

doc11 — Simplified Summary

1. Ltd., a company incorporated under the Companies Act, 2013, having its registered office at 15th Floor, Nariman Point Towers, Nariman Point, Mumbai - 400021, India, represented by its authorized signatory Mr. Ramesh Gupta (hereinafter referred to as the "LESSOR", which expression shall unless repugnant to the context mean and include its successors-in-interest and assigns) of the FIRST PART; AND Elegance Retail Ventures LLP, a Limited Liability Partnership incorporated under the LLP Act, 2008, having its office at 401, Commerce House, Fort, Mumbai - 400001, India, represented by its designated partner Ms. Anjali Parekh (hereinafter referred to as the "LESSEE", which expression shall unless repugnant to the context mean and include its successors-in-interest and permitted assigns) of the SECOND PART.
2. G-5, on the Ground Floor, in the building known as "The Corporate Plaza", situated at Linking Road, Bandra (West), Mumbai - 400050, having a super built-up area of approximately 1,200 sq.
3. GRANT OF LEASE In consideration of the rent hereby reserved and the covenants and conditions to be performed by the Lessee, the Lessor does hereby demise unto the Lessee, the Demised Premises, TO HOLD the same unto the Lessee for a term of 5 (five) years, commencing from October 1, 2025 ("Commencement Date").
4. The said deposit shall be refunded by the Lessor to the Lessee within thirty (30) days of the expiry or sooner determination of the lease and handing over of vacant and peaceful possession of the Demised Premises, after deducting any amounts due from the Lessee.
5. LOCK-IN PERIOD Notwithstanding anything contained herein, there shall be a lock-in period of 24 (twenty-four) months from the Commencement Date, during which neither the Lessee nor the Lessor shall be entitled to terminate this Deed, except in the case of a material breach by the other party.
6. That the Lessee, upon paying the Rent and observing its covenants, shall peacefully and quietly hold, possess, and enjoy the Demised Premises during the lease term without any interruption from the Lessor.
7. Ltd. Name: Ramesh Gupta Title: Authorized Signatory (Lessor) For Elegance Retail Ventures LLP
Name: Anjali Parekh Title: Designated Partner (Lessee) WITNESSES: 1.