, Rohini, Avantika, North West, Delhi-110085

M/s.: Subhash Imex Pvt Ltd

Add.: C-40/3 Wazirpur Industrial Area, Delhi-110052

Herein referred to as the "LESSEE" (Tenant) of the OTHER PART:

Whereas the first party is the absolute owner of the Factory, its electricity and water facility situated at C-40/3 Wazirpur Industrial Area, Delhi-110052 and the owner has decided to let out the same to the said tenant under the following terms and conditions.

TERMS AND CONDITIONS:

- 1) This rental agreement is for a period of 11 months with effect from 10th Day of August, 2017.
- 2) The LESSEE further agrees to pay a monthly rent of Rs. 15000/- (Rupees Fifteen Thousand only). The rent for each month shall be paid on or before 5th of every month (after completion of the month).
- 3) In case the LESSEE wants to vacate the premises before the period available to them, they should give one month notice, in writing, or one month rent in lieu of the notice period. The LESSOR also shall give one month notice to the LESSEE for terminating the Lease period.
- 4) The LESSOR and LESSEE on mutual agreement can renew this LEASE for a further period of 11 month. In such event the LESSEE shall pay and enhance the rent by 10% upon renewal of this agreement.
- 5) The LESSEE shall not have any right to claim deduction of rent from the security deposit amount. On the other hand the LESSEE shall keep paying the rent as agreed.
- 6) If the LESSEE commits any default to pay the rent regularly on due dates or commit any default to observe or perform any of the terms here to agreed, the LESSOR hereby

Naveen Jain
For SUBHASH IMEX PVT. LTD.
Abhishek Jain
Director



reserves the right to terminate the LEASE hereto granted and take over possession of the schedule premises.

- 7) The LESSEE shall bear and pay the electricity consumed as per their monthly bill and pass on the copy of the bill along with the payment receipt to the LESSOR. Water charges will be in shared basis.
- 8) The LESSEE agrees not to sub-let or under-let the schedule premises in whole or part to any third person/party.
- 9) The LESSEE shall keep and maintain the schedule premises clean and in good condition if any damage shall be borne by the LESSEE
- 10) At the time of vacating the schedule premises, half month rent will be deducted towards painting charges of the scheduled premises.
- 11) The LESSOR shall have the right to terminate the tenancy if the LESSEE fails to pay the rents regularly for a consecutive period of two months or commits breach of any of the terms herein and take possession of the scheduled premises.

In witness where of the LESSOR and the LESSEE have signed the deed of rental agreement on the day month and year above written

Naveen Jain

Mr. Naveen Jain
LESSOR (OWNER)

For SUBHASH IMEX PVT. LTD.

Subhash Jain
Subhash Imex Pvt Ltd
LESSEE (TENANT)
Director

Witness:

Subhash Jain
1) SUBHASH JAIN
G-30/394-395
Sector-3, Rohini
Delhi - 85.

2) VIKAS JAIN
G-26/251-252
Second floor
Sec-3, Rohini
Delhi - 85

Vikas Jain



TESTED
NOTARY PUBLIC
DELHI (INDIA)

9 AUG 2017