

DEED OF LEASE – Simplified Summary

1. **Date & Place:** 22 August 2025, Mumbai.
2. **Parties:**
 - **Lessor:** Prime Properties Pvt. Ltd. (rep. Ramesh Gupta).
 - **Lessee:** Elegance Retail Ventures LLP (rep. Anjali Parekh).
3. **Premises:** Shop No. G-5, The Corporate Plaza, Bandra (West), Mumbai – 1,200 sq. ft.
4. **Lease Term:** 5 years from **1 October 2025**.
5. **Rent:** ₹4,00,000/month, payable before 7th of each month.
6. **Rent Escalation:** +15% every 3 years.
7. **Security Deposit:** ₹24,00,000 interest-free, refundable after deductions.
8. **Lock-in Period:** 24 months – no termination except for material breach.
9. **Lessee's Duties:**
 - Pay rent/utilities/CAM charges.
 - Use premises only for **retail store "Elegance"**.
 - No structural changes without consent.
 - Allow inspection by Lessor.
10. **Lessor's Duties:** Ensure peaceful use, pay property taxes.
11. **Termination:** After lock-in, 3 months' notice by either party.
12. **Registration:** Mandatory; costs borne by Lessee.
13. **Law:** Governed by Indian law; courts in Mumbai.