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Certificate No.	:	**IN-DL31792836797676R**
Certificate Issued Date	:	31-Jul-2019 04:49 PM
Account Reference	:	IMPACC (IV)/ dl708403/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL70840369708505204081R
Purchased by	:	SAHNI COTTAGE INDUSTRIES PVT LTD
Description of Document	:	Article 35(i) Lease- Rent deed upto 1 year
Property Description	:	P.NO. B-II/11 F/F AT MOHAN CO-OPERATIVE INDUSTRIAL ESTATE MATHURA ROAD BADARPUR ND-44
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SAHNI COTTAGE INDUSTRIES PVT LTD
Second Party	:	B HIVE 11
Stamp Duty Paid By	:	SAHNI COTTAGE INDUSTRIES PVT LTD
Stamp Duty Amount(Rs.)	:	50 (Fifty only)

.....Please write or type below this line.....

LEASE-RENT DEED

For Sahni Cottage Industries Pvt. Ltd.

(Director)

NOTARY R. P. GUPTA REGN. No. 614 DELHI Expiry Date: 16 May 2021 GOVT. OF INDIA

For BHive 11

Proprietor

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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LEASE RENT DEED/RENT AGREEMENT

This Rent Agreement is executed at New Delhi on this 31ST DAY OF JULY 2019, between **M/s SAHNI COTTAGE INDUSTRIES PVT. LTD. at PLOT NO. B-II/11 FIRST FLOOR MOHAN CO-OPERATIVE INDUSTRIAL ESTATE MATHURA ROAD BADARPUR NEW DELHI-110044,** hereinafter called the first party/landlord (which expression of the first party shall mean and include their, heirs, successors and asigns)

AND

M/s B HIVE 11 represented through its Proprietor MR. RAKESH BANSAL SON OF MR. AMARNATH BANSAL R/o 171, SECTOR-19 FARIDBAD HARYANA, hereinafter called the Second party/Tenant, (which expression of the Second party shall mean and include their, heirs, successors and assings.

Whereas the said first party is the owner and in possession of **PROPERTY BEARING NO. B-II/11 FIRST FLOOR, Situated at MOHAN CO-OPERATIVE INDUSTRIAL ESTATE MATHURA ROAD BADARPUR NEW DELHI-110044.**

Whereas the said second party/Tenant has taken from the landlord /first party **of PROPERTY BEARING NO. B-II/11 FIRST FLOOR, situated at MOHAN CO-OPERATIVE INDUSTRIAL ESTATE MATHURA ROAD BADARPUR NEW DELHI-110044, on rent for the period of Eleven months w.e.f. 31/07/2019, for the rent of Rs. 125000/- (Rupees One Lac and Twenty Five Thousand only), per month, for the COMMERCIAL purpose only,** subject to all the terms and conditions of the rent agreement is as under :-

1. That the first party have delivered the vacant possession of the said property to the said Second party and received one month rent in advance.

2. That the second party shall not make any alteration in the said property without written consent of the landlord/first party.

SIGNATURE OF FIRST PARTY SIGNATURE OF SECOND PARTY

NOTARY R. P. GUPTA REGN. No. 614 AREA DELHI Expiry Date: 15 May 2021 GOVT. OF INDIA

For Sahni Cottage Industries Pvt. Ltd.

Rakesh (Director)

For BHive 11

Rakesh Proprietor

3. That the second party/tenant shall pay the rent to the said first party/landlord for the said premises of Rs. 125000/- (Rupees One Lac and Twenty Five Thousand only), per month, the rent shall be payable in advance on or before the 01st day of each English Calender months.

4. That the second party/tenant shall not to sublet assign or part with the possession of the whole or part of the said property.

5. That the day to day minor repairs if any will be carried out by the second party/tenant himself at his/her own cost and he/she shall not be entitled to get any remibrusement.

6. That if second party/tenant desires to terminate the tenancy before the expiry of stipulated period, he/she shall give one month prior notice in writing. If the first party desires to terminate the tenancy before the expiry of stipulated period, he/she shall give notice before one month in writing.

7. That the second party/tenant at the expiry of the said terms of tenancy or sooner determination of the tenancy he/she shall surrender the vacant possession of the premises of said property to the landlord /first party in original conditions, subject of the normal wear and tear.

8. That the second party shall not carry out or caused to be carried out any changes any additions, alterations in the said premises without the prior written consent of the first party.

09. That the rent will be increased 10% if the tenant desire to extend the rent period for further eleven months.

10. That Electricity charges will be payable by the second party as per sub meter to the first party or direct deposite the same to the concerned department as per their consumption and the receipts/photocopy of bills paid by the second party shall be handed over the first party after the payment of the bills & if any tempering, over load or misused, penalty is imposed on it will be fully responsible of the tenant & if the tenant use the water then the charges of the same will be payble by the tenant to the landlord as per fixed by both parties.

11. That second party shall comply with all the rules regulations and by laws to local authority whatsoever with regard to the said premises.

NOTARY R. P. GUPTA REGN. No. 614 AREA DELHI Expiry Date: 15 May 2021 GOVT. OF INDIA

For Sahni Cottage Industries Pvt. Ltd.

SIGNATURE OF FIRST PARTY (Director)

SIGNATURE OF SECOND PARTY

For BHive 11

Proprietor

12. That the second party will not do any illegal/unlawful activities in the tenanted premises.

13. That the Second party /Tenant is fully satisfied with all the fittings and fixtures and accessories which is installed/fitted by the First party/owner in the said premises and Second party/Tenant shall be responsible for the day to day repairs and maintenance such as white-Wash or any other patch repairs in the premises at his/her own costs and expenses.

14 That the first party or his/her nominees/agent shall have full power to inspect at all reasonable hours and times to enter upon the said demised premises for purposes of inspections and for doing such work or things as may be required for repairs improvements, alterations etc. of the said premises in the presence of second party.

15. The second party shall replace the fittings and fixtures that may be damaged or lost during the tenancy/Lease period.

16. That the second party shall not store any combustible material or dangerous things as may hamper the safety of the said rents property.

17. That if the second party is taken any loan from any bank, financial institution, Pvt. Bank Nationalize bank or other Pvt. Financer on the said tenanted premises then the first party will not be responsible at all for the same & it will be the responsibility of the second party and financer Bank or organization.

18. That both the parties have also signed a Tenant Verification Form which will be Verified by SHO/Police Station.

IN WITNESSES WHEREOF BOTH the parties have set their hands to this Agreement at Delhi, in the presence of the following witnesses.

Witnesses

1. Ajay Kumar
9910346327
Jaitpur N.DELHI

For Sahni Cottage Industries
FIRST PARTY/LANDLORD
(SAHNI COTTAGE INDUSTRIES PVT LTD)
(Director)

2. EKta
Jaitpur N.DELHI

NOTARY R.P. GUPTA REGN. No. 614 AREA. DELHI Expiry Date: 16 May 2021 GOVT. OF INDIA

For BHive 11
SECOND PARTY/TENANT
BHIVE
Proprietor

ATTESTED
NOTARY PUBLIC

31 JUL 2019