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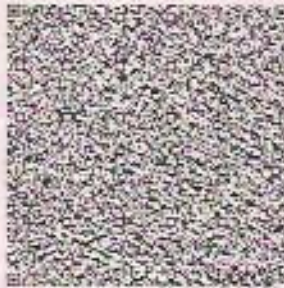
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL93951523557823N
Certificate Issued Date	: 18-Dec-2015 03:08 PM
Account Reference	: NONACC (BK)/ dl-corpbl/ CORP NAJAF/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK85793056783496N
Purchased by	: I C S FRIEGHT SYSTEM PVT LTD
Description of Document	: Article 35(ii) Lease with security upto 5 years
Property Description	: PROPERTY NO.L-33A, SITUATED IN EXTN. ABADI OF VILLAGE MAHIPALPUR NEW DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JAGAN NATH RAI THROUGH POA SH KRISHAN RAI
Second Party	: I C S FRIEGHT SYSTEM PVT LTD
Stamp Duty Paid By	: I C S FRIEGHT SYSTEM PVT LTD
Stamp Duty Amount(Rs.)	: 2,250 PK (Two Thousand Two Hundred And Fifty only)



LOCKED

UID No: 3569-2482-2148. Please write or type below this line. UID No: 2365-6782-6147



SHCIL



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LEASE AGREEMENT

AVERAGE ANNUAL RENT - Rs.1,07,100/-

PERIOD OF LEASE - 2 YEARS

SECURITY DEPOSIT - Rs.8,500/-

STAMP DUTY - RS.2,250/-

This Agreement is made at Delhi on this 21st day of December 2015, between Shri Jagan Nath Rai, Son of Shri Bhola Rai, at presently posted in Embassy of India, Kyiv (Ukrain) represented through his constituted Special Attorney and son namely Shri Krishan Rai, Son of Shri Jagan Nath Rai Resident of L-33A/142, Mahipalpur Extension, New Delhi - 110037, duly empowered vide Special Power of Attorney dated 7th December, 2015, attested by Embassy of India, Kyiv (Ukrain), and the same is duly adjudicated by the Collector of Stamps, Dwarka, New Delhi, on 15.12.2015, (who is still alive and he has not cancelled the aforesaid GPA till date) (herein after called the first Party "Lessor") which expression shall include his heirs and successors.

AND

M/s I.C.S FREIGHT SYSTEM (P) Ltd., a company duly incorporated under the Companies Act, 1956, having its registered office at L-33A, Plot No.141, Second Floor, Gali No.5C, Mahipalpur Extension, New Delhi-110037, represented through its Director Shri Veer Singh Malik Son of Shri Shiv Charan, duly authorized vide resolution passed in the meeting of Board of Directors held on 19.12.2015, (Herein after called the IInd Party "Lessee") which expression shall include its administrators, heirs and successors.

Whereas the lessor in the actual & absolute owner and in possession of L-33A, Plot No. 141, Area 500 Sq. Ft. (approx.) ground floor situated at Street No. 5C, situated in Extn. Abadi of Village Mahipal Pur, New Delhi - 110037 (Herein after called the premises.)

Krishan Rai

For ICS Freight System Pvt. Ltd.
Director

Deed Related Detail

Deed Name LEASE		LEASE WITH SECURITY UPTO 5 YEARS	
Land Detail			
Tehsil/Sub Tehsil SR VIIA Sarojini Nagar		Building Type	
Village/City Others			
Place (Segment) Others			
Property Type Commercial			
Property Address		House No.: PROP NO L-33A EXTN ABADI VILLAGE MAHIPALPUR, Road No.: ND,	
Area of Property 500.00	Sq. Feet 0.00	0.00	
Money Related Detail			
Consideration Value 8,500.00 Rupees		Stamp Duty Paid 2,250.00 Rupees	
Value of Registration Fee 1,000.00 Rupees		Pasting Fee 100.00 Rupees	
Transfer Duty 0 Rupees		Government Duty 2250 Rupees	

This document of LEASE

LEASE WITH SECURITY UPTO 5 YEARS

Presented by: Sh/Smt.

S/o, W/o

R/o

JAGAN NATH RAI THRU ATT SH KRISHAN RAI

JAGAN NATH RAI

L-33/A/142 MAHIPALPUR ND

in the office of the Sub Registrar, Delhi this 21/12/2015 12:15:23PM day Monday between the hours of

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.

JAGAN NATH RAI THRU ATT SH KRISHAN RAI

and Shri / Ms.

I C S FRIEGHT SYSTEM PVT LTD THRU VEER SINGH

Who is/are identified by Shri/Smt/Km. VINIT S/o W/o D/o SUBHASH R/o 57 GAHARAPOR SHAMI UP

and Shri/Smt/Km SURENDRA SINGH S/o W/o D/o OM PRAKASH SINGH R/o A-27 RANGPURI ND

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

Contents of the document explained to the parties who understand the conditions 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

for ICS Freight System Pvt Ltd

Date 21/12/2015 15:23:49

Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi



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Whereas the lessee needs on ground floor the above mentioned property desirous to taking the said premises from the lessor on lease basis and has approached the said lessor

AND WHEAREAS the said lessee has agreed to take the said premises on lease on the following terms and conditions.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That the lessor hereby leases to the lessee the said premises along with, electricity, electrical fittings etc. for a period of 2 years commencing w. e. f. **01/11/2015** and ending on 31.10.2017.
2. That the lessee agrees to pay monthly rent of Rs.8,500/- (Eight Thousand Five Hundred only) per month to the lesser as advance or before by the 7th day of every English calendar month & lessee have deposited a sum of Rs.8,500/- as one month security deposit on interest free which shall be refundable at the time of the expiry / termination of the said lease.
3. The lessee has confirmed that he is in possession of the required permission from all competent regulatory authorities for the said premises for commercial / residential purpose.
4. That no structural additions or alteration shall be made by the lessee in the said premises without the prior written consent of the lessor by the lessee.
5. That lease deed can be terminated either by lessor or lessee by given one month notice before the expiry of the lease period.
6. That renewals of this lease deed after expire of the stipulated time of this deed will be subjected to mutual understandings.
7. That in case part of the premises are used for some other purpose violating the laws and as a result any competent authority imposes penalty, the lessee shall be exclusively responsible for the consequences and reimbursement to the lesser, without prejudice to other right and remedies of lessor.

Kayhan Patel

For IGS Freight System Pvt. Ltd.
Director



8. That the lessor or his legal representatives can inspect the aforesaid property / premises for inspections and at reasonable time as and when necessary.
9. That all the rules Regulations laws and bye- laws of the municipal committee/ /by law society or any local authority having jurisdiction over the said premise shall be complied with by the lessee.
10. That the lessee at the time of occupation shall see that all sanitary electrical & other fittings and fixtures are in perfect working order nothing is broken or missing. The lessee shall be responsible to restore them in the same conditions.
11. That the concerned courts shall have the jurisdiction of the matter in case of any disputes arrives.
12. That at the expiry of the lease the lessee shall hand over the possession of the premises to the lessor, if not hand over on time then lessee have to pay Rs.350/-per day as fine.
13. In the event of the lessee desiring to further extent the period of lease and in case the lessor has no objection to the same, the lessee shall express his / her desire for such extension in writing one month before the expire of lease. In case the either lessor or lessee agree to made such extension a fresh lease agreement.
14. That the lessee do not have any right to let out the above mentioned rented premises in part or whole for further lease to any person.
15. That electricity and water bills shall be paid by the lessee as per bill.
16. That the said rent shall be increased at least minimum @10% after every year from the rent starting date in respect of the demised premises.
17. That day to day repairs such as fuses, switches leakage of water taps and other minor repairs shall be the responsibility of the second party.

Keighan Rai

For ICS Freight System Pvt. Ltd.
[Signature]
Director




That the lessor shall pay taxes including house tax, which may hereinafter be assed in the said premises by the concerned authorities.

On the expiry of the term hereby agreed the lessee shall remove all their belongs, articles and things from the said rented premises and ensure that the first party gets vacant quiet and peaceful possession of the said leased premises in the state / condition in which it was handed over expect detoriation due to normal wear and tear.

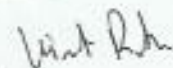
That in the event of lesee violating any of the terms of the lease. The lessor would be entitled to terminate the lease by giving one month notice in writing and also be within his right to withdraw all amenities provided to the lessee.

In witness thereof the lessor and lessee have, hereinto subscribe their hands this day month & year first above written.


LESSOR

for IGS Freight System Pvt. Ltd.

Director
LESSEE

Witness

1. 

Vinit

S/o Sh. Subhash

R/o 57, Goharapor, Shamli, U.P.

EC.No.YNJ0465401

2. 

Surendra Singh

S/o Sh. Om Prakash Singh

R/o A-27, 1st Floor, B Block, Kh.1229, Rangpuri Exten., ND

UID No.9391 4138 4897

Reg. No. 1722 Reg. Year 2015-2016 Book No. 1



Ist Party



IInd Party



Witness

Ist Party

JAGAN NATH RAI THRU AIT SH KRISHAN RAI

IInd Party

I C S FRIEGHT SYSTEM PVT LTD THRU VEER SINGH MALIK

Witness

VINIT. SURENDRA SINGH

Certificate (Section 60)

Registration No.1,722 in Book No.1 Vol No 76
on page 104 to 108 on this date 21/12/2015 3:22:08PM
and left thumb impressions has/have been taken in my presence.

Sarajan Rai
day Monday

Date 21/12/2015 15:24:57



Rai
Sub Registrar
SR VIIA Sarojini Nagar
New Delhi/Delhi

For ICS Freight System Pvt Ltd
[Signature]
Director

Vinit R M
[Signature]



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