



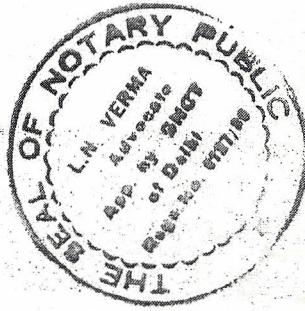
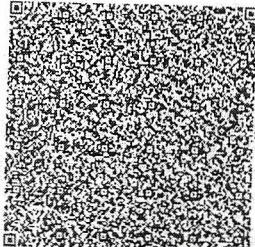
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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: 30-Sep-2013 02:50 PM
: IMPACC (IV)/ dl903003/ DELHI/ DL-DLH
: SUBIN-DLL90300340288439123541L
: BALKISHAN
: Article 35(ii) Lease upto 5 years
: E-563, FIRST FLOOR, PALAM EXTN, SEC-7, DWARKA, NEW DELHI
: 0
(Zero)
: BALKISHAN
: M/ ADVANCE HIGH TECH SECURITY
: BALKISHAN
: 50
(Fifty only)



Please write or type below this line



M/s ADV



Proprietor

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LEASE DEED

This LEASE DEED is made and executed at Delhi on this _____ day of SEPTEMBER 2013 BETWEEN SH. BALKISHAN S/O LATE SH. CHHOTU RAM R/O G-1, PALAM EXTN., SECTOR-7, DWARKA, NEW DELHI hereinafter called the LESSOR (which expression shall include her, heirs, successors, legal representatives and assigns of one part).

AND

M/S ADVANCE HIGH TECH SECURITY, through its Proprietor SH. BAHADUR SINGH BISHT S/O SH. ANUP SINGH BISHT R/O A-302, 3RD FLOOR, HARMONY APARTMENTS, PLOT NO.6-B, SEC-23, DWARKA, NEW DELHI-110077 hereinafter called the Lessee (which expression shall include her, heirs, successors, legal representatives and assigns of one part).

WHEREAS the LESSOR is the owner of the E-563, PALAM EXTN., SECTOR-7, DWARKA, NEW DELHI and the LESSOR has agreed to lease out the ONLY FIRST FLOOR AREA MEASURING 350 SQ.FT. APPROX in said E-563, PALAM EXTN., SECTOR-7, DWARKA, NEW DELHI to the LESSEE on the terms and conditions hereinafter specified.

AND WHEREAS the LESSOR has agreed to let out and the LESSEE has agreed to take on lease rent the ONLY FIRST FLOOR AREA MEASURING 350 SQ.FT. APPROX IN THE SAID PROPERTY NO. E-563, PALAM EXTN., SECTOR-7, DWARKA, NEW DELHI hereinafter called the demised premises for a fixed period of 3 years, commencing from 01/10/2013 and ending on 30/09/2016 for bonafide commercial purpose only to the Lessee.

And whereas the parties hereto are desirous of recording the terms and conditions of their lease deed, to avoid any future misunderstanding.

NOW THIS DEED WITNESETH AS UNDER :-

That in consideration of the rent herein reserved to be paid and subject to all the covenants and conditions hereinafter contained to be observed and performed on the part of LESSEE, the LESSOR hereby grants lease of the demised premises as described above unto the LESSEE for exclusive office purpose for the limited period of 3 years commencing from 01/10/2013 and ending on 30/09/2016 on the monthly rent of Rs.10,000/- (Rupees TEN THOUSAND ONLY) for the first year and Rs.11000/- (Rupees ELEVEN THOUSAND ONLY) for the second year and Rs.12100/- (Rupees TWELVE THOUSAND ONE HUNDRED ONLY) for the third/last year

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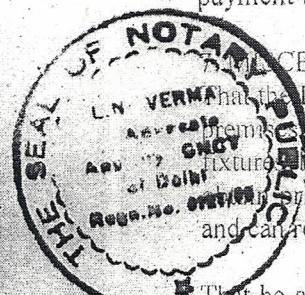
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That if the LESSEE wants to terminate the lease earlier than the period of Lease mentioned above, the LESSEE shall give 30 days notice in writing to the Lessor or one month rent in lieu thereof to the LESSOR , The LESSEE shall pay rent for the full month even if the premises is occupied by the LESSEE and is vacated before the end of the month.

That in the event of the violation of the terms of the lease the LESSOR, can terminate the lease earlier than the period of lease mentioned above the lessor shall give 30 days notice in writing to the lessee and the lessee shall hand over the vacant peaceful possession of the shop to the lessor.

6. ELECTRICITY AND WATER CHARGES:

That the LESSEE shall pay all charges for electricity (including power), city maintenance charges and water charges as may be consumed by the LESSEE in the demised premises directly to the concerned departments, according to the consumption and bills of the authorities concerned. The original paid bills shall be hand over to the LESSOR after payment for each month.



7. MISCELLANEOUS :-

That the LESSEE shall not carry out any structural additions or alterations in the demised premises without the LESSOR approval in writing but may install temporary fittings and fixtures like air - conditioners , coolers, exhaust fans and such other appliances and fixtures prior permission to do so from the concerned authorities where ever applicable , and can remove the same at the termination of the lease.

That he shall permit the LESSOR or his authorized agents to enter demised premises or any part thereof.

That LESSEE shall not transfer the benefit of this agreement in part or whole to any other person or to company

That the LESSEE shall permit the LESSOR or his authorized agents to enter demised premises at all reasonable times for inspection repair.

That the LESSEE shall keep the demised premises in clean and hygienic condition and shall not do or cause to be done any act that may be nuisance to others neighbors of the premise.

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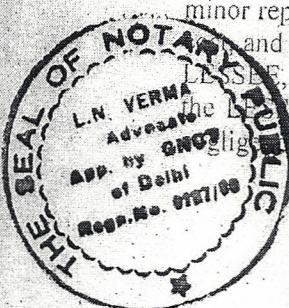
That the LESSEE shall comply with all the rules, regulations, laws and byelaws of the local authority having jurisdiction over the demised premises.

That all the existing and future taxes, and the levies shall be borne and paid by the LESSEE and in case of any excess tax, levies or penalty is imposed on the LESSEE by any concerned and competent authority, due to contravention of bye laws, rules and regulation of the aforesaid authority, by the LESSEE, the same shall be borne and paid by the LESSEE.

That during the term of this LEASE DEED , if the rent hereby reserved or any part thereof shall be in arrears for a period of two months after the respective date herein before appointed for payment or if there is any breach in observance of any covenants or conditions to be observed and performed by the LESSEE and the same be not rectified within 15 days of such default or breach then in any of such event it will be lawful for the LESSOR at any time thereafter to re-enter upon the demised premises and the Lease hereby created shall then stand absolutely creased and determined without prejudice to any part of this LEASE DEED.

That if the Lessee is desirous of extending the term for another period after the expiry of this lease then the LESSEE shall intimate such intention to the LESSOR in writing one month prior to the expiry of this lease period, and in that event, the LESSOR may at this sole discretion grant fresh lease for another fixed term upon execution of fresh/ new lease deed with new terms inclusive of increase in rent as may be mutually agreed upon by both the parties.

That all day-to- day minor repairs of plumbing and electricity jobs such as replacement of wiring, electrical fuse, holders, switches etc. leakage of water taps, and all such other minor repairs, caused by normal wear and tear, shall be carried out by the LESSEE at his cost, and all major repairs that arise due to poor maintenance and / or negligence by the LESSEE, such as cracks in walls, bursting of sanitary pipes , etc. will have to be done by the LESSEE at his cost. All major repairs that arise due to poor maintenance and / or negligence of LESSEE shall be done by Lessee at his cost.



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That the LESSOR and the LESSEE represent that they are fully empowered to enter into this deed.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HEREIN SUBSCRIBE THEIR NAMES AND SET THEIR HANDS ON THE DAY MONTH AND YEAR AS ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES :

1.



SH. SURENDER KUMAR
S/O SH. VISHRAM
R/O C-1034, PALAM EXTN.,
SECTOR-7, DWARKA, NEW DELHI

Balaji
LESSOR

M/s ADVANCE HIGH TECH SECURITY

Proprietor
LESSEE

2.



Smt. SANTOSH

P/o late Sh. Brij Pal Singh

P/o R-22-121, Sayed Nangla

New Delhi - 87

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03 OCT 2013

ATTESTED

NOTARY PUBLIC

M/s ADVANCE HIGH TECH SECURITY

Proprietor