10401

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 14/01/2026 04:02 PM

GRN No: 145582484
Stamp No. : G0I2026A3061

Stamp Duty Paid: ₹ 18000.00
Registration Fees: ₹ 10000.00

LESSOR / First Party Detail

Name: Sangeeta Jain /Anil kumar jain Stamp No: G0I2026A3061 | Amount: ₹18,000

Address: 101, Diamond Court, Essel Tower, MG Road, Gurugram

Mobile: ****9371

LESSEE / Second Party Detail

Name: Work Two Share / Stamp No: G0I2026A3061 | Amount: ₹18,000

Address: Plot No 42, Sector 18, Gurugram

Mobile: ****4622

Purpose: LEASE

THE SEAL OF THE SUB REGISTRAR GURUGRAM

Government of Haryana / हरियाणा सरकार
Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग
Joint/ Sub Registrar Office (संयुक्त/ उप-पंजीयक कार्यालय)

प्रलेख क्र.:10401

पंजीकरण दिनांक:14/01/2026 04:02 PM

LEASE DEED

वसीका संबंधी विवरण (Token: GUR_GUR_GUR_999805144647883)

वसीका का नाम LEASE (LEASE)

जिला- Gurugram	तहसील/सब-तहसील- Gurgaon	स्थित- Urban within MC Limit	भौगोलिक स्थिति- Licenced Colony
नगर निगम - GURUGRAM	गांव/शहर- Gurgaon (01174)	पंचायत - NA	कालोनी - Sector 18
पता : Gurgaon (01174), Gurgaon, Gurugram			भू-भाग का खण्ड : DLF PHASE 2

धन संबंधी विवरण

लेन-देन राशि- 1200000.00 रुपये	कलेक्टर दर- 201406468.90 रुपये	कुल स्टाम्प शुल्क- 18000.00 रुपये
कुल पट्टा लेने वाला- 1	स्टाम्प का मूल्य- 18000.00 रुपये	पंजीकरण फीस- 10000.00 रुपये
ई-चालान:145582484	पेस्टिंग शुल्क - 3 रुपये	पुरुष पट्टा लेने वाला - 0
महिला पट्टा लेने वाला- 0	प्रारूपकर्ता - Citizen	विशेष/ सामान्य अभिकर्ता (अधिकृत व्यक्ति) का नाम -

Sangeeta Jain

Singh

विलेख तैयार करने वाले का नाम- Chander Parkash

Land Direction Remark :

Plot No- 42, Sector- 18, Gurugram (Haryana)-122015 ["said Entire building/premises having Basement, Ground, 1st, 2nd & 3rd Floor including terrace. Plot Size 1250 Sq mtr

Urban Local Body (ULB) Details

Property Id / Total Area	Name	Relation	Relative	Property Type & Subtype	No Dues	Converted Area	Authorize	Plot No. / Address
1CCBNOM8 / 1346.030 (SqYard)	Sangeeta Jain	H	Anil Kumar Jain	Industrial - Industry & Industry	0.00	1125.45 (sqmeter)	Yes	42 / 42, Sector 18, Temple, Temple, 122015

First Party (LESSOR) Details (प्रथम पक्ष (पट्टा देने वाला) विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Total Area (SqYard)	Owner Share (SqYard)	Attendance Status	Sign
Sangeeta Jain (Female) / ****9371	Husband (पति)	Anil Kumar Jain	na	****2903 (Aadhaar) / AAGPJ4535P	101, Diamond Court, Essel Tower, MG Road, Gurugram	NA	NA	Present	

Second Party (LESSEE) Details (दूसरा पक्ष (पट्टा लेने वाला) का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	ID Proof / PAN Number	Address	Transfer Hissa(In Sq Yard)	Attendance Status	Sign
WORK2SHARE (NA)/ ****4622			**** (NA) / NA	Plot No 42, Sector 18, Gurugram	1346.03	Absent	

Authorized Person (For Second Party)

Name (Gender)	Relative Name	Relation	ID Proof	Address	Attendance Status	Sign
WORK2SHARE (Authorized To) Chandra Shekhar Singh (NA)	Anand Singh	Father (पिता)	867381360715	H No 10A, Room No 13 Manju Market Chakkarpur Sector 28 Gurgaon	Present	No Signature

Witness Details (गवाहों का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	ID Proof	Designation	Address	Attendance Status	Sign
Jitendra Kumar (Male) / ****0694	Father (पिता)	Jagvir SIngh	****8738	Other	D 76/1, Chattarpur Ext South Delhi, Delhi	Present	
Sarvan Kumar (Male) / ****8871	Father (पिता)	Ram Lakhan	****7738	Advocate	Distt Court Gurgaon Haryana	Present	

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध:

Annual Rent: 12,00,000/-

Stamp Duty: 18,000/-

This Leave and License Agreement ("Agreement") is made at **Gurugram, Haryana,** on this ____day of January in the year 2026

BY AND BETWEEN

THE SEAL OF THE SUB REGISTRAR GURUGRAM

Mrs. Sangeeta Jain (Aadhar No. 6946 1605 2903 & PAN: AAGPJ4535P) W/o Sh. Anil Kumar Jain having R/o 101, Diamond Court, Essel Tower, MG Road, Gurugram (Haryana)-122015 (hereinafter referred to as the **LICENSOR**)

And

M/s WORK2SHARE (A Unit of Blisswood Global Impex Pvt. Ltd.) (PAN: AACCB8194P) Regd. Office at Plot No-42, Sector-18, Gurugram (Haryana)-122015 through its Authorized Signatory Mr. Chandra Shekhar Singh (Aadhar No 8673 8136 0715) S/o Mr. Anand Singh (hereinafter referred to as the LICENSEE which expression shall unless it be repugnant to the context there of deemed to include its legal heirs successors and assigns).

The Parties are individually referred as Licensor and Licensee, and collectively as Parties.

Whereas the Licensor is in possession of the property bearing, **Plot No- 42, Sector- 18, Gurugram (Haryana)-122015** ["said Entire building/premises having Basement, Ground, 1st, 2nd & 3rd Floor including terrace. Plot Size 1250 Sq mtr"] by way of sale deed Vasika no. 16477 dated 05.03.2004 registered in the office of sub registrar Tehsil and Distt Gurgaon and is the owner and having full and unfettered rights to give the said **Building** on License for commercial activities purpose, and by way of this Leave and License Agreement is giving on License to Licensee to use the said Area for commercial purposes during the term of this Agreement.

NOW THEREFORE it is agreed between the Parties as follows:

1. That the Agreement of the above premises was commenced from **1st November 2025 to 31st October 2030 (Five Year)** and the Licensor or Licensee can terminate the Agreement by giving two (2) months' notice.
2. Both the Parties have agreed to set a **lock-in period of Twelve (12) months** during which neither the Licensor shall ask the Licensee to vacate the premises, nor the Licensee shall vacate the premises on his own during the lock-in period.
3. That the Licensee shall pay monthly License Fees of **Rs. 1,00,000/-+ GST (Rupees One Lakh Only plus GST)** per month by **Cheque/Net banking** on or before the 15**th day of each month**.
4. That there shall be escalation of License Fees every year for the Licensee agrees to pay the License Fees as per the following table:

1st Nov 2025 to 31st Oct 2026	1,00,000/-
1st Nov 2026 to 31st Oct 2027	1,00,000/-
1st Nov 2027 to 31st Oct 2028	1,00,000/-
1st Nov 2028 to 31st Oct 2029	1,00,000/-
1st Nov 2029 to 31st Oct 2030	1,00,000/-

THE SEAL OF THE SUB REGISTRAR GURUGRA

5.It is clarified that in any event the License Fee for the 1(one) month is due and payable by the Licensee, then in the event, the Licensor shall have the right to terminate / cancel the License Agreement. Upon such termination the use of the Building/Premises by the Licensee shall be treated as illegal and shall be deemed as a tress-passer. Further, if such default occurs during the lock-in period, the Licensor shall be entitled to forfeit all the security amount deposited by the Licensee.

6.That the Licensor has permitted the Licensee to use the Entire Building on License basis, for conducting the Business. The permission or license to use the Entire Building for the Business shall in no manner be construed as handing over of the legal or constructive possession by the Licensor to the Licensee. It is clarified that the Licensor shall always remain in constructive and legal possession of the Entire Building and the Licensee shall derive its authority to access the Entire Building through the Licensor alone.

7.That the Licensee shall not make any construction or permanent alteration, additions etc. in the said premises but can erect temporary partitions, false Ceiling, interiors at his own efforts and expenses. The Licensee undertakes to remove all its temporary structures, equipment's and its goods material temporarily installed at the Entire Building within 7(Seven) days from the date of expiry/termination of this License Agreement, failing which, the Licensor shall take control over the same, and/or dispose off the same and appropriate the sale proceeds.

8.That the Licensor shall be free to make any permanent alteration, construction, Additions in the said premises without any hindrance to the Licensee but with prior intimation to the Licensee.

9.That the Licensee shall pay his Electricity, Water and Sewerage monthly charges to the concerned authorities along with any levied penalties whatsoever.

10.That the Licensee is to ensure that no pollutants are discharged into the sewage System. And the Garbage is thrown away through the proper channel with cost to pay directly.

11.That the Licensee shall compulsorily insure the Entire Building/property, movables and immovable, at his own costs.

Sangeeta Jain

Singh

12.That the Licensee shall arrange and install its own Generator, and shall also deploy a full-time Security Guard to guard the Entire Building/premises and the properties therein. The Licensor bears no responsibility for any theft or untoward incident happening in the Entire Building or in relation to any property belonging to Licensee. Any damage/ fire in to the Licensor property done by negligence of licensee team / Visitors shall be solely the responsibility of the licensee with cost to damages.

13.That the Licensee shall make sure that its employees or any visitors do not smoke inside the premises as whole. Smoking is absolutely prohibited in the entire building. That the Licensee shall also make its own arrangements for picking up of the garbage from Premises, and shall bear the costs for the same.

14.That the Licensee undertakes and assures the Licensor that if during the existence of this License Agreement, if any accident or loss of human lives, property moveable and immoveable occurs due to the negligence or any act of the Licensee or due to any act of the visitors or from the act and conduct of employees of Licensee, then in that event, the Licensor shall not be liable and responsible for any compensation to the victims and to the owners of the damaged property, the Licensee shall also liable to pay the damages to the Licensor if any damage is caused to the flooring or the structure of the said Entire Building/premises due to the acts of the Licensee or its representative/employee etc.

15.That on the expiry of this Leave and License Agreement period, the Licensee will hand over peaceful Possession of the licensed premises to the Licensor immediately, however the License can be renewed with the mutual consent of the Licensor and Licensee. If the Licensee refuses to vacate the Entire Building/premises on the expiry of this License Agreement or on the non-renewal of this License Agreement, the Licensor shall take the possession of the Entire Building/premises either by locking or blocking the access to the Entire Building/premisesor by using any other reasonable force to evict the Licensee.

16.That the Licensor shall not be responsible to any financial institutions bank or any other agencies from which the Licensee has taken loans, credit facilities from any Person(s), firm(s), company or Bank.

17.That the Licensee shall have the right to get itself Registered from this address in the Goods and Services Tax Department at any time and the Licensor shall not have any objection to it.

18.That in case of any dispute(s) and difference(s) arising between the Parties in respect of this License Agreement, then the matter shall be referred to the Sole Arbitrator, who shall be appointed by the Licensor. The arbitration proceedings shall be held at Gurugram and shall be governed by the Arbitration and Conciliation Act, 1996. Any disputes referred to arbitration under this clause shall be decided according to the relevant Indian law. The Courts/Tribunals/ Commission of Gurugram shall have the exclusive jurisdiction to try and entertain the Arbitration Proceedings.

19.That the Licensee shall have full right to sublet, franchise, underlet, transfer, assign, grant license or otherwise part with the possession of the Entire Building/premises as a whole or in part(s) to any third party, without requiring prior consent from the *Licensor*..

20.That the Licensee shall use the Entire Building/premises as a licensee only and does not have any right, title or interest whatsoever in the Entire Building/premises. The Licensee shall at no point of time claim any right or title or interest in the Entire Building/premises. except as a licensee subject to this License Agreement.

THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

First Party (पटटा देने वाला)



Second Party (पटटा लेने वाला)



Witness (गवाह)



यह प्रलेख आज दिनांक 14-01-2026 दिन बुधवार समय 04:02:12 PM बजे Sangeeta Jain निवासी Gurgaon (01174) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

उपरोक्त प्रस्तुतकर्ता Sangeeta Jain, WORK2SHARE हाजिर हैं। प्रस्तुत प्रलेख के तथ्य को दोनों पक्ष ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन-देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/ Jitendra Kumar Father (पिता) Jagvir SIngh, निवासी :- D 76/1, Chattarpur Ext South Delhi, Delhi; Sarvan Kumar Father (पिता) Ram Lakhan, निवासी :- Distt Court Gurgaon Haryana ने की।

साक्षी सं. 1 को हम नबरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 14-01-2026

संयुक्त/ उप पंजीयन अधिकारी, Gurgaon

THE SEAL OF THE SUB REGISTRAR GURUGRAM

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10401 आज दिनांक 14-01-2026 को बही नं 1 जिल्द नं 450 के पृष्ठ नं 71.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 56 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 14-01-2026

संयुक्त/ उप पंजीयन अधिकारी, Gurgaon

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity, under section 86 of The Registration Act, 1908.
3. If the LESSOR/LESSEE/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

1. किसी दस्तावेज़ का पंजीकरण यह स्वतः नहीं दर्शाता कि संपत्ति का शीर्षक (मालिकाना हक़) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशिष्ट राहत अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीकरण अधिनियम, 1908 की धारा 86 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या मांग के लिए उत्तरदायी नहीं होगा।
3. यदि पटटा देने वाला/पटटा लेने वाला/गवाह/पहचानकर्ता दस्तावेज से सम्बंधित जानबुझ कर कोई भी गलत जानकारी देता है तो भारतीय दण्ड संहिता (BNS) की धारा 212 के अन्तर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

दिनांक 14-01-2026

संयुक्त/ उप पंजीयन अधिकारी, Gurgaon