सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL74515591916309V
Certificate Issued Date	:	30-Sep-2023 02:27 PM
Account Reference	:	IMPACC (IV)/ dl806303/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL80630315017135542023V
Purchased by	:	GRAVITY SQUARE PRIVATE LIMITED
Description of Document	:	Article 35(i) Lease- Rent deed upto 1 year
Property Description	:	94, ISHWAR NAGAR, SHAMBHU DAYAL BAGH, BAGHPUR, OKHLA NEW DELHI-110065, (VIRTUAL SEAT)
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RSP COWORKS
Second Party	:	GRAVITY SQUARE PRIVATE LIMITED
Stamp Duty Paid By	:	GRAVITY SQUARE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	:	50 (Fifty only)

NOTARY PUBLIC GOVT. OF INDIA
MANOJ KR. SINGH
Advocate
Regn. No.-19575
NCT Delhi
My Commission
Exp. 31/01/2025

Please write or type below this line

For RSP COWORKS
Rakesh
Partner

NOTARY PUBLIC GOVT. OF INDIA
MANOJ KR. SINGH
Advocate
Regn. No.-19575
NCT Delhi
My Commission
Exp. 31/01/2025

GRAVITY SQUARE PVT. LTD. * NEW DELHI *

30-Sep-2023 02:27 PM 30-Sep-2023 02:27 PM 30-Sep-2023 02:27 PM

GRAVITY SQUARE PRIVATE LIMITED GRAVITY SQUARE PRIVATE LIMITED GRAVITY SQUARE PRIVATE LIMITED

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

HUB HIVE 11

LEASE RENT DEED/RENT AGREEMENT

This Rent Agreement is executed at New Delhi on 30th SEPTEMBER 2023, **between M/s RSP COWORKS Regd Office: B-2/11 Mohan Cooperative Industrial Estate, Main Mathura Road Badarpur New Delhi- 110044 Work Place Area: NSIC Metro,94, Ishwar Nagar, Shambhu Dayal Bagh, Baghpur, Okhla New Delhi, 110065** hereinafter called the Hubhive11 (which expression of the first party shall mean and include their, heirs, successors and assigns

AND

M/S GRAVITY SQUARE PRIVATE LIMITED (GST NO. 07AAFCGAA46AIZN) at THIRD FLOOR,FLAT NO.4,POCKET A CATEGORY II, SARITA VIHAR, SOUTH DELHI, DELHI, 110076 Represented through its Director Mr. Sanjeet Kumar PAN-(CWFPS6366A) hereinafter called the Second party/ Tenant,(which expression of the Second party shall mean and include their, heirs, successors and assigns

Whereas the said first party is the owner and in possession of a **1ST FLOOR PROPERTY NO.B-2/11, Situated at M.C.I.E.NEW DELHI-110044.**

Whereas the said second party/Tenant has taken from the landlord/first party **VIRTUAL SEAT of the space located at property No.94, Ishwar Nagar, Shambhu Dayal Bagh, Baghpur, Okhla New Delhi, 110065 on rent for the period of ONE YEAR w.e.f. 01/10/2023 to 31/09/2024, for the rent of Rs.22,000/- (Rupees Twenty Two Thousand only) plus GST, per year, price will increase as after one year OFFICIAL purpose only**, subject to all the terms and conditions of the rent

OBJECTIVES AND SERVICES

You can use this space for GST registration/ banking and courier facility.

LOCATION

The Client can use Said Premises' address for courier facilities and for visiting cards. In case of couriers, it is recommended that Client should put in the name of the community manager for easier coordinaton

For RSP COWORKS

Prakash

Authorised Signatory

For more information, visit: Hubhive11.com

NOTARY PUBLIC GOVT. OF INDIA
MANOJ KR SINGH
Advocate
Regn No -19675
NCT Delhi
My Commission
Exp 31/01/2025

GRAVITY SQUARE PVT. LTD. NEW DELHI

HUB HIVE 11

PRICING

Requirement: VIRTUAL SEAT

The pricing for the same: Rs-22,000/- + GST per year

DURATION & TERMINATION

The term of this agreement shall be one year commencing from **Date**.

The Parties shall be at liberty to terminate this Agreement on convenience by giving **30** days advance notice in writing.

The Price will escalate according to market norms on the last paid Price annually during the term of this agreement.

The Client must give a one-month notice period prior to subscription cancellation to the first party by sending an email to the following email addresses (contact@hubhive11.com)

CONFIDENTIALITY

All terms & conditions of the agreement between the first party & the Client should remain confidential. In case of termination of this Agreement, the Client will be liable to abide by the terms of confidentiality for 12 months following the date of termination or determination of this Agreement, as the case may be. Confidentiality shall extend to the existing employees of the two parties.

ADMISSION OF CUSTOMERS

The first party has the right to refuse a Client's office address from using the space if there is a proper reasoning and reporting to the Client.

For RSP COWORKS

Authorised Signatory

NOTARY PUBLIC GOVT. OF INDIA
MANOJ KR SINGH
Advocate
Regn No 10575
NCT Delhi
My Commission
Exp 31/01/2026

GRAVITY SQUARE PVT. LTD. NEW DELHI

HUB HIVE 11

DISPUTES

All disputes between the Parties arising out of this Agreement shall be subject to the exclusive Jurisdiction of Courts in Delhi.

RELATIONSHIP

Nothing in this Agreement shall create a partnership, joint venture or agency relationship between the first party and the Client and the same is on Principal to Principal basis.

TERMS AND CONDITIONS

- This proposal is valid only for the date mentioned above, unless mutually extended and is subject to availability of space; The price can change over time post giving a 30 days advance notice to the Client.
- The Client agrees not to engage in any illegal activity in the office space or in and around the building, including but not limited to drug use and/or illegal online activity.
- GST and/or any other taxes as applicable or levied by the concerned statutory bodies on the Licensed Cabins (which Client is under an obligation under this agreement to pay the same) from time to time will be extra.
- Any additional equipment/ services/ facilities/ provisions and or changes in the existing infrastructure would be extended, if possible and at an additional cost.
- All occupants need to complete the KYC documents and hand over to the Workspace Manager for us to grant access to the premise and enable all services.
- Client should contact the Workspace Manager for the list of National/ Public Holidays.

For RSP COWORKS

Authorised Signatory

NOTARY PUBLIC
MANOJ SINGH
NCT Delhi
Exp 31/01/2025
GOVT. OF INDIA

HUB HIVE 11

INDEMNIFICATIONS AND LIMITED LIABILITY

- The Client shall endeavor to take every care and caution while using the facilities across the hub.
- The Client understands that the workstations allotted to the Client through its membership are not permanent and there may be changes in the seating arrangement due to the expansion of the Hub. The Client will be notified and requested at least 15 days in advance to make any such changes.
- The Client agrees not to hold the first party or their employees or agents responsible for the loss, theft, or damage of Members' belongings/ property/ confidential information including but not limited to laptop computers, cell phones, clothing, bags, wallets, notes, prints or books, Business Papers, etc.

FORCE MAJEURE CLAUSE

All Parties understand that sometimes events happen that are beyond the first party control and that such events could stop either the Client or first party from performing the obligations under this Agreement. This includes things such as strikes, lockouts, accidents, civil war, external aggression, and fire or the delay or failure in manufacture, production, or supply by third parties of equipment or services. In such cases everyone agrees that the other party will not be liable for any delay or failure to meet its expectations. All parties agree that they will endeavor to meet their expectations together as soon as possible, following the event occurring. The Parties agree that in the event of happening of Force Majeure event, the effected Party shall intimate the happening of any Force Majeure event in writing to the other party. **If the INDULGE SIGN & GRAPHICS leave the premises then it will not be liable to use our GST no. in future for banking, courier facility and any other facilities.**

Authorised Signatory

NOTARY PUBLIC
MANOJ KR. SINGH
Regn. No. 10575
NCT Delhi
GOVT. OF INDIA
Exp 31/01/2026

NEW DELHI

HUB HIVE 11

PAYMENT

The Client agrees to clear the monthly dues (communicated via invoices raised on or after the 31st day of the previous month) by the 5th Day of each month (through Bank Transfer, check submission, online payment) to the Service Provider. On payment through check, additional charges of INR 500 will be levied as handling charges.

Further, 5% of the monthly rental will be charged as a penalty if the Client fails to pay the monthly dues by the 5th day of each English Calendar month.

Access to the space will further be blocked from the 10th Day of the month if the Client fails to pay the Monthly dues/Pricing along with 5% penalty.

The Client undertakes to deposit TDS with the government in accordance with the applicable Income Tax rules and regulations. In case the first party is not able to claim credit (i.e. credit is not appearing in form 26 AS) on account of fault, omission or non-compliance by the Client, then the Client shall take prompt corrective action to ensure that the first party is able to claim such credit. Despite such corrective action by the Client, if the first party is still not able to claim credit, the first party shall have full rights to forfeit the security deposit. The Client is required to share quarterly Form 16A at CONTACT@HUBHIVE11.COM

WAIVER

No failure or delay on the part of the Parties in exercising any right or power under this Agreement shall operate as a waiver nor shall any single or partial exercise of any such right or power preclude any other from further exercise of that right or power or the exercise of any other right or power under this Agreement.

No waiver of any provision, or the breach of any provision of this Agreement shall be effective unless it is contained in a written instrument duly executed on behalf of the Parties giving the waiver and such waiver shall be effective only in the specific instance and for the purpose for which it is given and shall not operate as waiver of any future application of such provision.

For RSP COWORKS

Authorised Signatory

NOTARY PUBLIC ★ GOVT. OF INDIA ★

SINGH
Advocate
Regd. No. 15575
NCT Delhi

★ NEW DELHI ★

HUB HIVE 11

ADDRESS AND REGISTRATION

If you leave the first party office than HUBHIVE11 will not be your registered office address as we will not allow to use the second party our Office address .

SURVIVAL

Neither the expiration nor termination of this Agreement shall affect such of the provisions of this Agreement that expressly provide that they shall operate after any such expiration or termination or which of necessity must continue to have effect after such expiration or termination, notwithstanding that the clauses themselves do not expressly provide for this.

CHANGES BY WRITTEN AMENDMENTS ONLY

Any changes with respect to the terms and conditions of this Agreement shall be made by written amendment in the form of Supplementary Agreement signed by the Parties. No changes shall be effective or shall be carried out in the absence of such an amendment.

For RSP COWORKS

Authorised Signatory

NOTARY PUBLIC
MANOJ KR. SINGH
Advocate
Regn. No. 10575
NCT Delhi
M. Commission
Exp. 31/01/2026
GOVT. OF INDIA

HUB HIVE 11

MANDATORY DOCUMENTS NEEDED

The Client agrees to provide the following identification proofs:

1) Company:
   - Pan Card
   - Incorporation Certificate
   - GST Certificate

2) Director:
   - Aadhar Card,
   - Pan Card
   - & E-Mail Address

2) Details of Employees/members using the space:
   - Aadhar Card,
   - E-Mail Address and
   - Phone Number

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

Witnesses

1 9990840203

2 9540562036

FIRST PARTY /LANDLORD

For RSP COWORKS

Authorised Signatory

NOTARY PUBLIC GOVT. OF INDIA
OJ KR SINGH
Advocate
Regn No-10575
NCT Delhi
Commission
Exp. 31/01/2025

ATTESTED
NOTARY PUBL C
DELHI
30 SEP 2023

SECOND PARTY/ TENANT