

NOC FOR REGISTERED OFFICE ADDRESS

I, Mrs. Anjana Jain W/o Mr. Devendra Kumar Jain Owner of the under mentioned property do hereby declare and affirm that:

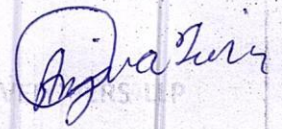
- i. That I owned the premises situated at 401, Krishna Kripa-1, Subhash Nagar, Jaipur-302016, Rajasthan.
- ii. That designated partners/partner of the proposed LLP **M/s NEW PATH DEVELOPERS LLP** has approached me for providing NOC.
- iii. I have no objection as to giving and providing a part of above premises to the above proposed LLP for their Registered Office.
- iv. That the above LLP is permitted to use the address and premises as registered office.

Place: Jaipur

Date:

Name

Anjana Jain





राजस्थान RAJASTHAN



RENT AGREEMENT

This agreement is made and executed at Jaipur on 19th Day of March, 2021 by and between

1. **M/s New Path Developers LLP (proposed to be incorporated)** as authorized signatory **Mr. Parmod Kumar Saini S/o. Sh. Rameshwar Lal Saini** aged about 31 Years Address Kishorpura, Jhunjhunun, Rajasthan-333053 (hereinafter called the LESSEE), which expression shall include its legal representatives, successors and assigns) of the One part .

And


2. **Mrs. Anjana Jain W/o Mr. Devendra Kumar Jain** Address 401, Krishna Kripa-1, Subhash Nagar, Jaipur-302016 aged about 50 year (hereinafter jointly and severally called the "LESSOR", which expression shall include its legal representatives, successors and assigns) of the other part.

Anjana Jain

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)

[Signature]
19 MAR 2021


क्रमांक 2084 दिनांक 19/03/2021
 नाम ज्यु पथ स्वतंत्र जलपि
 पिता का नाम
 निवृत्त एग्रीमेन्ट
 पता 508, ओके एक्स रूकाउर, महयम मार्ग
 मानसरोवर, जयपुर

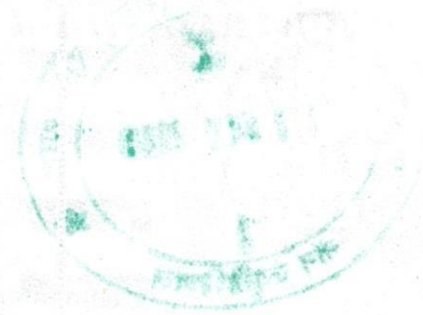
स्ताक्षरकर्ता


Anand
 अनंदा खण्डेलवाल

लाइसेंस संख्या - :01/2015

255, चम्पा नगर, गृहार् की थड़ी जयपुर

| राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिकार | |
|---|---|
| 1. आधारभूत अकाउंटिंग सुविधा (धारा-3-क)- 10% | 180 |
| 2. गाय और उसकी बस्ती के संरक्षण (धारा-3-ख)- 20% | 200 |
| कुल योग | 300 |
| हरदोष |  |



ATTESTED
 19 MAR 2021



राजस्थान RAJASTHAN



K 072778

Whereas Mrs. Anjana Jain W/o Mr. Devendra Kumar Jain the "lessor" is being owner of the Room No. 508, 5th Floor Okay Plus Tower Near K.V. 5 Mansarovar Jaipur hereinafter referred to as "Demised Premises".

Whereas the lessee has requested the lessor to grant the Demised Premises on Rent and the Lessor has agreed to rent out to the Lessee the aforesaid premises for commercial purpose only on the following terms and conditions:

NOW THIS DEED WITNESSES AS UNDER:

1. That in respect of the "Demised Premises" shall be for a period of 11 months commencing from 19th March, 2021 and shall be valid till 28th February, 2022. Thereafter, the same may be extended further on mutual consent of both the parties.
2. That the Lessee shall pay to the Lessor a monthly rent of Rs. 16,500/- (In words Rupees Sixteen Thousand Five Hundred Only), which shall include the monthly maintenance charges of Okay Plus Square to the concerned authority. The rent shall be paid in advance every month via Cheque or Electronic Transfer (NEFT, RTGS, IMPS) on or before 10th day of the Subsequent Month.

Anjana Jain

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

19 MAR 2021

क्रमांक 2083 दिनांक 19/03/2021

नाम ज्यु प्यु स्वल्पस एलएलपी

पता का नाम

निवरण ज्यु मन्दु

पता 508, ओक प्लस स्कायर, महपम मार्ग,
भानसरोवर, जयपुर

स्ताक्षरकर्ता

R

Anita
अनीता खण्डेलवाल

लाइसेन्स संख्या - 101/2015

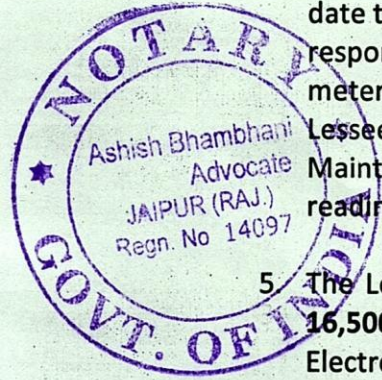
755 चम्पा नगर गुजरा की थड़ी जयपुर



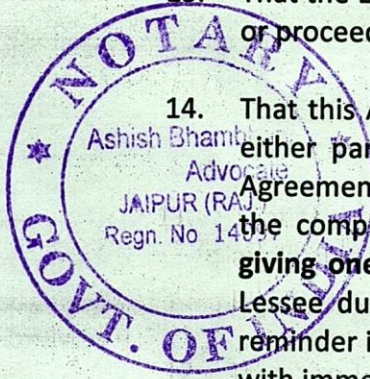
| राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार | |
|--|--------------|
| 1. आधारभूत अकरांकरण सुविधाओं हेतु (भारा-3-अ)-2015-16 का 100 | 100 |
| 2. गाय और चरई गस्त के प्रारंभ और संयोजन हेतु (भारा-3-ख)-2015-16 का 200 | 200 |
| | कुल राशि 300 |

हस्ताक्षर
Anita

3. That the lessee will run the business of colonizers and developers real state work etc. and no other business activity will be permitted without prior written permission from the lessor.
4. That during the period, in addition to the monthly amount payable to the Lessor, the Lessee shall pay for the use of electricity & water as per bills received from the authorities concerned directly. For all the dues of electricity bills & Water bills till the date the possession of the premises is handed over by the Lessor to the Lessee it is the responsibility of the Lessor to pay and clear them as per the readings on the respective meters. At the time of handing over possession of the premises back to the Lessor by Lessee, it is the responsibility of the Lessee to pay electricity, water bills & Maintenance fee, as presented by the Departments concerned according to the readings on the respective meters up to the date of vacation of the property
5. The Lessee will pay to the Lessor an interest-free refundable security deposit of **Rs. 16,500/- (In words Rupees Sixteen Thousand Five Hundred Only)** Via by cheque or Electronic Transfer at the time of signing the rent Agreement. The said amount of the Security deposit shall be refunded by the Lessor to the Lessee at the time of handing over possession of the demised premises by the Lessee upon expiry or sooner termination of this rent agreement after adjusting any dues (if any) or cost towards damages caused by the negligence of the Lessee or the person is responsible for, normal wear & tear and damages due to act of god are exempted. In case the Lessor fails to refund the security deposit to the Lessee on early termination or expiry of the rent agreement, the Lessee is entitled to hold possession of the rent premises, without payment of and/or any other charges whatsoever, till such time the Lessor refunds the security deposit to the Lessee. This is without prejudice and in addition to the other remedies available to the Lessee to recover the amount from the Lessor.
6. That the lessor will increase the amount by 05% from January, 2022 to March 2022 of the rent agreement.
7. That the Lessee shall not sublet, assign or part with the demised premises in whole or part thereof to any person in any circumstances.
8. That the day-to-day minor repairs will be the responsibility for the Lessee at its own expense. However, any structural or major repairs, if so required, shall be carried out by the Lessor.
9. That no structural additions or alterations shall be made by the Lessee in the premises without the prior written consent of the Lessors but the Lessee can install air-conditioners in the space provided and other electrical gadgets and make such changes for the purposes as may be necessary, at his own cost. The Lessor represents that the Premises possesses the adequate electrical infrastructure to cater for the electrical appliances including the air conditioners. On termination of the tenancy or earlier, the Lessee will be entitled to remove such equipments and restore the changes made, if any, to the original state.
10. That the Lessors shall hold the right to visit in person or his authorized agent(s), servants, workmen etc., to enter upon the demised premises for inspection (not exceeding once in a month) or to carry out repairs / construction, as and when required, by giving 24 hours prior notice to the occupier



11. That the Lessee shall comply with all the rules and regulations of the local authority applicable to the demised premises. The premises will be used only for Commercial purposes of the Proposed Company.
12. That the Lessor shall pay for all taxes/cesses levied on the premises by the local or government authorities in the way of property tax for the premises and so on. Further, any other payment in the nature of subscription or periodical fee to the welfare association shall be paid by the Lessor.
13. That the Lessor will keep the Lessee free and harmless of any demands, claims, actions or proceedings by others in respect of quiet possession of the premises.
14. That this Agreement has a lock-in-period of 12 months and cannot be terminated by either party. After the completion of lock-in-period, the Lessee can terminate the Agreement by giving one month notice to the Lessor or the in lieu of. Likewise, after the completion of lock-in-period, the Lessor can also terminate the Agreement by giving one month notice to the Lessee. That in the event of non-payment of by the Lessee during the lock-in period being in arrears for 2 consecutive months despite reminder issued by Lessor on such the Lessor shall have the right to terminate the rent with immediate effect and take back possession of the said premises.
15. The Lessee shall maintain the Demised Premises in good and tenable condition and all the minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. shall be carried out by the Lessee. That it shall be the responsibility of the Lessee to hand over the vacant and peaceful possession of the demised premises on expiry of the period, or on its early termination, as stated hereinabove in the same condition subject to natural wear and tear.
16. That in case, where the Premises are not vacated by the Lessee, at the termination of the period, the lessee will pay damages calculated at two times the for any period, of occupation commencing from the expiry of the period. The payment of damages as aforesaid will not preclude the Lessor from initiating legal proceedings against the Lessee for recovering possession of premises or for any other purpose.
17. The Lessor confirms that in case for any reason whatsoever the premises in reference or any part thereof cannot by used for residential purposes because of any earthquake, civil commotion, or due to any natural calamity or if Premises is acquired compulsorily by any authority, over which the Lessee has no control, the Lessee shall the right to terminate the rent forthwith and vacate the premises and the Lessors shall refund the security deposit or the received in advance to the Lessee forthwith.
18. That both the parties shall observe and adhere to the terms and conditions contained hereinabove.
19. That the Lessee and Lessors represent and warrant that they are fully empowered and competent to make this rent agreement.



Ashish Bhamra

ATTESTED
Notary (Govt of India)
JAIPUR (Raj.)

[Signature]

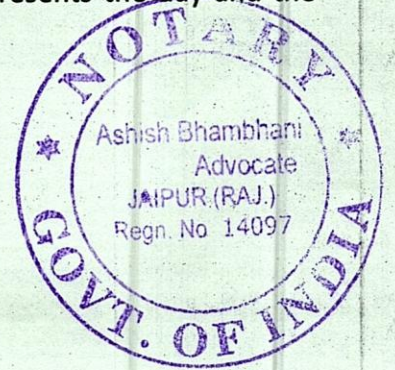
09 MAR 2021

20. In case of any dispute to this agreement and the clauses herein, the same will be settled in the jurisdiction of the Jaipur civil courts.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first hereinabove written.

Date - 19 MAR 2021

Place - Jaipur



LESSOR

Anjana Jais

LESSEE

[Signature]

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first hereinabove written.

WITNESSES:

Place - Jaipur

IDENTIFIED BY
1. *Shreyanshi Sharma*
6346347171

IDENTIFIED BY
2. *Rupal Sharma*
7014827964

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)

[Signature]

19 MAR 2021