

कायमागर
भारतीय गैर न्यायिक

एक सौ

रु.

Rs. 100

ONE
HUNDRED RUPEES

NOTARIAL

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

GF 827476



Tenancy Agreement

THIS AGREEMENT is made here at Kanpur on 07th day of November 2024 (Seventh Day of November Two Thousand Twenty-Four) BETWEEN **VIRENDRA SINGH** son of Shri Late M Singh and Smt. Meenu Singh W/o Virendra Kumar Singh resident of 108/180 Sisamau P. road Kanpur -208012 who is the absolute owner of the property bearing Flat No. 904, ninth Floor, Mayur Utsav Apartment, Singhpur, Kanpur-208017, Uttar Pradesh.

This agreement is being executed by Mr. **Virendra Singh** hereinafter will referred as the "LESSOR" which expression shall include his Legal heir & Legal representatives and assignees, successors and administrators of the **ONE PART**.

✓

11/11/2024

AND

HIGHBAR TECHNOCRAT LIMITED, (CIN U72100MH2010PLC210078) having its corporate office at D-Wing, 14th Floor, Empire tower, Reliable Cloud city, office: Thane Belapur Road, Airoli, New Mumbai-400 708, Tel+91-22 62792000 Website: highbartecnocrat.com through **ANURAG SINGH; Mob: +91-9628340299 Aadhaar No. 602235276249** hereinafter called the LESSEE (which expression shall unless excluding by or repugnant to the context be seemed to include its successors and assigns) of the **SECOND PART**.

Whereas the Lessor is the legal owner of Flat No. 904(ARAJI no 684, ninth Floor, Mayur Utsav Apartment, Singhpur kachhar, Kanpur-208017, Utter Pradesh with absolute right to lease out the said premises on such terms and conditions as she may think fit through her attorney.

The LESSOR has hereby agreed to let out on lease the said premises having fully furnished 3 Bed Rooms with attached Toilet, 1 kitchen with dining room and Drawing Hall along with sitting as fully furnished along with the air conditioners, washing machine, RO water purifier, Fridge, LED in hall installed in working condition. The said flat is having approx. 1600 sq ft of covered area, which will hereinafter be referred to as the **HIGHBAR TECHNOCRAT LIMITED, D-Wing, 14th Floor, Empire tower, Reliable Cloud city, office: Thane Belapur Road, Airoli, New Mumbai-400 708, Tel+91-22 62792000 for running their Residence/Guesthouse.**

Now this agreement witnessed as follows: -

1. That the Lessors shall allow above offer of the Lessee to whom the premises are proposed to give on rent for residence purpose of its staff to the extent of, to possess, use and enjoy quietly and peacefully the said premises during the terms of lease without interruption from the Lessor or any person claiming under him subject as over said the Lessee shall not sublet or assign the tenanted premises.
2. That the lease shall be for a period of **24 (twenty-four)** months commencing from 01-10-2024
3. That the above premises are offered on rent having a locking in period of 11 months.
4. That the Lessee shall pay to the Lessor for the said premises a rent of **Rs. 25,300/-** (Rupees Twenty Five Thousand Three Hundred ONLY) per month plus **2,000/-** maintenance charges extra to be borne by the Lessee, payable according to English calendar month by the 10th of each month in advance.
5. The rent shall be paid after deducting TDS if applicable.
6. The Lessee has already been deposited an interest free Security Deposit of **Rs.58,000/-** (Rupees Fifty Eight Thousand), which will refunded after adjustment of damages, if any, at the time of vacating the premises or on termination of contract plus one month rent in advance as of Rs 25,300/-

[Signature]

[Signature]
14/11/2024

- 12/11/24


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Angel

11/11/2024

18. That on expiry of this lease, the Lessee shall hand over vacant possession of the premises and the equipments and furnishings in order and in decent condition as was received by him at the time of possession, to the Lessor.
19. The Lessee shall hand over the said premises with all the equipments/ fittings/furniture/furnishings and fixtures in proper order as per schedule, the reasonable wear and tear expected, before leaving the premises and settle all dues in respect of rent, water, electricity, CUGL Gas or any other dues that may be payable by the Lessee.

IN WITNESSES WHERE OF THE AFORESAID HERE TO PUT THEIR RESPECTIVE SIGNATURE ON THE DAY MONTH AND YEAR FIRST WRITTEN.


(ANURAG SINGH)


Virendra Singh

Authorized Signatory

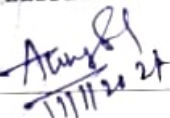
HIGH BAR TECHNOCRATE, D-Wing,
14th Floor, Empire tower, Reliable
Cloud city, office: Thane Belapur
Road, Airoli, New Mumbai-400 708,
Tel+91-22 62792000,
Mob; - +91-9628340299,

Authorized Signatory

Authorized Signatory

LESSEE

LESSOR

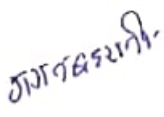

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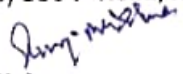



11/11/2024



WITNESSES:-

1. Gagan Bahrani 
son of Kishor Bahrani
R/o. 108/180 P-Road, Kanpur.

2. Suraj Mishra 
S/o. Late K.N. Mishra
R/o. 37/35 Gilis Bazar, Kanpur.

Item	Quantity
	4 Big + 8 Small
Bowl	6
Glass	1
Teaspoon	1
Rice Serving Spoon	3
Big Plate	3
Katore	1
Tea Kattel	1
Water Jug	1
Casserole	1
Bhagona	1
Tasla	1
Kadhai	1
Steel Container	1
Clutch	1
Chanauta	1
Kalchul	1
Knief	1
Lighter	1
Chimta	1
Chauka Belan	1
Tawa	1
Jhala	2
Plastic Bucket	2
Mugs	2
Bathroom Stool	1
Water Cooler	1

APART FROM THAT A DINNER SETS WHICH CONSISTS OF

Rice Plate	1
Bowl	6
Glass	6
Teaspoon	6
Table Spoon	6
Serving Spoon	4
Rice Spoon	1
Big Plate	6
Small Plate	6
Serving Bowl	3
Tastari	6

OTHER FITTINGS AND FIXTURE IN THE FLAT

Ceiling Fan	7
Double Bed	3

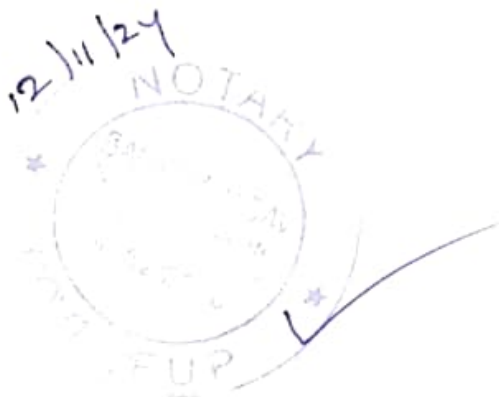
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11/11/2019

Seater Sofa	8
Center Table	1
Television	2
Dressing Room	1
Dining Table with Six Chair	1
AC	3
Geiser	1
Fridge	1
Dressing Table	2
Washing Machine	1
R.O.	1
Extra Single Bed Folding	1
Wooden Glass Cabinmate all room	1

[Signature]

Amerang
11/11/24



Sworn before me on the day of...
 by Shri. *Amerang Singh* whom the
 Contents of the Affidavit have been
 read over and explained who is duly
 identified by me. *12/11/24*