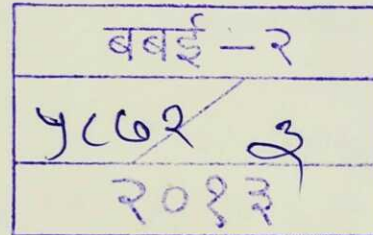


दावा प्रकार/(Nature of Document) : Lease Deed  
 दावा नोंदणीचा तपशिल/(Registration Details) : Registrable  
 Registrable Name of S.R.O. : Mumbai / Non Registrable  
 अदा युनिक नंबर/(Funding Unique No.) : 58147/123287  
 संपत्तीचा थोडक्यात वर्णन/(Property Description in brief) : Unit No. 10, 1<sup>st</sup> Flr, Rajiv Industrial Estate, Sewree, Wadala, Mumbai  
 विचारात घेतलेला रक्कम/(Consideration Amount) :  
 ब्रॉक खरेदीदाराचे नाव पसंक्षेप-9 मध्ये/(Stamp Purchasers Name) : Canara Bank  
 इतरातील दुसऱ्या पक्षकक्षाला नाव/(Name of the other Party) : Meena Kapoor  
 रते असल्याचा अर्थ व रक्कम/(Rate through Name & Address) :  
 ब्रॉक शुल्काची रक्कम/(Stamp Duty Amt.) अक्षरी (in words) : Three lakh ninety Eight Thousand Two Hundred Only  
 अधिकृत अधिकाऱ्याची पूर्ण स्वाक्षरी व छिन्म (Authorized Person's full Signature & Seal) : The Decan Merchants Co-op. Bank Ltd

Authorized Signatory



LEASE DEED



Authorized Signatory

THIS DEED OF LEASE made on this 03<sup>rd</sup> day of Septen 2013  
 at Mumbai, between Rajkumar Kapoor residing at 20/10,  
 Angel land, 7<sup>th</sup> Floor, RAK Road, Wadala, Mumbai-400031  
 hereinafter referred to as the Lessor (which term shall  
 mean and include wherever the context so requires or  
 admits his/their heirs, successors, administrators,  
 executors, attorneys and assigns) of the One part and  
 CANARA BANK a body corporate constituted Under the  
 Banking Companies (Acquisition and Transfer of  
 Undertakings) act, 1970 having its Head Office at 112,  
 Jayachamarajendra Road, Bangalore and carrying on  
 banking business among other places at Sewree, Mumbai,  
 herein after referred to as the Lessee (which terms shall  
 mean and include wherever the context as admits or  
 requires its successors, administrators and assigns) of the  
 Other Part represented by its Manager and holder of Power  
 of Attorney dated 08.09.2006 Sri Ajay Kumar Gupta S/o Sri  
 A.C.Gupta witnesseth as follows-

R.K. Kapoor



THE DECCAN MERCHANT CO-OP BANK LTD.  
 DADAR BR. RESIDUAL BUILDING, FIRST FLOOR  
 DADAR ROAD, DADAR (WEST)  
 MUMBAI - 400 028  
 D-5/STP(V)/CA.1993/01/10/765-99/10  
 भारत 58147  
 123287  
 AUG 28 2013  
 R.0398200/-PB6584  
 SPECIAL  
 ADHESIVE  
 17:02  
 MAHARASHTRA




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उमट मुद्राक फ्रँकींग अल्ट्रा व्हायलेट लेम्प  
खाली तपासले व एस. एम. एस./संबंधीत  
प्राधिकृत आधिकार्याशी दुरुध्वनीवरून संपर्क साधुन  
मेळ बरोबर आढळुन आला

(30)  
6/9/13  
yr

सह दुय्यम निविधक मुंबई शहर क्र ३

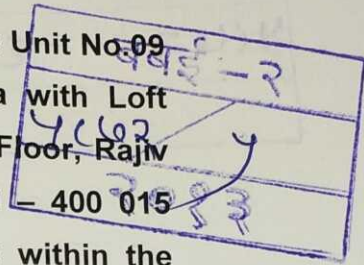
Customer's Copy	
 <b>THE DECCAN MERCHANTS CO-OP. BANK LTD.</b> LIC. No. D-5/STP (V)/C.R.1093/01/10/705-09/10	
Dadar Branch	Date : 28/08/2013
Pay to : Acct. Stamp Duty Mumbai	
Franking Value	₹ 398200
Service Charges	₹ 10
TOTAL	₹ 398210
Name of the stamp duty paying party	
CANARA BANK	
Tel. / Mobile No. 22225956	
DD / Cheque No.	
Drawn on Bank	
Desc. of the Document Lease Deed	
(For Bank's Use Only)	
Tran ID	
Franking Sr. No. 58147/123287	
Cashier	Officer



R. K. Kulkarni



\*WHEREAS, the Lessor is the owner of the Unit No. 09 admeasuring about 1238 sq. ft. (Carpet) area with Loft admeasuring 662.05 sq. ft. area situated at 1<sup>st</sup> Floor, Rajiv Industrial Estate, T. J. Road, Sewree, Mumbai - 400 015 bearing C.S. No.238 of Parel Sewree Division within the registration District and sub district.



WHEREAS, the First Floor measuring about 1238 sq.Ft. (Carpet area) with loft admeasuring 662.05 sq. ft. area in the said building more fully described in the Schedule hereto and hereinafter called the "Said premises" was vacant and ready for occupation and whereas the Lessee being in need of accommodation for its use and occupation approached and requested the Lessor/s to grant lease in its favour in respect of the "Said premises" and whereas both the parties now desired to reduce the terms into writing and whereas the Lessor/s agreed to grant lease in favour of the Lessee in respect of the "Said Premises", it is now hereby agreed as follows :

1. This lease for purpose of payment of rent and period of lease shall be deemed to have commenced from 26.07.2013.
2. This lease shall be in force for a period of 5 (FIVE) years certain from 26.07.2013 to 25.07.2018. The Lessee shall, however, have the option to continue the lease thereafter for a further period of 5 (FIVE) years from 26.07.2018 to 25.07.2023. The Lessee shall be at liberty to vacate the "Said Premises or part thereof" at any time during the period of lease on giving 3 (three) month/s notice.



*L.R.K. K...*



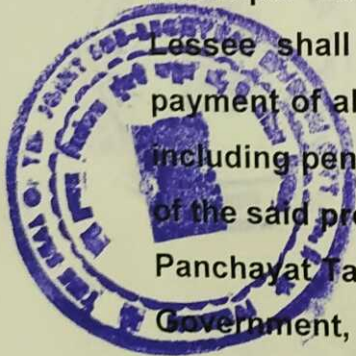


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3. The Lessee shall pay to the Lessor a monthly rental for the said premises admeasuring 1238 sq. ft. carpet area @ Rs. 110/- per sq. ft. p.m. i.e. Rs. 1,36,180/- (Rupees One Lac Thirty Six Thousand One Hundred Eighty Only) and for the loft area 662.05 sq. ft. at free of cost for the Certain period of lease and a monthly rental for the said premises admeasuring 1238 sq. ft. carpet area @ Rs. 137.50/= per sq. ft. p.m. i.e. Rs. 1,70,225/- p.m. (Rupees One Lac Seventy Thousand Two Hundred Twenty Five Only) and for the loft area 662.05 sq. ft. at free of cost for the Option period of lease payable within the fifth working day of each succeeding calendar month.

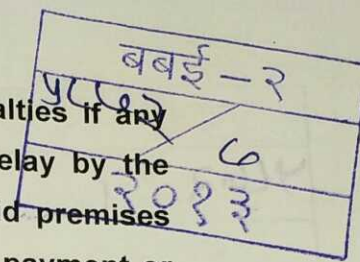
4. The Lessee has paid to the Lessor a sum of Rs. 8,17,080/- (Rupees Eight Lac Seventeen Thousand Eight Hundred Only) as deposit of rent to be adjusted towards the rent for the last 3 (three) months/ of tenancy and remaining balance amount, to be refunded before vacation of the premises".

5. The Lessee shall bear and pay present and future Municipal Tax in respect of the said premises. The Lessee shall also bear Service Tax on Rent. The payment of all other taxes, rates, cess and other levy including penalties, if any, charged thereon in respect of the said premises, such as Corporation/ Municipal / Panchayat Tax, Urban Land Tax, etc., due to the state Government, Central Government or other local or other civic, including enhancements and new introductions shall be to the account of the Lessor. The Lessee shall be at liberty to pay the above tax,



*R. H. Kapoor*

rate or cess or other levy including penalties if any charged thereon in case of default or delay by the Lessor and adjust the amount of the said premises becoming due immediately after the said payment or demand reimbursement of all such amounts costs, expenses, etc., with interest @ 17.5 % per annum from the date of such payments until realization by the Lessee.



6. The Lessor shall, at his own cost, carry out all repairs including periodical painting of the said premises. The periodicity of such painting will be once in 3-5 years. If the Lessor fails to carry out such repairs including periodical whitewashing and painting, the Lessee may call upon the Lessor in writing to do the same within one month from the date of the receipt of such request and if he Lessor fails to carry out the same within that time , the Lessee shall be at liberty to get it done and adjust the amount spent or expended on such repairs, etc., with interest @ 17.5% per annum towards the rent payable to the Lessor or the Lessee shall have the right to recover the same from the Lessor.

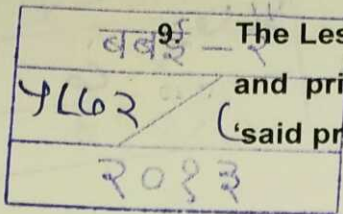
7. The Lessee shall be at liberty to under-lease / sub-lease the 'said premises' or part thereof to any of its subsidiaries.

8. The Lessee shall have the right to utilize the leased premises or part thereof for any of their various needs.

*A. K. K. Aggarwal*







9. The Lessor shall grant all right of way, water, air, light and privy and other easements appertaining to the 'said premises'.

10. The Lessor has no objection to the Lessee in installing the exclusive generator sets for the use of the Office whether such generator sets are owned by the Lessee or taken on hire by a Third Party for the exclusive use of the Lessee. Further, the Lessor agrees to provide suitable space with proper enclosures for installation of generator set.
11. The Lessee shall have exclusive right on the parking space for parking of the vehicles of staff members and customers of Lessee and the same shall not be disturbed, obstructed or encroached in any manner by any person whomsoever.
12. The Lessee shall have the absolute & exclusive right use the entire space in 'said premises' both outside and inside for making full use of frontages and the side walls in displaying Lessee's signboard /advertisements without any additional charges to the exclusion of third parties. If anybody causes ant intrusion, trespass or encroachment restricting the peaceful enjoyment of the Lessee over the space which is specially meant for usage of the Lessee, the Lessor on receipt of such Notice from the Lessee shall take all possible legal action s against such violations including criminal action, if necessary. If the Lessor fails to take legal recourse to remove such instructions, trespass or encroachments within one month from the date of receipt of such Notice from

*R. K. Kapoor.*



the Lessee shall be at liberty to take legal action against the violators and recover the cost/ expenses incurred for such removal out of the rent payable to the Lessor or from any other monies payable to the Lessor.

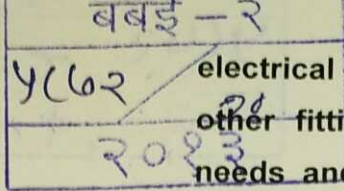
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13. The Lessor has no objection to the Lessee installing Banking equipments like VSAT, ATM in the said premises at any time with direct access to the public without any additional rent to the Lessor. ATM room will be constructed by the Lessor at his cost and that Lessor will provide the required additional power to the Lessee.
14. The Lessee shall have the right to remove at the time of vacating the 'said premises', all electrical fittings and fixtures, counters, safes, strong room door, safe deposit lockers, partitions and all other furniture's put up by it.
15. The Lessee shall be liable to pay all charges for electricity and water actually consumed by the Lessee during the occupation and calculated as per the reading recorded by the respective meters installed in the 'said premises'.
16. The Lessee shall not make any structural alterations to the building without the information and permission of the Lessor. However, the Lessee is at liberty and no permission of Lessor is required for fixing wooden partitions, cabins, counters, false ceiling and fix other Office furniture, fixtures,

*Handwritten signature*







electrical fittings, air-conditioners, exhaust fans and other fittings and Office gensets, etc., as per the needs and requirement of the Lessee and or make such other and alternations on the premises which will not affect the permanent structure.

17. The Lessor may at their own cost and expenses construct any additional structure /additional floor in the building and in which case and if the Lessor decides to lease out the said additional floors/area, then the first option and offer will be given to the Lessee and the Lessee shall have the right to take the same on mutually acceptable terms. And in case of refusal by the Lessee, then the Lessor will be at liberty to lease out same to any other party.
18. The Lessee shall hand over possession of the 'said premises' to the Lessor on the expiry of the period of lease fixed herein or on the expiry of the period of option should the Lessee avail itself of the same and on refund of deposit made by the Lessee, if any, in the same state and condition as on the date of occupation but subject to natural wear and tear due to ordinary use and lapse of time.

#### SCHEDULE OF THE PROPERTY

Unit No. 09 admeasuring about 1238 sq. ft. (Carpet area) with Loft area 662.05 sq. ft. on 1<sup>st</sup> floor in the building known as Rajiv Industrial Estate, situated at T.J. Road, Sewree, Mumbai – 400015 constructed on plot of land bearing C. S. No.238 of Parel Sewree Division in the Registration District and Sub-District of Mumbai City.

*R. K. Kulkarni*





In witness whereof the parties hereto have set their hands hereunto in full agreement of the terms and conditions set forth herein above the day and year hereinbefore first mentioned.



SIGNED AND DELIVERED by the within named "THE LESSOR"

MR. RAJKUMAR KAPOOR

PAN NO. AADPK6077E

In the presence of AJESH



KAPOOR Ajesh

Rajkumar Kapoor

Signature

SIGNED AND DELIVERED by the within named "THE LESSEES"

CANARA BANK

PAN NO. AAACC6106G

Through its Manager

Sri. Ajay Kumar Gupta

In the presence of ANIL

KAPOOR Anil Kapoor



हते केनरा बँक  
For CANARA BANK

प्रबन्धक/Manager,  
वेपरी (पश्चिम), मुंबई-400 015.  
Sewree (West), Mumbai-400 015  
DP. A-22

Signature

