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3/350/2 Mettukuppam,
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6931/2025

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Government of Tamil Nadu

e-Stamp

Certificate No.	:	IN-TN80714126827102X
Certificate Issued Date	:	23-May-2025 12:25 PM
Account Reference	:	SHCIL (FI)/ tnshcil01/ MYLAPORE1/ TN-CC
Unique Doc. Reference	:	SUBIN-TNTNSHCIL0127991320215963X
Purchased by	:	RELIANCEPROJECTS AND PROPERTYMANAGEMENTSERVICESLTD
Description of Document	:	Article 35 Lease
Property Description	:	No.1/1101, Redhills Byepass Road, Padiyanallur, Chennai 600 052
Consideration Price (Rs.)	:	11,37,00,488 (Eleven Crore Thirty Seven Lakh Four Hundred And Eighty Eight only)
First Party	:	BALAJI SARAVANAN
Second Party	:	RELIANCEPROJECTS AND PROPERTYMANAGEMENTSERVICESLTD
Stamp Duty Paid By	:	RELIANCEPROJECTS AND PROPERTYMANAGEMENTSERVICESLTD
Stamp Duty Amount(Rs.)	:	11,37,100 (Eleven Lakh Thirty Seven Thousand One Hundred only)

Please write or type below this line

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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.

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LEASE DEED

This LEASE DEED **("Deed")** is entered at **Chennai**, on this 26th day of **May**, 2025

BETWEEN

Mr. Balaji Saravanan, **(PAN No.** AETPB5602C), an adult, Indian inhabitant, S/o of Late Madanagopal, aged about 62 years, residing at No. 91, Pillaiyar Kovil Street, Redhills, Madhavaram Taluk, Naravarikuppam, Tiruvallur, Tamil Nadu – 600 052; hereinafter referred to as the **"Lessor"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heir/s, successor/s, executor/s, administrator/s, attorney/s and assign/s); of the **FIRST PART.**

AND

RELIANCE PROJECTS AND PROPERTY MANAGEMENT SERVICES LTD, (PAN No. AAJCR6636B), a Company Incorporated under the provisions of the Companies Act, 2013 having its Registered Office at 101, Saffron, Near Centre Point, Panchwati 5 Rasta, Ambawadi, Ahmedabad, Gujarat-380006, and having its Circle Office at No. 89, A1 Towers, Dr. Radhakrishnan Salai, Mylapore, Chennai - 600004, represented by its authorized representative **Mr. R.PATTABIRAMAN,** hereinafter referred to as the **"Lessee"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-title, Affiliates and permitted assigns) of the **SECOND PART**.

"Lessor" and **"Lessee"** are hereby individually referred to as the **"Party"** and collectively referred to as the **"Parties".**

SECTION I - DEFINITIONS & INTERPRETATION:

1. In this Deed, the following words and expressions shall, unless repugnant to the context or meaning thereof, shall and will have the meaning hereinafter respectively assigned to them hereunder:

   a. "**Affiliates**" shall mean with respect to a Parties herein (i) such Party's holding company or subsidiaries, concessionaries as defined in the Companies Act, 2013; (ii) such companies which are directly or indirectly controlling the Party or are controlled by the Party or are under common control with the Party were "control" means the power, held directly or indirectly, to direct or cause the direction of the management and policies of the other through the ownership of voting rights, or by

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R. Pattabiraman

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contract or otherwise, the term used herein with its grammatical variations, shall have the meaning ascribed to such term in Section 2 (27) of the Companies Act, 2013; (iii) an association of person/s (AOP) wherein any of the person/s in AOP is/are the existing promoters or any of them of the Party; (iv) The companies with which the Party enters into a scheme of arrangement in the nature of amalgamation, merger, demerger or any other arrangement u/s 230 of Companies Act 2013 and (v) any person/entity with whom the Party enters into operating agreement/ deed or be part of the chain of any other person/entity as long as the nature of business carried out from the Demised Premises remains the same as envisaged hereunder. It is further clarified that Affiliate in case of Lessee shall also include its joint venture, tie up, collaboration or alliance with any person or entity to conduct its business even under a different brand or name and/or any entity domiciled in India in which the Lessee or its group companies have directly or indirectly, certain economic interest.

b. "**Annexure(s)/Schedule(s)**" means all the respective Annexures /Schedules appended along with this Deed.

c. "**Applicable Laws**" means all statutory Acts, Rules and Regulations (Central/State) in force and in effect as on date of execution and as amended from time to time during subsistence of this Deed and which may be promulgated or brought into force and enacted in India, including any judicial precedents passed by the Courts of Law and given effect as on date and during the subsistence of this Deed which are applicable to the Parties and the Demised Premises herein.

d. "**Applicable Permits and Sanctions by Lessee**" means licenses required to be obtained or maintained by the Lessee under the Applicable Law(s) in connection with operating its business from the Demised Premises during the subsistence and tenure of this Deed.

e. "**Applicable Permits and Sanctions by Lessor**" means all clearances, permits, authorizations, sanctions, consents, compliances, licenses and approvals obtained and/or required to be obtained or maintained by the Lessor under the Applicable Law(s) in connection with the Demised Premises during the subsistence and tenure of this Deed.

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f. "**Deed**" means this Deed duly signed and registered by the Parties herein and includes any Schedules, Amendments, Annexures, Layout Plan and Drawings mentioned, attached and appended herewith.

g. "**Carpet Area**" shall mean the area derived on the basis of inside wall to wall dimensions of the said Demised Premises, excluding column bases in the area and shall exclude peripheral/outer walls of the commercial premises, column bases embedded in wall, escalators, lift well, area consumed for floor mounted AHUs, entrance drop off, all voids, ducts, cutouts and shafts area(if any), all/any areas under atrium, cutouts (at upper levels) which are shown as common areas in the plans, canopies, ledges, projections outside the walled plinth area such as entrance porches/lobbies, podiums, steps, ramps, projections for glazing and elevation treatment, etc. The actual final carpet area shall be determined in accordance to the same based on a joint measurement at site.

h. "**Demised Premises**" shall mean the unit /shop comprising of Ground floor measuring 9062 Sq.ft, First Floor measuring 8520 Sq.ft, and totally admeasuring Carpet area of 17582 Sq.ft (Subject to join measurement), in the Building known as "Sri Lakshmi Complex" ("the Building"), situated at No.1/1101, Redhills Byepass Road, Padiyanallur, Chennai-600052, hereinafter referred to as **"Demised Premises"** more particularly described in " **Schedule II"** and shown delineated in the red colour hatched boundary line on the Floor Plan annexed hereto being Annexure **"B".**

i. "**Due Date**" shall mean every 10th (Tenth) day of each English calendar month by which the Monthly Lease Rent is payable in advance for which it is due;

j. "**Rent Free Fit Out Period**" shall means the period of Ninety (90) days commencing from the date of handover of the Demised Premises by the Lessor to the Lessee as mentioned in clause no.5.1 herein.

k. "**Force Majeure event**" shall mean as per clause no.24 herein below.

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l. "**Lessee's Business**" for the purpose of this Deed shall mean operating its retail store in the name and style of "**Reliance Smart**" from the Demised Premises and/or any other business, as may be decided by the Lessee at its sole discretion which is to be carried on either by the Lessee or through its associates/ subsidiaries/Affiliates/concessionaires/nominees and/or by any third party etc.

m. "**Lease Commencement Date**" the lease as contemplated herein shall commence from the date of Lease Rent Commencement date, hereinafter referred to as the Lease Commencement Date (I,e.29.03.2025).

n. "**Lock-in-Period**" shall mean a period of **Twelve (12)** months commencing from the Monthly Lease Rent Commencement Date which is mentioned herein below, during which neither of the Parties shall terminate this Deed, subject to force majeure events and/or default of Lessor of the terms and conditions, covenant, representation, provisions, etc., under this Deed and save and except as provided herein;

o. "**Monthly Lease Rent**" shall mean the Monthly Lease Rent payable by the Lessee to the Lessor with regard to lease of the Demised Premises, in accordance with the provisions of this Deed;

p. "**Monthly Lease Rent Commencement Date**" shall mean the date of next day of end of Rent Free Fit-Out Period or the date of commencement of Business operations of the Lessee, whichever is earlier, subject to Lessor providing Occupancy Certificate, Final Fire NOC, MIDC/Other Statutory Authority NOC, if applicable, Revised Approved Plan/Amalgamation Certificate, other statutory documents as demanded by the Lessee, 207 KW permanent power supply (Two Feeder - one with 150 KW and the other with 57 KW) and water supply in the Demised Premises and the said Demised Premises is substantially been completed in accordance with the sanctioned plan and specifications as per the Lessee's requirements, i.e., after completion of Lessor's all scope of work as per Annexure C here below.

q. "**Security Deposit/ IFRSD**" shall mean the Interest Free Refundable Security Deposit, which shall be deposited by the Lessee with the Lessor for the tenure of this Deed, in accordance with the provisions of this Deed;

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r. "**Signage**" shall have the meaning ascribed thereto in this Deed;

s. "**the Said Land**" shall mean all that piece and parcel of land admeasuring approximately **3450 Sq.mts,** thereon situated on land bearing Survey No. 159/2A1C (part), (S.No.159/9 as per Patta No. 5850) in Padianallur Village, within the Registration Limits of Chennai North and Sub-Registration Limits of Red Hills and demarcated on the Plan annexed hereto and more particularly described in **Schedule I** hereunder written;

t. "**Tenure**" shall mean the lease period of Fifteen (15) years commencing from the date of Monthly Lease Rent Commencement Date (i.e.29.03.2025).

2. In this Deed (unless the context requires otherwise):

(a) Reference to the singular includes a reference to the plural and vice versa;

(b) Reference to any gender includes a reference to all other gender;

(c) Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Deed) for the time being in force and to all statutory instruments or orders made pursuant to such statutory provisions;

(d) References to any clause, section or annexure shall be deemed to be a reference to a clause, section or annexure of or to this Deed;

(e) All clauses in Section I (Definitions) and Section II (Recitals) shall, in so far as they give any right or impose any liability on Parties, be given full effect to by the Parties.

SECTION II – RECITALS

WHEREAS:

A. The Lessor has represented that, they are the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the Demised Premises and that, they have acquired the said Demised Premises vide Partition deed dated 10th January 2008, Registered as Document No. 106 of 2013, in the file of SRO, Red-Hills. Thus, the Lessor became the absolute owners of the Demised Premises and they are having full right and authority to give the said Demised Premises on Lease basis to the Lessee.

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B. The Lessor has represented that, the Demised Premises is in compliant with all the statutory requirements including Occupancy Certificate, Final Fire NOC, Revised Approved Plan and Amalgamation Certificate if any, and any other mandatory required compliances as required by the rules and regulations prescribed by the Central/State government, local body, panchayat or any other act as may be applicable and same is fit for use, occupancy and for undertaking commercial retail activity therefrom. Further, Fire NOC bearing O. Mu No.013128/ Aa2/2023 dated 19th July 2023 and Building Plan Approval No. OL-PP/NHRB/0507/2024 dated 23 August 2024 and Planning Permit No. OL.01142 of the Demised Premises are annexed hereto and marked as Annexure "**A**".

C. The Lessor hereby represents that, from the date of execution of this Deed the Demised Premises is accessible with 207 KW permanent power supply (Two Feeder - one with 150 KW and the other with 57 KW) Permanent Power Supply and adequate Water Supply from the concerned authorities for smooth operations from the Demised Premises without any demur or hindrance from Lessor and/or its representatives, employees, staff or third party.

D. On the basis of above and the representation made by Lessor under recital clause H herein below, the Lessee has approached to the Lessor for taking the said Demised Premises as defined in Section I - Definitions & Interpretation clause no. h hereinabove on Lease basis for the period Fifteen (15) years. Further, the Lessor has agreed to grant on lease basis the said Demised Premises to the Lessee upon the terms and conditions set-out in this Deed.

E. The Lessee has also requested the Lessor to make available to the Lessee the benefit of the amenities and facilities, hereinafter referred to as the "**Amenities/Facilities**", as incidental to the Lease Deed agreed to be granted herein, and strictly upon the terms and conditions recorded and contained in this Deed.

F. The Lessee represents that, the paid-up capital of the Lessee is more than INR One Crore and they shall maintain the same during entire Tenure.

G. The Lessor and the Lessee have conducted joint measurement exercise of the Demised Premises and the calculation of the carpet area of the Demised Premises is 17582 square feet. The said joint measurement carpet area shall be treated as final carpet area for the purpose of determining the payment of Monthly Lease Rent and/or other charges.

H. **<u>The Lessor has made the following representations to the Lessee:</u>**

(a) That the Lessor is the absolute owners and is in possession of the Demised Premises and the title thereto is good, clear, marketable and free from all encumbrances, claims, lien, charges, doubts and mortgage as on date of execution hereof, except the mortgage with Kotak Mahindra Bank for which the Lessor has provided the said

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Kotak Mahindra Bank NOC dated 08.05.2025 and that no one else except the Lessor subject to charge from Kotak Mahindra Bank has any right, title, interest, claim, demand or share therein in respect of the said Demised Premises or any part thereof;

(b) That the Lessor has obtained all licenses and permissions, approvals, no objection certificates as required from various authorities, government/municipal/statutory bodies in respect of occupation and use of the said Demised Premises wherein the said Demised Premises is commercially usable and shall be used for any commercial activities therefrom, without any restriction of whatsoever nature from the Lessor or its representatives/employees/staff and/or from the Kotak Mahindra Banker and the Lessor is duly authorized to enter into and execute and register this Deed.

(c) The Demised premises confirm to all Applicable law and are constructed in accordance with the approved building plan, permits or licenses. The Lessor further states that, they have not received any notice of non-compliance with any Applicable laws, in respect of the Demised Premises, which has not been remedied or which has the potential effect of restricting the use of the Demised Premises, thereof by the Lessee for the purposes set out herein.

(d) That the said Demised Premises are not subject matter of any notice/proceedings under the Income Tax Act, 1961, The Benami Transactions (Prohibition) Act, 1988 or any under the provisions of any other law.

(e) The Lessor has/ have not created any right, title, interest in the said Demised Premises by way of sale, gift, charge, lien, mortgage, lease, leave and license, agreement to sale, agreement to lease, or any other adverse right or third party right or any other encumbrance of whatsoever nature or howsoever in or upon the said Demised Premises as on date and that the said Demised Premises is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority. The Lessor is/are in sole, exclusive and absolute ownership, use, occupation and possession of the said Demised Premises.

(f) That the Lessor has not created any third-party rights and/or alienated his/their interest in the said Demised Premises in favour of any third party.

(g) There are no proceedings instituted by or against the Lessor in respect of the said Demised Premises, which are pending in any Court or before any authority and the said Demised Premises is not under any lis-pendency nor is it attached under any

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order of the Court, or by the Income Tax or revenue or any other public body or authority.

(h) The structural elements of the Demised Premises including, but not limited to the exterior wall, roofs, corridors, load bearing walls, and foundation are (i) sound and in good working order, condition and repair; and (ii) constructed in compliance with all applicable building bye laws in India including in relation to structural stability with particular attention to the standards defined in relation to risks.

(i) The Lessor further represent that, the Demised Premises is entirely vacant and is in possession of the Lessor without any interference/objection of whatsoever.

(j) That the Lessor has paid the taxes, cesses, maintenance charges and other statutory charges with regard to the Demised Premises upto the date of execution and registration of this Deed and the Lessor assures that, there is no outstanding or dues or arrears of whatsoever nature pertaining to the Demised Premises. That no notice by the Government (Central or State) in respect of the said Demised Premises has been issued to, served upon or received by the Lessor or his agent or any person on his behalf;

(k) The Lessor states, represents, assures and confirms that, what is stated herein above is true and correct and is absolutely entitled to the said Demised Premises and Lessor has/ have represented that, they have full right and authority to lease the Demised Premises to any person and/or company without seeking any permission and/or authorization from any government authority.

(l) This Deed is in supersession of all previous negotiations and/or discussions written and/or oral that were carried on and /or executed by and between the Parties.

Based on the representations made by the Lessor herein under this Deed and relying on them the Lessee has agreed to take the Demised Premises on lease basis and to execute and register this Deed on certain commercial and other terms and conditions hereinafter recorded:

NOW THIS DEED WITNESSETH AND IT IS EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Grant of Lease:

In consideration to the Lessee agreeing to pay the Monthly Lease Rent and the Interest Free Refundable Security Deposit to the Lessor, in accordance with the terms and conditions agreed under this Lease Deed, and the performance and compliance on the part of the Parties of the terms and conditions of this Lease Deed, the Lessor hereby grants on lease basis the said Demised Premises being the unit /shop comprising of Ground floor

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measuring 9062 Sq.ft, First Floor measuring 8520 Sq.ft, and totally admeasuring Carpet area of 17582 Sq.ft (Subject to join measurement), in the Building known as "Sri Lakshmi Complex" ("the Building"), situated at No.1/1101, Redhills Byepass Road, Padiyanallur, Chennai-600052, hereinafter referred to as **"Demised Premises"** more particularly described in **"Schedule II"** and shown delineated in the red colour hatched boundary line on the Floor Plan annexed hereto being **Annexure "B"** to the Lessee, and the Lessee hereby accepts to take on lease basis the Demised Premises from the Lessor and to have and to hold for the Tenure of Fifteen (15) years, together with all Easement Rights and other similar rights for access or use of the Demised Premises including an exclusive right to use the Parking Space(s), Facilities, Utilities, yards and other areas associated with the Demised Premises, for the purposes of carrying out all commercial activities in furtherance to the Lessee's Business from the Demised Premises.

2. **Purpose of Lease:**

It is understood and agreed by the Parties that, during the Tenure, the Demised Premises shall be used and occupied by the Lessee to set up and operate its retail business under the brand name **"Reliance Smart" ("Business")** and/or any other business, as may be decided by the Lessee at its sole discretion which is to be carried on either by the Lessee or through its associates/ subsidiaries/Affiliates/concessionaires/nominees and/or by any third party etc. The Lessee shall have sole right to decide the retail formats/brands of its group companies which is to be opened/operated in and from the Demised Premises and its internal distribution as per the carpet area in the Demised Premises.

3. **Tenure and Lock-in period:**

3.1 The Tenure of the Lease hereby granted by the Lessor to the Lessee with respect to the Demised Premises shall be for a period of Fifteen (15) years commencing from the date of Monthly Lease Rents Commencement Date i.e. **29.03.2025 to 28.03.2040**, hereinafter referred to as **"Tenure".**

3.2 The initial **Twelve (12) months** of the Tenure from Monthly Lease Rents Commencement Date, shall be treated as Lock-in-Period for Lessee ("**Lock-In Period**"), whereas the Lessor shall be Locked-in for the entire Tenure of this Deed. During the Lock-in-period neither Party/Parties can terminate this Deed unless provided otherwise hereunder. Further, both the Parties agree that, the Lock-in-period shall not be applicable to the Force Majeure Events and/or default of the Lessor of the terms and conditions, covenant, representations, provisions, etc under this Deed and it is further agreed that, if this Lease Deed is terminated due to occurrence of Force

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Majeure Events and /or default of the Lessor, during the Lock-in-period, then the Lessee shall not be liable to pay to the Lessor the Monthly Lease Rent & other charges for the balance Lock-in-period.

4. Licenses and Approvals:

4.1 The Lessor confirm that, they have obtained all necessary and required approvals/permissions, from the society, Developer/Builder and/or statutory authorities to enable the Lessor to grant a lease of the Demised Premises to the Lessee and in order to enable the Lessee to exercise its rights granted under this Deed including ease in obtaining trade license by the Lessee.

4.2 The Lessor shall be responsible for licenses and approvals related to Demised Premises and Building only. Lessee shall obtain the applicable licenses/ NOC's to operate its Permitted Business from the Demised Premises and the Lessor shall co-operate & provide the required NOC/ documents / letter to the Lessee for the same.

4.3 The Lessor shall provide to the Lessee all the documents as are necessary to commence and complete the Legal Due Diligence of the Demised Premises and also to provide all the documents required to obtain trade license on or before the Lease commencement date for enabling the Lessee to commence its fit-out work, failing which Lessee shall not commence and carry out its fit-out work in the Demised Premises. The Lessee shall take the possession of the Demised Premises for its fit-out work only after satisfactorily completion of Legal Due Diligence and receipt of required documents for enable Lessee to obtain trade license from the Lessor.

5. Rent Free Fit-out period:

5.1 The Lessor has handed over the possession of the Demised Premises to Lessee together with the benefit of exclusive usage of the agreed signage and common areas for enabling the Lessee to carry out its Fit out Works, subject to Lessors providing Occupancy Certificate, Final Fire NOC, MIDC/Other Statutory Authority NOC if applicable, Revised Approved Plan/Amalgamation Certificate and 207 KW permanent power supply (Two Feeder - one with 150 KW and the other with 57 KW) Permanent Power Supply and water supply in the Demised Premises along with completion of its scope of work to the satisfaction of Lessee after certification from its engineer and upon Lessee completing its Legal due diligence in respect of the Demised Premises at its satisfaction hereinafter referred to as "**Handover Date**".

5.2 The Lessee shall take the possession of the said Demised Premises for its fit-out work only on satisfactorily completion of Legal due diligence in respect of the Demised

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Premises along with receipt of required statutory and other documents from the Lessor for enabling the Lessee to obtain various business licenses subject to completion of Lessors scope of work and Lessor providing207 KW permanent power supply (Two Feeder - one with 150 KW and the other with 57 KW) Permanent Power Supply and water supply in the Demised Premises.

5.3 If the Lessor fails to handover the Demised Premises within the agreed timelines as per Clause 6.1 hereinabove for commencing Lessee's fit out work then, notwithstanding anything to the contrary contained herein, the Lessee may issue to the Lessor 15 (fifteen) days' rectification notice to handover the said Demised Premises, failing which the Rent Free Fit-Out Period shall stand extended to the extent of delay caused in handover of the Demised Premises for Lessee's fit-out and the Lessor shall be entirely liable to pay per day Lease Rent along with the liquidated damages and compensation and any other expenses borne by the Lessee on account of default committed on the part of Lessor to be calculated for each day of delay/default from the date of such delay/default till the Lessor hands over the said Demised Premises to the Lessee for its fit-out work and/or the Lessee may at its sole option and discretion have a right to terminate this Deed by issuing 30 (thirty) days rectification/termination notice. On such termination the Lessor shall thereupon be liable to refund the entire Security Deposit paid along with liquidated damages, compensation, any other expenses incurred by Lessee, stamp duty and registration charges to the Lessee failing which the Lessor shall also be liable to pay interest @18% p.a. on the same from the date of termination till the actual payment of entire cost.

5.4 If the Lessor fails to complete its scope of work due to which there is delay in handing over the Demised Premises within the agreed timelines as per Clause 5.1 hereinabove for commencing Lessee's fit out work then, notwithstanding anything to the contrary contained herein, the Lessee may issue to the Lessor 15 (fifteen) days' rectification notice to complete its scope of work and handover the said Demised Premises, failing which the Rent Free Fit-Out Period shall stand extended to the extent of delay caused in completing its scope of work and handover of the Demised Premises for Lessee's fit-out and the Lessor shall be entirely liable to pay per day Lease Rent along with the liquidated damages and compensation and any other expenses borne by the Lessee on account of default committed on the part of Lessor to be calculated for each day of delay/default from the date of such delay/default till the Lessor completes its scope of work and hands over the said Demised Premises to the Lessee for its fit-out work

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and/or the Lessee may at its sole option and discretion have a right to terminate this Deed by issuing 30 (thirty) days rectification/termination notice. On such termination the Lessor shall thereupon be liable to refund the entire Security Deposit paid along with liquidated damages, compensation, any other expenses incurred by Lessee, stamp duty and registration charges to the Lessee failing which the Lessor shall also be liable to pay interest @18% p.a. on the same from the date of termination till the actual payment of entire cost.

5.5 The Lessee shall be entitled to Rent Free Fit-out Period of Ninety (90) days ("**Rent Free Fit-out Period**") for the purpose of completing its Fit-out work in the Demised Premises from the Handover Date. During the Rent Free Fit-out period, the Lessee shall not be liable to pay any Monthly Lease Rents to the Lessor. The Lessee shall pay the cost of electricity and water used during the Rent Free Fit-out period, at actuals, as per metered bill at standard electricity board power rate commencing from the date of handover of the possession of the Demised Premises to the Lessee.

5.6 The Lessor/s shall provide 207 KW permanent power supply (Two Feeder - one with 150 KW and the other with 57 KW) Permanent Power Supply, water supply in the Demised Premises and shall obtain and provide to the Lessee the Approved Sanctioned Plan, OC, Fire NOC and Amalgamation certificate, if applicable, from appropriate authority in respect of the Demised Premises or any other statutory compliance as required by Lessee on or before the expiry of Fit-Out Period (hereinafter referred to as the "**Compliances**").

If the Lessor/s fails to obtain and provide to the Lessee Compliances on or before expiry of Fit-out period then, the Lessee shall grant to the Lessor/s 30 (thirty) days grace period for obtaining and providing to the Lessee required Compliances. In such scenario the Fit-Out period shall automatically stand extended for further period of 30 (thirty) days. Further, if the Lessor/s after granting the grace period of 30 (thirty) days still fails to provide to the Lessee the required Compliances then, the Lessee shall grant another 60 (sixty) days grace period for obtaining and providing to the Lessee the required Compliances, accordingly the Fit-Out period shall also stands extended for further period of 60 (sixty) days. Thus, despite of Lessee providing total 90 (Ninety) days grace period from the date of expiry of Fit-Out period, if the Lessor/s fails to provide to the Lessee the required Compliances then, during such Rent Free Fit-Out Period, the Lessor shall be entirely liable to pay per day Lease Rent along with the

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liquidated damages and compensation and any other expenses borne by the Lessee on account of default committed on the part of Lessor to be calculated for each day of delay/default from the date of such delay/default till the Lessor obtains and provides the said Compliances to the Lessee and/or the Lessee may at its sole option and discretion have a right to terminate this Deed by issuing 30 (thirty) days rectification/termination notice. On such termination the Lessor shall thereupon be liable to refund the entire Security Deposit paid along with liquidated damages, compensation, any other expenses incurred by Lessee, stamp duty and registration charges to the Lessee failing which the Lessor shall also be liable to pay interest @18% p.a. on the same from the date of termination till the actual payment of entire cost.

Notwithstanding anything contained herein, the Monthly Lease Rent of the Demised Premises shall not commence till the Lessor/s obtains all the Compliances and submit copies of the Compliance documents to the Lessee.

5.7 The Lessee shall, from the Handover Date of the Demised Premises be entitled to a 24 x 7 day week unobstructed, labor access, vehicular and pedestrian from public roads access (in common with other occupants), for undertaking its Fit Out Works in the Demised Premises as per local regulatory authority guidelines and the Lessor shall ensure that it provides full co-operation and assistance to the Lessee in this regard.

5.8 The Lessor shall provide to the Lessee a suitable location to place and clear the debris in respect of the fit-out works to be carried out by the Lessee. All charges for removal of the debris from the Demised Premises will be borne by the Lessee.

5.9 The Lessee shall share its layout plans and/or designs which are shown in the Plan marked and annexed herewith as '**Annexure - B**', with the Lessor and the same to be approved and/or accepted by the Lessor without any delay/demur, such approval shall not be unreasonably withheld by the Lessor herein. Accordingly, the Lessor shall at its cost demolish/remove partitions in the Demised Premises by taking require approval/submission of revised plans from the local approving authority, as per the Lessee layout plans and/or designs and also clear the debris, before handing over the possession of the Demised Premises to the Lessee for Lessee's fit out.

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6. **Monthly Lease Rent:**

6.1 total sum of **Rs. 4,57,132/- (Rupees Four Lakhs Fifty Seven Thousand One Hundred and Thirty Two only)** per month, which is inclusive of CAM charges, calculated at the rate of **Rs. 26/- (Rupees Twenty Six Only),** per Sq.ft per month on total admeasuring carpet area 17582 Sq.ft hereinafter referred to as the "**Monthly Lease Rent**"..

6.2 The Monthly Lease Rent shall be paid by the Lessee to the Lessor, in advance, by EFT (Electronic Fund Transfer) or RTGS or net transfer as the case may be in favor of the Lessor, on or before **10th day of the** respective English calendar month for which the same is due and payable, only after receipt of valid GST invoice in the format of Lessee from the Lessor.

6.3 Lessee's obligation to pay the Monthly Lease Rent to the Lessor shall commence after the completion of Rent Free Fit out period of Ninety (90) days or commencement of Business Operations of the Lessee from the Demised Premises, whichever is earlier, subject to Lessor providing Occupancy Certificate, Final Fire NOC, MIDC/Other Statutory Authority NOC, if applicable, Revised Approved Plan/Amalgamation Certificate, 207 KW permanent power supply (Two Feeder - one with 150 KW and the other with 57 KW) and Water supply in the Demised Premises including the date upon which the said Demised Premises is substantially been completed in accordance with the sanctioned approved plan and specifications as per Lessee's requirements, i.e., completion of Lessor's scope of work as per **Annexure** C, and subject to the Lessor provides access of the Demised Premises to the Lessee and its representatives/employees/staff/customers without any hindrance on the part of Lessor and/or its representatives/ employees/staff and third party, hereinafter referred to as the "**Monthly Lease Rent Commencement Date**" **(i.e.29.03.2025)**

6.4 Notwithstanding anything contained herein under this Deed, Lessors obligations to provide copy of Occupancy Certificate, Final Fire NOC, MIDC/Other Statutory Authority NOC, if applicable, Revised Approved Plan/Amalgamation Certificate, Electricity Bill and Water Bill, if any and also to provide Permanent Power Supply and Water supply in the Demised Premises along with providing permanent access on execution of this present to Lessee and/or its representatives, employees, staff, customers, etc., before Lessee commences its business operation is a condition precedent to commence the Monthly Lease Rent under this Deed.

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6.5 The Monthly Lease Rent shall be exclusive of Goods and Services Tax ("**GST**") subject to Tax Deduction at Source ("**TDS**"), as applicable from time to time. The GST on Monthly Lease Rents shall be paid by Lessee, as per valid GST invoice issued by the Lessor but the same should be in the format of Lessee.

6.6 The Monthly Lease Rent will be escalated by **15 %** (Fifteen percentage) after expiry of every **Thirty Six (36)** months commencing from the Monthly Lease Rents Commencement Date, on the last paid Monthly Lease Rents.

7. Security Deposit:

7.1 The Lessee shall keep deposited with the Lessor an amount of **Rs.27,42,792/- (Rupees Twenty Seven Lakhs Forty Two Thousand Seven Hundred and Ninety Two only)**, without any escalation, by way of interest-free refundable Security Deposit **("IFRSD")** for the Demised Premises.

7.2 The IFRSD shall remain deposited with the Lessor until the termination of this Deed hereby granted or sooner determination thereof.

7.3 On expiry of this Lease Deed by efflux of time or on the sooner determination of this Deed, the Lessor shall refund the IFRSD to the Lessee by way of RTGS/NEFT/Demand Draft and/or other mode with simultaneously Lessee handing over to the Lessor the peaceful and vacant physical handover of the Demised Premises and amenities in working condition, if any, (subject to normal wear and tear). Further, the Lessor shall, adjust and/or deduct the amounts of any outstanding Monthly Lease Rent and utility bills, if any from the IFRSD only and the balance IFRSD after deduction shall be refunded without charging any interest by the Lessor to the Lessee.

7.4 In case of delay or default in the refund of IFRSD by the Lessor to the Lessee simultaneous to the Lessee willing to handover the Demised Premises, then, the Lessor shall be liable to pay to the Lessee penal interest at the rate of 18% (Eighteen percentage) per annum or part thereof from the date on which the Lessee was ready to hand over the vacant and peaceful possession of the said Demised Premises till the date of such actual refund.

8.Taxes:

8.1 <u>Property Tax, Municipal Tax, Levies and Maintenance Charges:-</u>

The Lessor shall be liable to bear and pay all the past, present and future Municipal Taxes (including increases if any due to this Deed), Property Tax, Levies, Maintenance charges Cesses and all other duties and taxes levied under any law for the time being in

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force by any Local Authority or any Government Body or as may hereafter be imposed in respect of the Demised Premises and the Lessee shall be responsible for the taxes in respect of the Business carried out from the Demised Premises. Any increase in taxes due to execution and registration of this Deed shall be solely paid by the Lessor.

8.2 Tax Deducted at Source ("TDS"):

The Monthly Lease Rent shall be subject to deduction of tax at source (TDS) under the Income Tax Act, 1961 as amended.

(i) **<u>Clause related to AADHAR CARD link with PAN Card and Filing of ITR:</u>**

Lessor further agrees that, she/he/they are/ is fully aware of rules for linking the AADHAR CARD with PAN Card and filing the Income Tax Return as per provisions of Income Tax Act, 1961, and is also aware and accept deduction of higher rate of TDS in case they/she/he fails to link the AADHAR CARD with PAN CARD **OR** file Income Tax Return as relevant provision of Section 206AB and other sections of Income Tax Act 1961, as may be applicable.

In case of deduction of higher TDS as per above clause, Lessor agrees to accept such deduction.

(ii) ***<u>Clause related to TDS u/s 194Q of Income Tax Act' 1961:</u>***

Lessor further agrees that, in case of Electricity Meter installed in Demised premises is in the name of Lessor and Lessor is directly paying electricity charges to Electricity Board / Electricity Supply Company, he will, if applicable, deduct TDS u/s 194Q from such payment and complete formalities of relevant provision of Income Tax Act 1961.

(iii) ***<u>Clause related to Residential Status of Lessor(s):</u>***

"The Lessor hereby represents and confirms that, Lessor's present residential status is *"Resident", and in future if there is any change in the residential status, the Lessor shall inform the same in advance, in writing to the Lessee for the purpose of deduction of TDS as per the provisions of Income Tax Act'1961. In the event, if the Lessor fails to inform his/her residential status to the Lessee, then the Lessor shall be liable for any liability arising due to any interest, penalty and/or fine ("cost") that, may be imposed by the Income Tax Authorities on the Lessee during the subsistence and even after the completion of license. The Lessor shall also keep the Lessee indemnified against the cost which Lessee may incur/suffer on account of not disclosure of residential status by Lessor and consequent default committed by Lessee by deducting tax (TDS) at lower rate."

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8.3 Goods and Services Tax ("GST"):

1. The Lessor and the Lessee agrees that, in the event, the Goods and Services Tax regime requires it to register in accordance with the applicable statute, both parties shall promptly complete such registration and shall at all times remain compliant with and responsible in respect of such statute. Both the parties agree to promptly share the registration number or other unique id/ number and GST registered address with each other to enable to undertake relevant compliances;
2. For the purposes of this Deed, GST shall include the Central Goods and Services Tax ('CGST'), the State Goods and Services Tax ('SGST') / Union Territories Goods and Service Tax ('UTGST') and/or the Integrated Goods, Services Tax ('IGST'), and GST Compensation Cess (Cess)as may be applicable;
3. In due compliance of its obligations, the Lessor shall remit the GST so charged (as applicable) from the Lessee, subject to a valid invoice / debit note, to the appropriate government authority and file GST returns as prescribed, within the statutory timelines, mentioning all appropriate and relevant information including GST registration as provided to the Lessor by the Lessee on the GSTN platform, which enables the Lessee to claim timely credit of GST in the appropriate GST registration. In the event, the credit of GST is not granted or denied to the Lessee under its appropriate GST registration, which has been provided to the Lessor, under applicable laws for non-payment of taxes charged to the Lessee, or on account of any non-compliance (including but not limited to non-filing of information, non-filing of returns, non-payment of appropriate GST to appropriate government)/incorrect submission of information on the GSTN platform), then the Lessor shall always be vigilant and rectify the said non-compliances/errors to ensure that the Lessee gets the credit in the subsequent month. In the event, the non-compliance/ error is not rectified by the Lessor as above, then the Lessee shall have the right to withhold such shortfall against any subsequent payments of the Consideration payable to the Lessor or recover the amount of equal to loss of GST input tax credit along with the interest, penalty and/or any other cost from the Lessor, however in case of subsequent granting of credit to the Lessee upon compliance by the Lessor, the Lessee shall refund the money so recovered from the Lessor on account of denial of credit, excluding the interest and penalty which may already have been deposited with the government in accordance with GST Law.

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4. The GST tax charged by the Lessor in the invoice would be paid by the Lessee, only after the credit is reflected on GSTN platform;
5. If the Lessee has already paid the consideration and there is a decrease in such consideration due to downward revision of price, then the Lessor shall issue to the Lessee a credit-note for the differential amount. The credit note should be issued in accordance with applicable laws. The Lessee shall, upon receipt of credit note, ensure to reverse the GST credit to the extent of GST shown in the mutually agreed credit notes issued by the Lessor in his valid return;
6. If there is an increase in the consideration due to provision of additional deliverables and agreed by the Lessee, then the Lessor will issue to the Lessee a subsequent invoice for the differential amount. The debit note should be issued in accordance with applicable laws;
7. All invoices credit notes and debit notes issued by the Lessor must set out the various taxes that are charged including but not limited to the GST. All invoices, debit notes and credit notes must be issued in accordance with the applicable laws and should be sent to the Lessee, within 7 (seven) calendar days of its issue. If any invoice or debit note or does not set out the taxes that are payable with respect to such invoice or debit note or timely uploaded on the GSTN portal, then the Lessee will not be required to pay any such taxes and such taxes will be borne by the Lessor. All the credit note/ debit notes issued must have references of their mother/ original invoice.
8. The Lessor shall nominate a person who will be single point of contact for the Lessee, for all communication regarding any discrepancy on GSTN reporting by the Lessor. Any change in name of person, address, phone number should be communicated to the Lessee as soon as possible after such change. Responsibility of failure to communicate such change would be entirely on the Lessor;
9. If any tax/GST proceedings are initiated against a Party, in relation to the transactions contemplated under this Agreement, the other Party shall fully co-operate by furnishing all information as available on timely basis as may be required by such Party, including but not limited to confirmation of booking/accrual of expense; and
10. As and when there is any change in the GST rules, acts, regulations on input credit (which are available in public domain as on date of signing this Agreement), the Parties shall discuss the provisions relating to the same and may enter into a further amendment, if required, to address each other's concerns in relation to such

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compliance. The term "invoice" used in this Clause shall mean accurate and valid signed invoice.

9. Declaration and Covenants of the Lessor:

The Lessor hereby represents to and covenant to the Lessee as follows: -

(a) The Lessors representation made in recital clause "H" of this Deed shall form part and parcel of this clause.

(b) The Lessor hereby represent that they shall provide complete (24x7x365) days access of the Demised Premises to the Lessee and/or its representatives, employees, staff, customers, etc., from the execution of this Deed without any hindrance on the part of Lessor and/or its representatives, employees, staff and third party herein.

(c) The Lessor shall execute and do all such other acts and deeds as may be necessary to give effect to the provisions of this Deed.

(d) The Lessor shall at all times, expeditiously attend to and settle all/any claims made by any third party in respect of the Demised Premises.

(e) There is no actual perceived or threatened insolvency or bankruptcy of the Lessor.

(f) The Lessor shall assist and co-operate with the Lessee, and shall sign all documents and applications necessary in order to obtain any and all necessary permissions/ approvals from any and all statutory bodies, municipality and State and/or Central Government for the fit-out works, renovation, interior decoration and carrying out business from the Demised Premises as may be required under law including but not limited to any permissions that may be required by the Lessee under law.

(g) The Lessor neither have nor shall have any objection in Lessee carrying out its Business operations from the Demised Premises round the clock (24x7) subject to compliance with statutory laws applicable in that regard and the rules and regulations of the Society/Building/Mall and without causing disturbance to other occupiers in the building/society/Mall.

(h) The Lessee shall be entitled to carry out, from time to time, addition/alteration and/or renovation in the Demised Premises including installation/erection of electrical wires and cables for lighting and other fittings, furniture, fixtures, wooden and/or brick partitions and cabins in such manner as the Lessee may

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deem fit in its absolute discretion for the purpose of carrying out the Business in the Demised Premises.

(i) The Lessor shall render all support and facilitate all permissions as and when required by the Lessee to bring in new Data Service Providers in the Demised Premises.

(j) The Lessor shall not do any act, deed, matter or thing which would or might constitute a breach of any order, regulation and bye-law (statutory or otherwise) made by the Government or statutory authorities including the Local Municipal Corporation or panchayats, from time to time.

(k) There is no impediment on account whereof the Lessor is in any manner prevented from giving the Demised Premises on Lease basis in the manner herein provided.

(l) That Lessor shall not commit any act, Agreement, matter or thing during the Term, whereby the rights of Lessee shall be jeopardized, affected or rendered void;

(m) The Lessor shall keep the Lessee intimated at all times about (a) the actual or threatened claims by third parties occasioned by injuries to any person and damage to, or theft or loss of, property occurring in or about the Schedule Premises, and (b) notices that the Lessor may have received from the Government or Third Party; so that adequate opportunity is provided to the Lessee to defend / represent as the Lessee may deem fit.

(n) That the Lessor ensures that the Demised Premises is built as single premises, therefore, no amalgamation permission is required.

(o) That the Demised Premises is, as on execution date hereof, not affected by any Scheme of acquisition or requisition of the State Government or Central Government or any local body or authority.

(p) That the Lessor shall keep the applicable statutory approvals, permits and sanctions, fire NOC, Insurance of Demised Premises including its renewals, updated, during the Tenure of this Lease and upon request from the Lessee, the Lessor shall provide the copies of the same to the Lessee.

(q) The Lessor shall create a charge /mortgage on the Demised Premises in the future and for which they shall intimate to the Lessee and provide NOC.

(r) It is clarified that Lessor has availed of financial facilities/loans (Lease Rent Discounting facility) from Kotak Mahindra Bank and to secure the said facility,

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the Bank has created charge on the Monthly Lease Rent receivable from the Retailers. The Lessee hereby therefore, upon written instructions from the Lessor, undertakes to pay the Monthly Lease Rent payable under this Deed to an escrow account opened/operated in relation to the said facility with Bank A/c. Escrow Account No.1350146981, with Kotak Mahindra Bank, R K Salai, Mylapore, Chennai Branch, IFSC Code No.KKBK0008476. The Lessee shall be discharged of its obligation to pay the Monthly Lease Rent to the Lessor in respect of such payment being made to such an escrow account. However, in case of any change in the Bank /Financial Institution by the Lessor subsequent to execution of this Deed and during the tenure of this Deed, Lessor shall intimate such change in Bank /Financial Institution to the Lessee in writing immediately on such change effected. In case the Lessor fails to intimate the Lessee about such change in Bank/Financial Institution immediately when it effected then, the Monthly Lease Rent/Minimum Monthly Guaranteed Lease Rent already paid by Lessee to the erstwhile Bank /Financial Institution shall be construed as a valid discharge of Lessee's obligations under this Deed till the Lessor issues intimation of such change in writing to the Lessee.

(s) The Lessor has/ have represented that, the said Demised Premises is installed with three (3) phase meter with electrical load of 207 KW permanent power supply (Two Feeder - one with 150 KW and the other with 57 KW) and the Lessee inspected and verified the meter. The Lessee shall pay directly against the bills raised by TNEB or any company in respect of the distribution & supply of electricity to Demised Premises based on actual bills as raised by TNEB or any company against the consumption of powers for the Lessee's own use in the Demised Premises. All dues of earlier period from the date of commencement of this Deed shall be cleared by the Lessor, before the handing over the possession of the said Demised Premises to the Lessee.

(t) The Lessee shall have peaceful and unhindered use and occupation of the Demised Premises during the Tenure and access to the common areas of the Demised Premises for ingress and egress subject to compliance with the terms and conditions of this Deed, without breach by the Lessee.

(u) The Lessor shall attain and try to resolve all the complaints/suggestions made by the Lessee and/or any third party in respect of structure of the Demised

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Premises to the Lessor during the Tenure of this Deed for smooth functioning of its Business from the Demised Premises.

(v) If all of the Demised Premises should be taken for any public or quasi-public use under the Applicable Law or by order of any Governmental Authority or if any part of the Demised Premises shall be taken over and the partial taking over would prevent or materially interfere with the Lessee's access to or use the Demised Premises, then in such case upon written notice by the Lessee, this Deed shall terminate in its entirety on the date title passes, and the Monthly Lease Rent and other charges payable by the Lessee under this Lease Deed shall be apportioned as of said date.

(w) It is expressly agreed between the Parties that, Lessor shall not during the subsistence of this Deed, permit any other retailers to acquire any space/s nor shall it allow itself directly or indirectly to commercially exploit or use any space/s in the said Complex/ Mall for selling multi brand consumer durables and IT products or to conduct business of similar nature of Lessee within the said Complex/ Mall.

10.Declaration and Covenants of the Lessee:

The Lessee covenants, declares and confirms with the Lessor that it shall:

(a) To use the Demised Premises for the lawful purpose of carrying on its said Business or retail trade as enumerated above or any other Business.

(b) Not to bring or store in the Demised Premises, any combustible material or other dangerous things, which may jeopardize the safety of the Demised Premises.

(c) Lessee is entitled to carry out all interior works save and except any structural alteration or alteration of permanent nature, including but not limited to interior work of the nature of tiling work, furniture work, ducting work, at its own cost and expenses and Lessee is entitled to take the material/equipment/fixtures/ stocks/furniture which is fixed by Lessee while vacating the Demised Premises.

(d) To do all civil changes, save and except structural changes, as required at its own costs and expenses.

(e) To ensure that, the Demised Premises are kept secured and maintained throughout the Tenure of this Deed.

(f) The Lessee shall comply with Applicable Laws in carrying out Business operations at the Demised Premises, to the extent that are applicable to Lessee's nature of

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Business and the Lessee shall always remain solely responsible for the consequences of non-compliance of the Applicable Laws.

(g) The Lessee shall be the owner of all equipment's, furnishings and fitments that shall be brought in and/or installed by the Lessee in the Demised Premises, hereinafter referred to as "**Lessee Assets**" and the same shall always be the property of the Lessee, which the Lessee shall be entitled to remove from the Demised Premises on the expiry or sooner termination of this Deed, but without causing any damage to the Demised Premises (except normal wear and tear).

(h) The Lessee shall if required shall carry out all / any modifications (inclusive of installation/demolition of all/any internal partition/s in the Demised Premises, with prior intimation to the Lessor and subject rule and regulations and norms of society and concerned authority.

(i) The Lessee shall be entitled to install the air conditioning system, apparatus and equipment's as may be necessary for carrying out the Business in the Demised Premises.

(j) The Lessee shall not claim any estate or interest in the said Demised Premises except its rights under this Deed to occupy and use the said Demised Premises;

(k) The Lessee shall use the said Demised Premises with proper care and caution as an ordinary man of prudence would do.

11.Access to the Demised Premises during the Tenure of this Deed:

11.1 The Lessor confirms, assures and warrants that the Lessee, including its officers, employees, associates, customers, visitors, consultants, service providers, contractors, dealers, agents, invitees and all other persons/entities connected with the Lessee, shall have unhindered & irrevocable right to access, occupy and operate within the Demised Premises as well as the use of all common areas, including the entrance, driveway, lobbies etc. as well as the amenities if any provided by the Lessor etc., on a 24 x 7 x 365 basis during the Tenure of this Deed. The Lessor are aware and acknowledges that, the Lessee would be carrying on critical business functions in the Demised Premises and in this regard full access to the Demised Premises as set out herein is essential for the Lessee's use of the utilities and services during the Tenure of this Deed. The Lessor undertakes to clear and resolve all the issues causing obstruction to the Lessee from accessing the Demised Premises.

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11.2 The Lessor shall have access to the Demised Premises for inspection, maintenance, repairs or in case of any emergency situation only after serving minimum 24-hour notice period to Lessee in writing. The Lessor shall have no access to the Demised Premises without notice period keeping in mind Business secrecy and ease of doing Business of Lessee.

11.3 The Lessee at its discretion shall decide upon the operating timings of its Business so long as such Business and activities do not violate any Applicable laws.

12. Assignment/Sub-Lease/Merger, Amalgamation and Consolidation/Shop-in-Shop/ Conversion of Individual, HUF, Proprietorship Concern, Partnership Firm, Private Limited Company, Public Limited Company or visa-versa (Lessor)/Corporate Restructuring:

a) **Assignment to Affiliates and Group Companies:**

The Lessee has the right to transfer/assign the benefit of this Lease Deed for use of the Demised Premises either partly or fully for carrying out business to any of its Affiliates, holding companies, associate companies, subsidiary companies, group companies, or other entities which are managed and controlled by the Lessee or by Reliance Industries Limited or joint venture companies to which the Lessee or Reliance Industries Limited is a party by execution and registration of the Assignment Deed and/or any other registrable instrument as per law and the Lessor shall have no objection and shall not raise any objection as regards to the same. Further, on transferring/assigning the benefit of this Lease Deed, such transferee/assignee company shall be liable to make the payment of Lease rental, CAM charges and other applicable charges to the Lessor hereunder as per the terms of this Deed. Provided further that, where the Lessee has transferred/assigned the benefit of this Lease Deed as contemplated under this clause, this Lease Deed shall automatically revert and stand vested in such transferee/assignee company.

b) Sub-lease to Affiliates and Group Companies:

The Lessee has the right to sub-lease the benefit of this Lease Deed for use of the Demised Premises either partly or fully for carrying out business to any of its Affiliates, holding companies, associate companies, subsidiary companies, group companies, or other entities which are managed and controlled by the Lessee or by Reliance Industries Limited or joint venture companies to which the Lessee or Reliance Industries Limited is a party by execution and registration of the Sub-Lease Deed and/or any other registrable instrument as per law and the Lessor shall have

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no objection and shall not raise any objection as regards to the same. Further, on Sub-Leasing the benefit of this Lease Deed, the Lessee alone shall be liable to make the payment of Lease rental, CAM charges and other applicable charges to the Lessor hereunder as per the terms of this Deed. Further, all such arrangements entered into by the Lessee under this clause shall be co-terminus with this Deed.

c) **Sub-Lease to third party:**

The Lessee also has a right to sub-lease the portion or entire Demised Premises to any third party for carrying out their business (Not Lessee's business) during the Tenure with intimation to the Lessor by execution and registration of the Sub-Lease Deed and/or any other registrable instrument as per law and the Lessor shall have no objection and shall not raise any objection as regards to the same. Further, on Sub-Leasing the benefit of this Lease Deed, the Lessee alone shall be liable to make the payment of Lease rental, CAM charges and other applicable charges to the Lessor hereunder as per the terms of this Deed. Further, all such arrangements entered into by the Lessee under this clause shall be co-terminus with this Deed.

d) Any assignment/sub-lease/sub-let of the Demised Premises shall expressly be made subject to and subordinated to this Lease and to the rights of the Lessor hereunder.

e) **Shop in Shop arrangement**:

The Lessee shall have right as per its sole discretion, to enter into either one or multiple shop-in-shop arrangements, for use of portion of the Demised Premises by any third party/ies where brands/products of such third-party/ies are being sold from such shop-in-shops of the Demised Premises. The Lessor shall provide NOC/documents as may be required by the Lessee and/or such third party/ies for obtaining licenses and/or required permissions from the statutory authorities to conduct their respective business/es from such shop-in-shops.

f) **Conversion of Individual/HUF/Proprietorship Concern/Partnership Firm/Private Limited Company/Public Limited Company or visa-versa (Lessor)**:

In case of conversion of the Lessor being an Individual/HUF/Proprietorship Concern/Partnership Firm/Private Limited Company/Public Limited Company or visa-versa then in such case it shall not affect in any way whatsoever the arrangement recorded herein and the converted entity shall observe and comply with all provisions hereof (including to refund the Security Deposit to the Lessee) as

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if the converted entity was a party hereto in place of the Lessor and also in such event no fresh Lease Agreement/Deed shall be required to be executed between the Lessee and converted entity.

g) **Corporate Restructuring**:

Subject to the terms of this Deed, it is hereby expressly agreed between the Parties hereto that nothing in this Deed shall in any manner prevents or restrict the Lessee, from undertaking any corporate restructuring including slump sale, merger, demerger, with the approvals of the court/NCLT/regulatory authorities wherever applicable, or any other legally permissible mode of corporate structuring becoming effective, without any further act or consent on the part of either party, all rights, interest and benefits available under this Deed inclusive of right to operate the business carried on, in the Demised premises shall be automatically transferred to, vested in or devolve to the resulting beneficiary, transferee company or demerged entity on the same terms and condition without executing any fresh Deed/Agreement.

13. Facility Issues:

13.1 **Lessor scope of work**– The Lessor shall, at its cost, complete the entire scope of work as mentioned in **"Annexure- C"** Annexed herewith.

13.2 **Connected Power Load–**

a. The Lessor shall provide all necessary electrical infrastructure facilities for supplying primary power to the Meter Room of the Demised Premises.

b. The Lessor shall provide three (3) phase electric meter for electric consumption within the Demised Premises, as per Lessee's requirement.

c. The Lessee shall bear the charges with respect to the electricity used in the Demised Premises during the Tenure, at actuals, as per the readings of the separate electricity meter to be provided in respect of the Demised Premises.

d. The Lessor shall provide temporary power in the Demised Premises during the Lessee's fit-out work as well as on or before completion of Lessee's fit out work. The Lessor shall at its own cost provide permanent power to enable Lessee to carry out its business operations from the Demised Premises. In case Lessee could not commence its business operations due to non-availability of permanent power in the Demised Premises then the Lessee shall be entitled to claim damages as well as compensation from the Lessor in

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respect of business losses, cost related to fit-out work, liquidated damages, stamp duty and registration cost, etc. In the event the Lessor is not able to provide the temporary/permanent power during and post Lessee's fit-out work, then the Lessor shall provide 100% power back-up in the Demised Premises. The Lessee shall pay the operational cost of Diesel Generator (DG) as per the prevailing standard rate of State Electricity Board (SEB). If the Lessor fails to provide temporary /permanent power /DG set in the Demised Premises then in that circumstances Lessee shall have an option to terminate this Deed.

e. As per the requirements of Lessee, the Lessor shall have to obtain and provide, at Lessor's cost, the additional power load from the State Electricity Board in the Demised Premises, as per the mutually agreed timeline. Any increase in Electricity Deposits (hereinafter collectively referred to as **Electricity Deposits**) towards additional power load and on account of actual consumption of power by the Lessee, if demanded by the respective State Electricity Board or Supply Agencies, the same shall be paid by the Lessor. To facilitate the Lessor to pay the Electricity Deposits to the authorities, the Lessee shall pay to the Lessor Additional Security Deposits equivalent to the Electricity Deposits and the same shall be refunded by the Lessor on expiry or earlier termination of this Deed.

f. The Lessee shall have an irrevocable and lease/license-free right of way in and access to the electrical conduits through the entire Building up to the Demised Premises. However, the same is possible after intimating the society in writing.

g. That the Lessor hereby will provide to the Lessee the main line power cable which is to be laid and connected from the LT Panel up to the Demised Premises without any additional cost to the Lessee. If the Lessor fails to make available the power supply then the Monthly Lease Rent shall not be commenced.

13.3 **Water:**

The Lessor shall, at its cost, have provided/shall provide separate water line for smooth supply of water from Municipal Corporation in the Demised Premises. In the event of disruption in water supply to the Demised Premises, the Lessor agrees to co-operate actively with the Lessee for rectifying the same at earliest at its own

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cost and expenses without any delay within clear 24 hours of such disruption of water supply in the Demised Premises. The cost for the water consumption shall be borne by the Lessee, at actual.

13.4 **Utility Charges:**

a) The Lessee shall be liable to pay the telephone usage and Internet charges, consumed by it in the Demised Premises during the subsistence of this Deed, as per actual. The Lessee shall pay above charges from the Monthly Lease Rents Commencement date until the expiry or early termination/determination of the Tenure of this Deed.

b) The Lessee shall be liable for paying the Utility charges to the Lessor. The Lessee may at its sole discretion, make the payment towards Utility bills either directly or through any of its Affiliates, holding companies, associate companies, subsidiary companies, group companies, or any other entities which are managed and controlled by the Lessee or by Reliance Industries Limited or joint venture companies to which the Lessee or Reliance Industries Limited is a party. The Lessor hereby agrees and acknowledges to accept such payment without any objection and any payment made by/from such companies shall be considered as if made directly by the Lessee. The Lessor shall not dispute or reject any such payment, provided that the payment is made on behalf of the Lessee herein.

c) The Lessor shall provide necessary infrastructure for continuous and uninterrupted supply of Utilities as agreed herein and shall ensure that the Utilities are directly connected to the Demised Premises. The Lessor shall apply and obtain all Approvals that may be required for installing or providing the Utilities to the Lessee at the Demised Premises, at its own cost and expense. In this regard, the Lessor shall prepare, execute and cause to be executed and file all required applications, forms, declaration and all other documents in the prescribed form as required under the Applicable Laws and shall follow up with Governmental Authority for expeditious grant of all such Approvals in relation to the provision of the Utilities to the Lessee at the Demised Premises. d) If there is interruption in the above Utilities or services thereof to the Demised Premises due to the actions, omissions or negligence of the Lessor, then in such event the Lessor shall rectify the default within 48 (fourty-eight) hours, failing which the Lessee shall not be liable to pay any Monthly Lease Rent and any other charges, if any and also that the Lessee

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may have an option to terminate this Deed. Such non-payment of Monthly Lease Rent shall not be construed as a default on the part of the Lessee.

13.5 **Space:**

(a) The Lessor shall, ensure to provide the access for Jio Optical Fiber Connectivity in the Demised Premises and shall, assist to co-operate the Lessee by providing required NOC/ NOC from the Housing Society/Condominium Supporting documents for smooth connectivity of optical fiber in the Demised Premises. However, for this purpose, the work of laying the cable up to the Demised Premises shall be carried out solely by the Lessee, at its cost.

(b) Also, the Lessor shall/has/have ensure to provide/provided to the Lessee, at no additional cost throughout the Tenure of this Deed, space for ODU & earthing Pits on the ground floor and V SAT, Sify tower on the terrace on FOC basis and/or at a suitable location/at a mutually agreed location, as per Lessee's specification.

(c) The Lessor shall provide to the Lessee, at its cost, rolling shutter as per Lessee requirement.

(d) The Lessor shall provide external glass façade as per Lessee requirement.

(f) DG Set- The Lessor shall provide space for DG on free of cost basis for the entire Tenure, at a suitable location, as suggested by the Lessee.

(g) The rights and permissions granted to the Lessee under this Deed shall not be revocable during the Tenure of this Deed unless required to be revoked as a result of any order / direction of the Government, or provision in any relevant Ordinance, or order of or instruction from a relevant civic or legal authority or in the event of sooner determination of this Deed.

(h) The Lessor agree that, the Lessee shall have access to the building shafts and dedicated routes within those shafts for running its electrical cables, VSAT cables, telephone lines etc. at no additional cost and without damaging any other property.

(i) The Lessor agree that, the Lessee shall have access to the water storage tanks existing at site.

14. **Car Parking:**

The Lessee, its customer as well as its staff is entitled for common parking on first cum first basis on, free of cost, basis for the entire Tenure and which shall be as per the Lessee's requirement and intimation from time to time.

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15. Insurance:

a) The Lessor shall at its cost, at all times during the Tenure of this Deed, shall obtain and keep valid comprehensive including Third party insurance, in respect of the Demised Premises and against other risks/losses such as public liability, third party claims, vicarious liabilities, structural damage, damage by fire, tempest, earthquake, riots, mob or any violence, act of God, any unforeseen or Force Majeure events and other irresistible force in respect of the structure of the building including Demised Premises or any other assets / equipment's of the Lessor.

b) The Lessee shall take necessary insurance of all its assets located within the Demised Premises, including goods, merchandise, equipment's, furniture, human resources, and fitments in the Demised Premises.

c) In case of any fire in the Demised Premises and in such event, the Parties hereto shall appoint a competent surveyor for ascertaining the cause or grounds of such fire and also find out and fix up the liability on the Party, at whose default such fire has occurred.

16. Signage:

The Lessee shall be entitled to display sign boards, neon signs, hoardings bearing its trade name, trade mark, logo etc. inside and outside the said Demised Premises, and also to display the name boards / nameplates of the Lessee without any charges at No. No1./1101, Redhills Byepass Road, Padiyanallur, Chennai-600052. The Lessee shall pay all fees and charges as may be levied by the License Authority as well as take all permissions from the License Authority in respect of the said signages. The front from within the Demised Premises will be identified by the Lessee within 30 (Thirty) days from the date hereof, subject to Lessee obtaining all statutory permissions and paying all fees and charges as may be levied by the License Authority. It is hereby clarified that any taxes or any other amounts payable in respect of display of signboards to any government/local authority shall be borne and payable by the Lessee alone.

17. Repair Work:

17.1) The Lessor shall ensure, at its cost, to undertake and carry out repairs of transformer malfunctioning and major electrical breakdown, if any, any structural repairs, maintenance and upkeep of the interior and exterior structure of the building /Demised Premises as and when required. The Lessor shall ensure that, all repair work is carried out

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without causing any disturbance to the Lessee's use of the Demised Premises during the Tenure of the Lease and all workers carrying out repair works shall comply with all directions and instructions given by the Lessee's employees in order to preserve and ensure the security of the Demised Premises and the confidentiality of the Lessee's operations, documents and systems. During the period in which the Lessor undertakes such structural repair work and in the event the Lessee is unable to carry on its operations completely on account of such repair work and/or is unable to occupy the Demised Premises, no Monthly Lease Rent will be payable by the Lessee during the period the repair work is underway. However, if the Lessee is able to continue its operation partly during such structural repairs, then, the Lessee shall pay to the Lessor the Monthly Lease Rent, and other charges payable under this Deed, on pro-rata basis. The Lessor accept and agree that the non-payment of Monthly Lease Rent under this Clause shall not be regarded as a breach or default of any of the Lessees' obligations under this Deed.

17.2) During the Tenure of this Deed the Lessor shall, at its cost, do all Civil work related to existing structure, water proofing and /or repair the water / drain leakages in the building / Demised Premises within 48 hours and/or as mutually agreed between Parties (if any) in the Demised Premises. If Lessee is not able to operate its business during the leakage period or due to repair, then Lessee shall not be liable to pay Monthly Lease Rent and other charges during such period. The Lessor accept and agree that the non-payment of Monthly Lease Rent and other charges under this Clause shall not be regarded as a breach or default of any of the Lessees' obligations under this Deed.

18. Sale of Demised Premises:

During the subsistence of this Lease Deed, the Lessor would be entitled to sell, assign, transfer, mortgage and/or charge the Demised Premises and/or discount the monthly Lease Rent receivable from the Lessee with any Banks and/or Financial Institutions and/or private parties on entire or part of the Demised Premises and raise monies against the security thereof. In the event of such sale, assignment or transfer of the Demised Premises, the sale, assignment or transfer shall be with the benefit of and subject to this Lease Deed. Any Such Sale, Mortgage, Transfer, Assignment, Surrender or otherwise disposal of the Demised Premises or part thereof shall not affect in any way whatsoever the arrangement recorded herein and the Transferee shall observe and

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comply with all provisions hereof (including to refund the Security Deposit to the Lessee) as if the Transferee was a party hereto in place of the Lessor in view of Section 109 of Transfer of Property Act, which provides for an automatic attornment conferred by the statute.

19. First Right of Refusal of the Lessee:

The Lessor shall, at any time during the validity of this Deed, first offer ("Offer") to assign, mortgage, or sell the Demised Premises, or any part thereof, to the Lessee, on terms (including commercial terms) no less favorable than those on which the Lessor have received a bona fide and arm's length concrete and final offer from a third party ("Third Party") for such assignment, mortgage or sale. The Lessee shall have the first right (but not obligation) to accept the Lessor's Offer. However, the Lessee will have to exercise such right within 30 days of making such offer by the Lessor. The Lessor shall ensure that such Third Party shall execute appropriate deed of novation and adhere to the terms of this Deed and the Lessor (Purchaser / Transferee of the Demised Premises) shall be liable to pay Stamp Duty and Registration Charges for the fresh Lease Deed.

20. Notices:

Any notice and other communications provided for in this Deed shall be in writing and shall be delivered by Registered Post Acknowledgement Due, Speed Post email with acknowledgement due:

In the case of notice to the **Lessor:**

No. 91, Pillaiyar Kovil Street, Redhills, Madhavaram Taluk, Naravarikuppam, Tiruvallur, Tamil Nadu – 600 052

In the case of notices to the **Lessee:**

office at 101, Saffron, Near Centre Point, Panchwati 5 Rasta, Ambawadi, Ahmedabad-380006, Gujarat, India., and Circle Office at No. 89, A1 Towers, Dr. Radhakrishnan Salai, Mylapore, Chennai – 600004

21. Confidentiality:

21.1 The Parties hereby agree to use best efforts to hold the existence and subsistence / contents of this Deed between them for the Lease of the Demised Premises in confidence, and shall not at any time disclose or permit the disclosure thereof to any person without, in each case, first obtaining the other Party's prior written consent.

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21.2 Either Party may disclose the substance/contents of this Deed to its legal counsel, accountants, lenders, engineers, and other persons who need to be aware of the same.

21.3 Either Party may disclose the existence of the substance/contents of this Deed to the extent that such disclosure is required by law or Court Order, but in the case of this Clause, the other party must be first provided with a written notice thereof.

22. Indemnity:

22.1) The Lessor hereby unconditionally and irrevocably agrees to indemnify and keep the Lessee fully and effectively indemnified of, from and against all costs charges and/or expenses that may be incurred and against all suits, actions and/or proceedings and/or claims and demands that may be made or instituted against the Lessee due to non-availability or due to any defect in title and against loss and/or damage that may be caused to or suffered by the Lessee, including all approvals, permissions and licenses to the Demised Premises and/or in the Lessor right to enter into this Deed and to grant rights to the Lessee in accordance with the terms of this Deed and/or non-performance/non-observance/mis-representation by the Lessor of any terms and conditions of this Deed.

22.2) The Lessor hereby agrees to indemnify and keep the Lessee fully and effectively indemnified of and/or from the statutory compliances i.e. OC, Fire NOC and Amalgamation Certificate and/or any other required compliances with respect to the Demised Premises. In view thereof, in order to safeguard the interest of the Lessee and to indemnify against any claim that may be raised by any person/entity and /or any local body/statutory authority/government/Group Gram Panchayat, the Lessor hereby agrees to indemnify the Lessee to the extent any loss including cost related to fit outs, damages, penalty, claim and cost for litigations if any which may be suffered by the Lessee due to execution of this Deed.

23. Termination:

23.1 Termination during Lock –in Period

(a) The Lessee shall be entitled to terminate this Deed with immediate effect during Lock in period for the reason not attributable to the Lessee and/or due to Force Majeure event, then the Lessee shall not be liable to pay the Monthly Lease Rent for the balance Lock in period to the Lessor.

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(c) In the event, the Lessee terminates this Deed with immediate effect during Lock in period for any other reasons except as mentioned in above clause, then the Lessee shall be liable to pay the Monthly Lease Rent for the balance Lock in period to the Lessor.

23.2 Termination by Lessor:

The Lessor shall be entitled to terminate this Deed, only if Lessee commits default in payment of Monthly Lease Rents for 03 (Three) consecutive month, after serving advance notice of 30 (Thirty) days to rectify the default.

In the event if, the Demised Premises is jointly owned by several Lessors, a single Lessor shall have no right to terminate this Deed and in case of default in payment of Monthly Lease Rent for 03 (Three) consecutive months, all the Lessors shall have to jointly serve a notice of termination by issuing 30 (Thirty) days' notice period to cure the defect

23.3 Termination by Lessee:

a) The Lessee shall be entitled to terminate this Deed at any point of time, after lock in period, without assigning any reason, by issuing Three (3) months advance written notice to Lessor.

b) The Lessee shall also have a right to forthwith terminate this Deed even before handover of the said Demised Premises from the date of execution of this Deed due to delay in handover and/or change in prevailing circumstances and/or non-viability of business from the Demised Premises.

c) The Lessee may at its sole option, rescind and/or terminate this Deed at any point of time upon execution, (i) if the Lessor/s title to the Demised Premises is at any point of time is found not to be clear and/or marketable; (ii) if the Local Body, Statutory Authorities, Municipal Corporation, Society, Competent Authorities or any other authority notified by the Government, cancel the licenses, permissions and approvals issued to the Lessee to operate its Permitted Business from the Demised Premises, due to non-compliance of the statutory norms by the Lessor and (iii) if the Lessee is prohibited to operate from part or full of the Demised Premises by an Order for eviction or any deterring Order issued by any authority or court due to legal proceedings being initiated against the Lessor in respect of the

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Demised Premises and due to above circumstantial situations the Lessee could not operate its Business from the Demised Premises ("**Defects**").

On happening of the above Defects, the Lessee may, at its sole discretion, intimate the Lessor in writing, to rectify the above Defects within a period of **30 (thirty) days** from the date of such intimation to the Lessor. However, if the Lessor fails to rectify the above defects within the period of **30 (thirty) days** then this Deed shall be forthwith terminated. During such rectification period of **30 (thirty) days** the Lessee shall not be liable to pay any Monthly Lease Rent and /or any other charges payable under this Deed to the Lessor and the Lessor shall there upon, simultaneously on such termination by Lessee, without any demur or protest, refund/pay to Lessee all the monies including Security Deposit paid by Lessee to Lessor along with business losses, Fit Out Cost as well as stamp duty and registration charges under this Deed. If the Lessor fails to repay to the Lessee all the monies including Security Deposit along with business losses, Fit Out Cost as well as stamp duty and registration charges under this Deed simultaneously on such termination, then the Lessee shall be entitled to charge interest at the rate of **18% (Eighteen percentage)** per annum on the outstanding till the same is paid by the Lessor to the Lessee. In case the Lessee continues its operations from the Demised Premises during the cure period of the aforementioned defects, then the Lessee shall be liable to pay to the Lessor, Monthly Lease Rent and other charges payable under this Deed.

23.4 Events of Default and Termination:

Notwithstanding anything contrary contained in this Deed, the Lessee shall have right to forthwith terminate this Deed at any point of time even during the Lock-in Period without issuance of notice on happening of any eventualities as follows:

(a) If the Lessor becomes insolvent or goes into liquidation due to which the assets of the Lessor including the Demised Premises are taken over by new purchaser or competent authority or competent court;

(b) If the Demised Premises or such portion thereof is made subject of land acquisition by a Government Authority or semi Government Authority or Local Body Corporate;

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(c) If the Lessor and/or any of its heirs, representatives and/or any third party restricts /hinders the operations/ Lessees Business from the Demised Premises;

(d) If there is any injunction or adverse order or attachment order is passed against the Lessor by any court of competent jurisdiction or Competent Authority or Local body, whereby the Lessee is restricted or prohibited from operating its business from the Demised Premises;

(e) If the Demised Premises is unfit to use due to Force Majeure event even after the time period given for restoration of the Demised Premises is lapses;

(f) Breach of the representations and warranties of Lessor which results into hindrance in the permitted business operations of Lessee from the Demised Premises;

(g) If the parent deed/agreement/document under which the Lessor acquired the title of the Demised Premises becomes null and void or voidable;

(h) If the Lessor becomes incompetent to contract as per law of land;

(i) In case of demise of Lessor, if the Legal heirs/executor/attorney or anyone claiming through him/her/them not approaching to the Lessee for continuation of this Deed by completing required Legal requirements/formalities.

On termination of this Deed at any point of time due to the above eventualities even during Lock-in Period, the Lessor shall there upon such termination by Lessee, without any demur or protest, refund/pay to Lessee all the monies including Security Deposit paid by Lessee to Lessor along with damages due to business loss, Fit Out Cost as well as stamp duty and registration charges and/or any other charges payable by Lessor to Lessee under this Deed. If the Lessor fails to pay to the Lessee all the monies including Security Deposit along with damages due to business loss, Fit Out Cost as well as stamp duty and registration charges simultaneously on such termination, then the Lessee shall be entitled to charge interest at the rate of **18% (Eighteen percentage)** per annum on the outstanding till the same is paid by the Lessor to the Lessee herein. In the eventualities as above mentioned during the Lock-in Period, the Lessee shall not be liable to pay any Monthly Lease Rent and any other charges under this Deed for the balance Lock-in Period.

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23.5 Consequences of Termination:

a. The consequences of early determination due to expiry of tenure by efflux of time and/or termination of this Deed shall be subject to clause No.7 (7.3) and (7.4) hereinabove.

b. **Intellectual rights:** On termination of this Deed, either Parties shall not use or attempt to use the Intellectual Property Rights (IPRs) of each other, including but not limited to the Company name / emblem, Trade name, Signage, Logo, brand's pictorial representations etc.

c. **Signage's**: It is further clarified that on the termination of this Deed as provided herein, the ownership of the Signage material & matter and contents and copy right and all intellectual property rights therein as well as all software and confidential information utilized by the Lessee for the purpose of operating and managing its operations, as envisaged herein, shall remain with and belong to the Lessee and shall not be used by the Lessor in any circumstances whatsoever.

24. Force Majeure:

a. Upon the occurrence of any of the Force Majeure events like fire, accident, riots, flood, earthquake, storm, cyclone, terrorist activities, war, warlike conditions, hostilities, mobilization, blockade, embargo, revolution, epidemic, pandemic, looting, strike, lockout, Civil Unrest and Civil Commotion, Act of God or any Government notifications and/or circulars, orders, restriction etc. or any such similar events and/or any other circumstances which are beyond the control of the Parties which results in destruction/damage of the said Demised Premises and/or otherwise and due to which the Demised Premises becomes completely and/or partially unfit for use and the Lessee is unable to operate which leading to a closure or suspension of Permitted Business of the Lessee from the said Demised Premises. The above events shall be declared/treated as Force Majeure Events ("**Force Majeure Events**").

b. The Lessee shall by 7 (Seven) days written notice, intimate to the Lessor about happening of Force Majeure Events. During subsistence of Force Majeure Events, the Lessee shall not be bound or liable to pay the Monthly Lease Rent and other charges to the Lessor from the date of closure of the Lessee's business till the time Lessee is unable to carry out its permitted business from the Demised Premises. However, in the event the Demised Premises is partially fit to use by

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the Lessee to conduct its Permitted Business, the Lessee shall be liable to bear and pay the Monthly Lease Rent and/or Other Charges due and payable under this Deed per sq. ft. on pro-rata basis on carpet area. Further, the Lessor accept and agree that, the non-payment of said Monthly Lease Rent and other Charges due to the said Force Majeure Event, partly and/or fully as the case may be, shall not be regarded as any kind of breach or default on the part of the Lessee.

c. In case the Demised Premises is damaged and destroyed either partially and/or wholly, then the Lessor shall restore / rehabilitate the Demised premises or part thereof within 180 (One Hundred Eighty) days from the date of receipt of intimation letter from the Lessee. If the Lessor successfully restored the Demised Premises in the same condition as it was before occurrence of Force Majeure Event within 180 days and handover the Demised Premises to the Lessee, then from the handover date, the Lessee shall continue its business operation from the Demised Premises and pay the Monthly Lease Rent and other charges payable under this Deed to the Lessor. In the event, Lessor is unable to restore/rehabilitate the Demised Premises or part thereof within 180 days from the receipt of intimation letter from the Lessee, then this Deed shall automatically stand terminated on expiry of 180 days without any further intimation notice to the Lessor and in such an event of termination, the Lessor shall be liable to refund to Lessee all the monies including Security Deposit, cost related to fit-out as well as stamp duty and registration charges. It is agreed between parties that, even if the Demised Premises is not damaged and/or destroyed on happening of Force Majeure Events, then also the Lessee shall continue in occupation of the Demised Premises upto 180 days subject to hereinabove and on expiry of 180 days, this agreement shall automatically stand terminated without any further intimation, notice to the Lessor.

d. Further, as far as Common Area Maintenance Cost ("**CAM**") is concerned, the Lessee shall as per the then mutual agreement of both the parties, pay the minimum actual expenditure cost to maintain the basic infrastructure of the building wherein the Demised Premises is situated.

25. Stamp Duty, registration& incidental Charges:

(a) All expenses relating to stamp-duty and registration charges pertaining to registration of this Deed shall be borne and paid by Lessee.

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

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(b) The Lessor shall register this Deed as required under law and the Lessee shall, at the request of the Lessor, present itself at the office of the Sub-Registrar of Assurances for the purpose of admitting execution of this Deed.

(c) Each party shall bear and pay its own legal costs/ charges.

(d) This Deed is executed in duplicate, each of which shall be deemed to be an original. The original registered Deed shall be retained by the Lessee and the counterpart thereof shall be kept by the Lessor.

26. Governing Law and Jurisdiction:

This Deed shall be governed by and construed and enforced in accordance with the laws of India and the Courts of **Chennai** shall have exclusive jurisdiction to entertain any and/or all proceedings under this Deed.

27. Anti-Bribery and Anti-Money Laundering:

"Associated Person" means in relation to a Party or any Government Official, any Person who is an agent, servant, representative, director, officer or employee of such Person.

"Anti-Corruption Laws" means any anti-bribery or anti-corruption related provisions in criminal and competition laws and/or anti-bribery or anti-corruption laws of the jurisdiction including the Prevention of Money Laundering Act, 2002 and the Prevention of Corruption Act, 1988, together with any amending, consolidating or successor legislation or case law which has effect from time to time in the relevant jurisdiction.

Both the Parties shall observe and comply with all anti-bribery laws and anti-money laundering laws and shall ensure that it's associated person do not violate any anti-bribery laws and anti-money laundering laws during the term of this Deed.

28. Miscellaneous:

a) **Provisions Binding:**

Each term and each provision of this Deed to be performed by both the Parties shall be construed to be both a covenant and a condition.

b) **Paragraph Headings:**

The paragraph headings throughout this Deed are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

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of this Deed.

c) **Entire Understanding:**

This Deed shall constitute the entire understanding of the Parties concerning the subject matter hereof and shall supersede any and all prior oral or written representations, understandings or Deeds/ Deed relating thereto.

d) **Annexures:**

The Annexures to this Deed shall form an integral part of this Deed and the same may be supplemented, amended, restated or replaced from time to time in accordance with the provisions of this Deed and shall be effective on execution by the attorneys of the respective parties hereto.

e) **Amendment:-**

This Deed shall not be amended or otherwise altered except pursuant to an instrument in writing signed by each of the Parties hereto. This Deed shall be binding upon and inure to the benefit of the respective successors, legal representatives and permitted assigns of the Parties.

f) **Severability**:

Any provision of this Deed which is held to be invalid or unenforceable for any reason shall be ineffective to the extent of such invalidity or unenforceability only, without affecting in any way the remaining provisions hereof.

g) **Reinstatement:**

The Lessee shall not be required to reinstate the Demised Premises to its original condition at the time of vacation of the Demised Premises but reserves the right to remove/relocate any equipment's and movable furniture and fit-outs belonging to it (subject to normal wear and tear), without making any structural alteration. However, if any damage is caused to the Demised Premises due to such removal / relocation process then the same shall be made good by the Lessee at its cost.

h) **Waiver:**

The failure of either Party to insist upon strict performance of any of the terms and / or provisions of this Deed and / or to exercise any option, right and / or remedy herein and therein contained, shall not in future be construed as a waiver and / or as a relinquishment of such terms, provisions, options, rights and / or remedies but the same shall continue and remain in full force and effect. No waiver, by either Party, of any term or provision hereof, shall be deemed to have been made unless

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

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Sub Registrar

expressed in writing and signed by such Party.

29. Partnership / Agency:

Nothing in this Deed shall be construed as creating a partnership or joint venture between Lessor and the Lessee. Neither Party will be deemed to be an agent of the other Party as a result of any act under or related to this Deed, and will not in any way pledge the other Party's credit or incur any obligation on behalf of the other Party.

THE SCHEDULE ABOVE REFERRED TO:

SCHEDULE –I

("Said Land")

All that piece and parcel of land admeasuring approximately **3450 Sq.mts,** thereon situated on land bearing Survey No. 159/2A1C (part), (S.No.159/9 as per Patta No. 5850) in Padianallur Village, within the Registration Limits of Chennai North and Sub-Registration Limits of Red Hills, bounded:-

On the East by: Survey No.159/10 belongs to Sujatha

On the West by: Survey No. 159/8 belongs to Jayalakshmi, Kavya Mahathi, GNT Byepass Road

On the South by: Survey No.159/2A1B & 159/2B3 land belongs to Shenbhavalli, Susheela Devi

On the North by: Survey No.159/8 belongs to Jayalakshmi, Kavya Mahathi

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

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Schedule-II

("Demised Premises")

unit /shop Built on the above Said Land comprising of Ground floor measuring 9062 Sq.ft, First Floor measuring 8520 Sq.ft, and totally admeasuring Carpet area of 17582 Sq.ft (Subject to join measurement), in the Building known as "Sri Lakshmi Complex" ("the Building"), situated at No.1/1101, Redhills Byepass Road, Padiyanallur, Chennai-600052.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands to these presents on the day and the year first hereinabove written.

"SIGNED AND DELIVERED)

by the within-named **"The Lessor "**)

SIGNED, SEALED AND DELIVERED by)

the within-named **'The Lessee**)

Reliance Projects and Property Management services ltd Through Authorized representative Shri R. PATTABIRAMAN)

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

In the presence of

1. [S. BALAJI] 54 Srinivasa Nagar Ashokanagaram. Ch:64

2. [Venkatesh B] S/o Balaji Saravanan 114 Pillaiyar koil street, Redhills, Ch 52

Mr.

Mr.

DRAFTED BY



S.Gopinathan, B.A., B.L.,
Advocate
No.16, Gurusamy Complex,
Sothupakkam Road, Palavoyal,
T.K.Pet, Redhills, Chennai - 52.
E.R.No.MS85/2010

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Smart | TN-SM-CHE-956 | Redhills, Tiruvallur			
Rent - Rs. 4,57,132/-			
Security Deposit - Rs. 27,42,792/-			
Escalation - 15% every 3 years			
Year	Rent	Months	Total
1	4,57,132	12	54,85,584
2	4,57,132	12	54,85,584
3	4,57,132	12	54,85,584
4	5,25,702	12	63,08,422
5	5,25,702	12	63,08,422
6	5,25,702	12	63,08,422
7	6,04,557	12	72,54,685
8	6,04,557	12	72,54,685
9	6,04,557	12	72,54,685
10	6,95,241	12	83,42,888
11	6,95,241	12	83,42,888
12	6,95,241	12	83,42,888
13	7,99,527	12	95,94,321
14	7,99,527	12	95,94,321
15	7,99,527	12	95,94,321
Total for 15 Years			11,09,57,696
* Security Deposit			27,42,792
Grand Total			11,37,00,488
Stamp Duty Calculated at 1%			11,37,005
* Stamp Duty (Round Off)			11,37,100
* Registration Charges			45,200
Total Stamp Duty & Registration Charges			**11,82,300**

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

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Original

R/Redhills/Book-1/6931/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5396 of 2025

I hereby certify that a sum of ₹ 500/- (Rupees Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஆர்.பட்டாபிராமன் residing at எண். 89, ஏ1, டவர்ஸ், டாக்டர் ராதாகிருஷ்ணன் சாலை, மைலாப்பூர், சென்னை, Chennai, Tamil Nadu, India, 600004.

Sub Registrar: Redhills
Date: 26/05/2025

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Redhills and fee of ₹ 46,410/- paid at 01:41 PM on the 26/05/2025 by

Left Thumb





Additions as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:1860092bf93590dd2144f30b976694c69bfa5f9
(Details from UIDAI : Balaji Saravanan S/O: Madhanagopal, 09-07-1962, xxxxxxxx4741)



Claim admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:6399002b8b55a33a4da4e87be1c3dc906b1357c
(Details from UIDAI : Pattabiraman R S/O:



Document No. 6931 of 2025 of Book 1 Contains 22 Sheets 45 Sheets

1 / 2

Original

R/Redhills/Book-1/6931/2025

	Ramachandran, 24-06-1969, xxxxxxxx4773)	

26th day of May 2025

Gopala Krishnan
Sub Registrar
Redhills

No of Copies Registered with the Original 1

Sub Registrar: Redhills

Registered as Number **R/Redhills/Book-1/6931/2025**.

Date: 26/05/2025
Redhills

Gopala Krishnan
Sub Registrar

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Sub Registrar

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : CMDA/PP/NHRB/N/0637/2023

Planning Permission No. : OL-PP/NHRB/0507/2024

Permit No. : OL-01142 **Date of permit** : 23-08-2024

Name of Applicant with Address :	Balajisaravanan Door No 91, Nill, Pillaiyar Koil Street, Redhills, Madavaram, Chennai, -, 600052 Mobile No. :9962229682 Email ID :venkateshbalajisaravanan@gmail.com
Date of Application :	07/09/2023
Nature of Development : Existing Ground Floor + First Floor Commercial (Shop) Building	
Site Address :	Sri Lakshmi Complex, Redhills Byepass Road, Padiyanallur, Chennai-600052 Comprised in S.No: 159/2A1C(part) (as per document) and S.No. 159/9 (as per patta) of Padiyanallur Village within the limits of Sholavaram Panchayat Union

Development Charge Paid in Rs : Rs.92,000.00/- (Rs. Ninty Two Thousand Only)

Receipt No. : CMDA/PP/Ch/15078/2024 Date : 13 August, 2024

Permission is granted to Nature of Development : Building according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

he permit expires on 22 August, 2032 The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully,

Validity unknown
Name :P Saravanan
Designation :Assistant Planner
Date :08/23/2024 5:25:37 PM

for MEMBER SECRETARY

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

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SITE PLAN

SHEET NO. 1/2

Plan showing the Existing Ground Floor + First Floor Commercial (Shop) Building at Sakalavi Complex, Redhills Bypass Road, Madhavaram, Chennai-600052 Comprised in S.No. 159/2A1C(part) (as per Patta) and S.No. 159/9(as per patta) of Madhavaram Village within the limits of Sholavaram Panchayat Union.

A) AREA STATEMENT		SQ.M.
AREA AS PER PATTA		3453.00
AREA AS PER DOCUMENT		3441.25
AREA CONSIDERED FOR FSI		3441.25
STREET ALIGNMENT ROAD WIDENING/R.E ROAD		0.00
OSR AREA		0.00
TOTAL FSI AREA		17191.52
FSI FACTOR		6.5:19
COVERAGE AREA (PERCENTAGE %)		NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
CARRY	-	9
CAR	18	22
TWO WHEELER	18	24
CYCLE	-	0

FLOORS	FSI AREA				OU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	894.96	0.00	0.00	0.00	0	292.90
FIRST FLOOR	894.96	0.00	0.00	0.00	0	292.90
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	1789.92	0.00	0.00	0.00	0	1789.32

FLOOR WISE FSI STATEMENT:AA (Ref)

BUILDING WISE FSI STATEMENT						
BUILDING	FSI AREA				OU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
NO OF SAME BUILDING	1789.92	0.00	0.00	0.00	0	1789.92
AA-1 (Ref)	1789.92	0.00	0.00	0.00	0	1789.92
Total	1789.92	0.00	0.00	0.00	0	1789.32

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Yuvaraj Venugopal

QR CODE

Appendix (Owner / Developer / Private or Attorney)

GROUND FLOOR PLAN

(Scale - 1:200)

SITE PLAN (Scale - 1:200)

61.00 M WIDE REDHILLS BYE-PASS ROAD

AREA LEFT FOR GREEN BELT

61.00 M WIDE REDHILLS BYE-PASS ROAD

KEY PLAN

GATE-PLAN

BRICK PILLAR 229X229

GATE DETAIL

WALL

7.5'0" HIGH OWNER WALL

6.13m

STEEL GATE

BRICK PILLAR

COMPOUND WALL

DETAIL OF COLUMN FOOTING

PLAN

SECTION

Document No. 1931/2025

Book...I.....

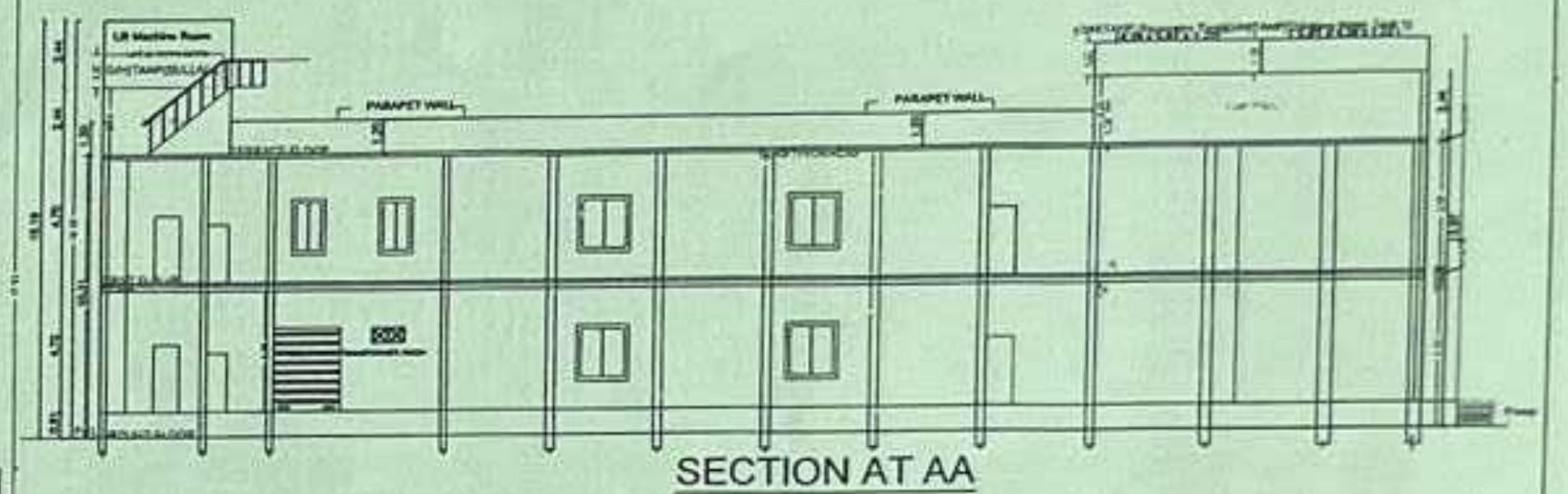
Sub Registrar

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

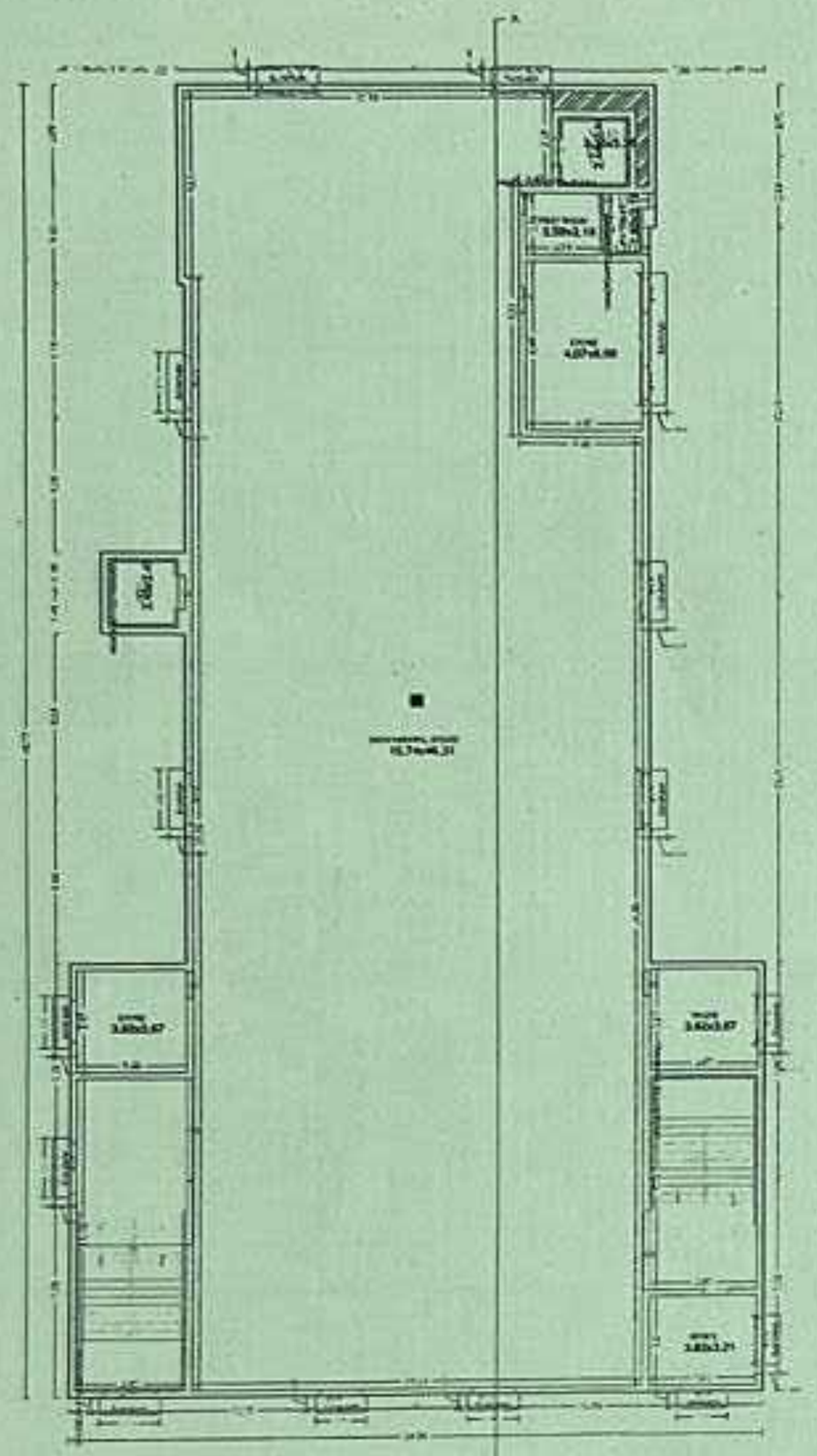
Plan showing the Existing Ground Floor + First Floor Commercial (Shop) Building at SriLakshmi Complex, Rashtra Byepass Road, Padiyanallur, Chennai [illegible] Comprised in S.No: 159/2A1C(part) (as per di[illegible] and S.No. 159/9(as per patta) of Padiyanallur V[illegible] within the limits of Sholavaram Panchayat Union.



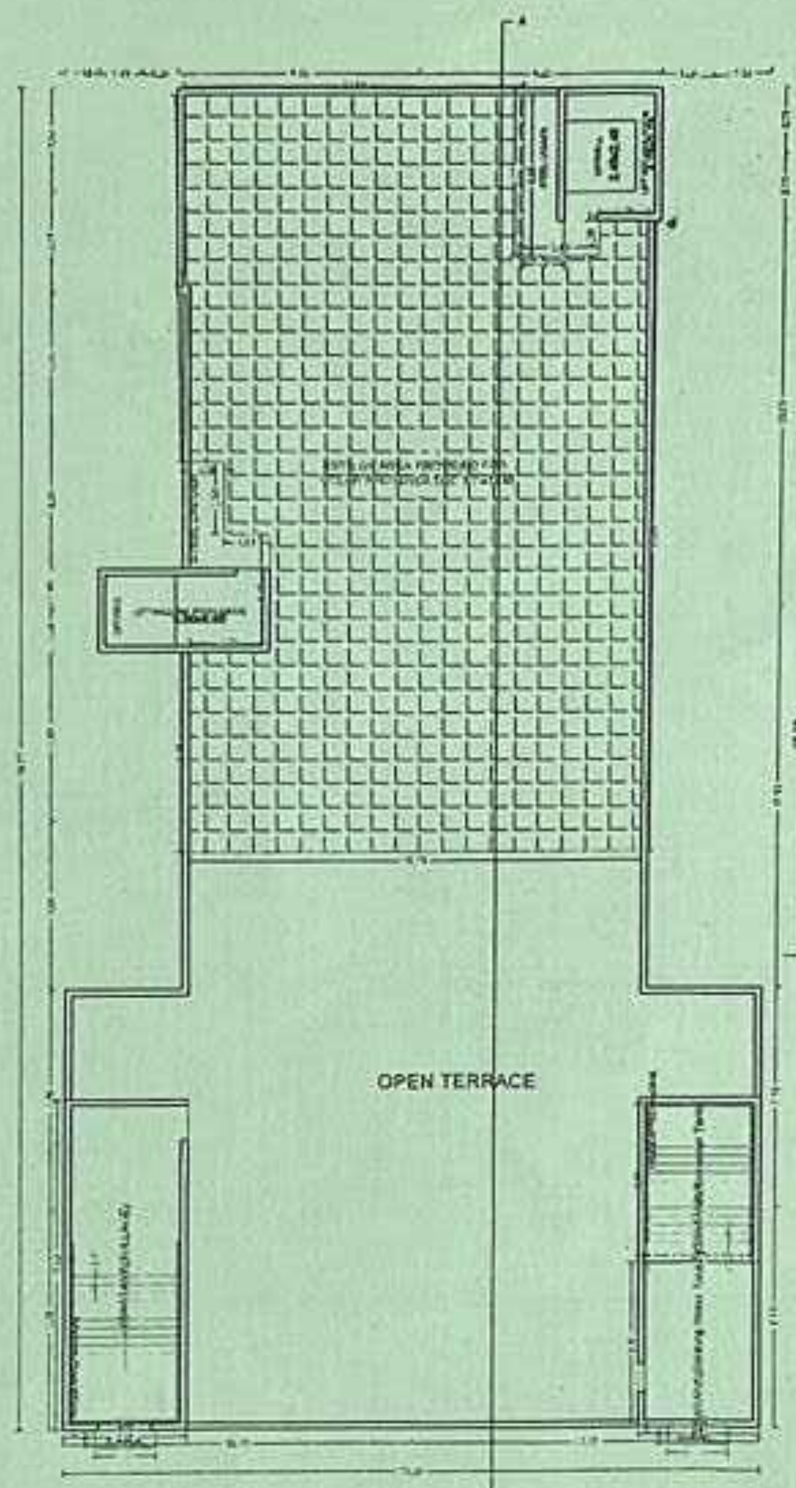
ELEVATION



SECTION AT AA



FIRST FLOOR PLAN
EXISTING



TERRACE FLOOR PLAN
EXISTING

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

Applicant [Owner / Developer / Power of Attorney]

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

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தமிழ்நாடு தீயணைப்பு – மீட்புப்பணிகள் துறை

ஒ.மு.எண்:013128/ஆ2/2023
நாள்: .07.2023
தடையின்மைச்சான்று எண்: /2023

மாவட்ட அலுவலர்,
தீயணைப்பு - மீட்புப்பணிகள் துறை,
சென்னை புறநகர் மாவட்டம்,
அம்பத்தூர், சென்னை - 600 058.

தடையின்மைச்சான்று

பொருள்: தீயணைப்பு - மீட்புபணிகள் துறை – சென்னைபுறநகர் மாவட்டம் – S.No.159/2A1C Part, As per patta S.No.159/9, Padiyanallur Village, Ponneri Taluk,Thiruvallur District என்ற முகவரியில் அமைந்துள்ள கட்டிடத்தை ஆய்வு செய்து - தடையின்மை சான்று வழங்குவது – தொடர்பாக.

பார்வை: 1. M/s. SRI LAKSHMI COMPLEX என்ற நிறுவனத்திடமிருந்து பெறப்பட்ட விண்ணப்ப நாள்: 09.07.2023
2. நிலைய அலுவலர் K.சீனிவாசகன் அவர்களின் ஆய்வறிக்கை ந.க.எண்:387/V/RDH/2023. நாள்:18.07.2023

****

M/s. SRI LAKSHMI COMPLEX, S.No.159/2A1C Part, As per patta S.No.159/9, Padiyanallur Village, Ponneri Taluk,Thiruvallur District என்ற முகவரியில் அமைந்துள்ள கட்டிடத்தை 17.07.2023 அன்று செங்குன்றம் நிலைய அலுவலர் திரு.K.சீனிவாசகன் அவர்களால் ஆய்வு செய்யப்பட்டது. மேற்கண்ட முகவரியில் 19291.02 சதுர அடி பரப்பளவில் தரைத்தளம் மற்றும் முதல் தளம் கொண்ட 12.46 மீட்டர் உயரம் கொண்ட கட்டிடம் (Ground + 1Floors Only), Commercial Building கட்டுவதற்கு, வரைபடத்தில் உள்ளவாறு, NBC of India 2016, Part IV Fire & Life Safety, Group F Subdivision F2 Custodial Mercantile Building – ன் படி பின்பக்க நிபந்தனைகளின் அடிப்படையில் தீயணைப்பு மீட்புபணிகள் துறையின் தடையின்மைச் சான்று வழங்கப்படுகிறது.

அலுவலக முத்திரை: தீயணைப்பு (மு) மீட்புப்பணிகள் துறை ★ சென்னை புறநகர் மாவட்டம் ★ அலுவலக துணை 19 JUL 2023 சென்னை-58

மாவட்ட அலுவலர்
தீயணைப்பு - மீட்புப்பணிகள் துறை
சென்னை புறநகர் மாவட்டம்
அம்பத்தூர், சென்னை - 600 058

பெறுநர்:

M/s. SRI LAKSHMI COMPLEX,
S.No.159/2A1C Part, As per patta S.No.159/9,
Padiyanallur Village, Ponneri Taluk,
Thiruvallur District, Chennai – 600052

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For M/s. RELIANCE PROJECTS & ... LIMITED

Authorized Signatory

நிபந்தனைகள்

1) தேசிய கட்டிட விதியின் படி, NBC – 2016, PART IV-ன் படி FIRE & SAFETY-ல் குறிப்பிட்டுள்ளவாறு தீ தடுப்பு சாதனங்கள் அமைக்கப்பட வேண்டும்.

2) இந்திய தரக்கட்டுப்பாடு I.S:2109: 2010–ன் படி தீயணைப்பான்கள் பொருத்தப்பட வேண்டும்.

3) தீ பாதுகாப்பிற்கென்று 5000 லிட்டர் கொள்ளளவு கொண்ட மேல்நிலை நீர் தேக்க தொட்டி ஒன்று அமைக்கப்பட வேண்டும்.

4) 450 LPM திறன் கொண்ட FIRE PUMP ஒன்று மேல்நிலை நீர் தேக்க தொட்டியின் அருகில் அமைத்திட வேண்டும்.

5) அங்கீகரிக்கப்பட்ட தரமான மின்சாதனங்கள் (ISI) சான்று பெற்றவை மட்டுமே பயன்படுத்த வேண்டும்.

6) வெளியேறும் வழி எப்போதும் தடையின்றி இருக்க வேண்டும்.

7) கட்டுமானப் பணிகள் முடிவுற்ற பின் மீண்டும் விண்ணப்பித்து தீ உரிமம் பெறப்பட வேண்டும்

8) இந்த நிபந்தனைகள் ஏதேனும் மீறப்பட்டால் இந்த தடையின்மை சான்று தானாக ரத்தானதாக கருதப்படும் என விண்ணப்பதாரருக்கு தெரிவிக்கப்படுகிறது.

மாவட்ட அலுவலர்
தீயணைப்பு - மீட்புப்பணிகள் துறை
சென்னை புறநகர் மாவட்டம்

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Authorized Signatory

STAMP OF AUTHORIZATION

REV NO.	DATE	DESCRIPTION	DRN BY	CHK BY	APPR BY

RELIANCE Pvt

PROJECT TITLE

RELIANCE - SMART

State: TN

LOCATION: GNT Road, Redhills, Chennai.

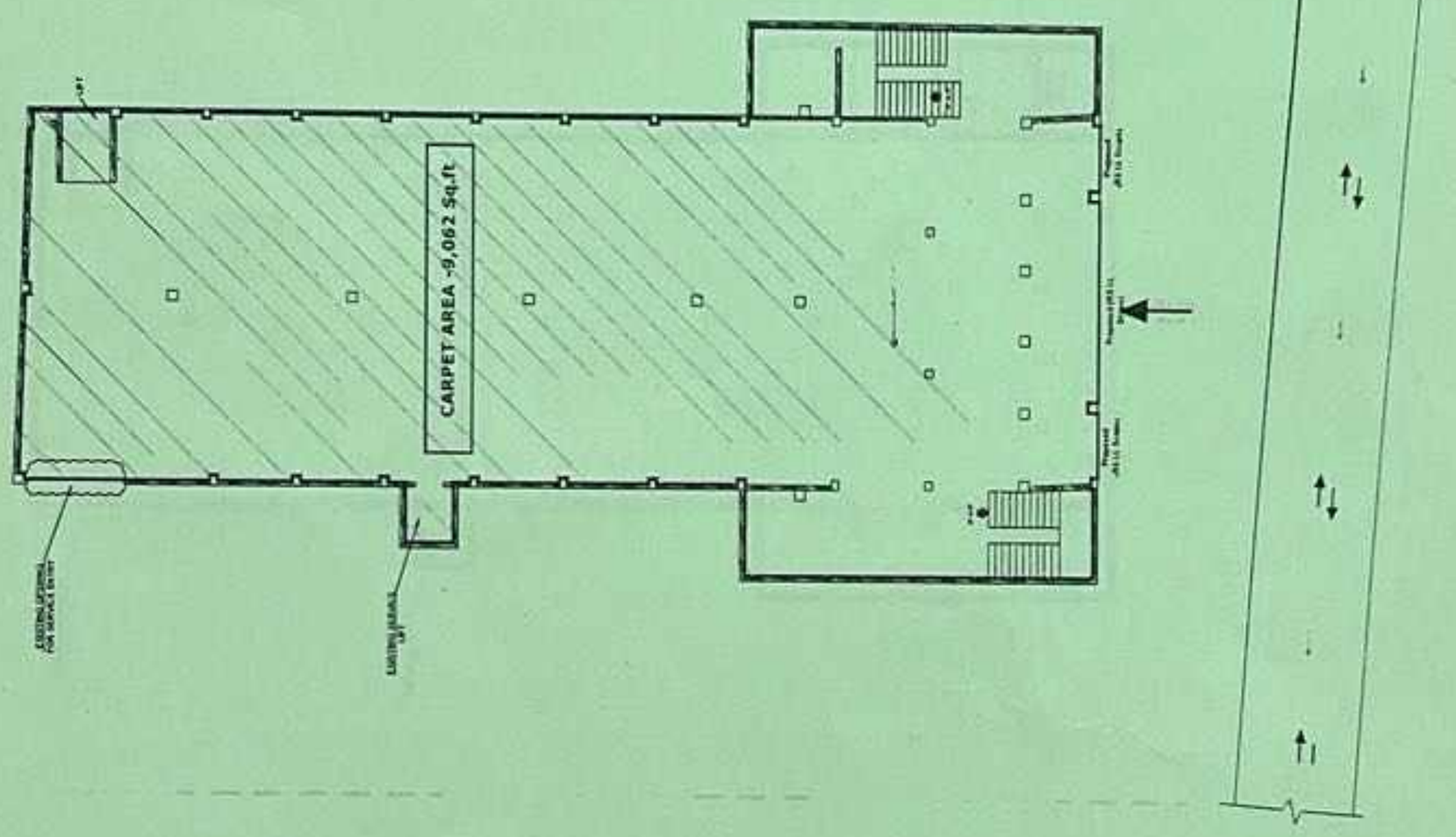
DRAWING TITLE

GROUND FLOOR CARPET LAYOUT

Draft By	SABA
Dsn	ISSAC D
SCALE	NTS
DATE	18-04-2023
REV. No.	R0
CONTROL NO	UNIQUE ID
	X-XX-000

SIZE-A3

E S W



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Sub Registrar

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

SIZE-A3

STAMP OF AUTHORIZATION

E

N

W S

C

REV NO.	DATE	DESCRIPTION	DRN BY	CHK BY	APPR BY

B

RELIANCE Pvt

PROJECT TITLE

RELIANCE - SMART

A

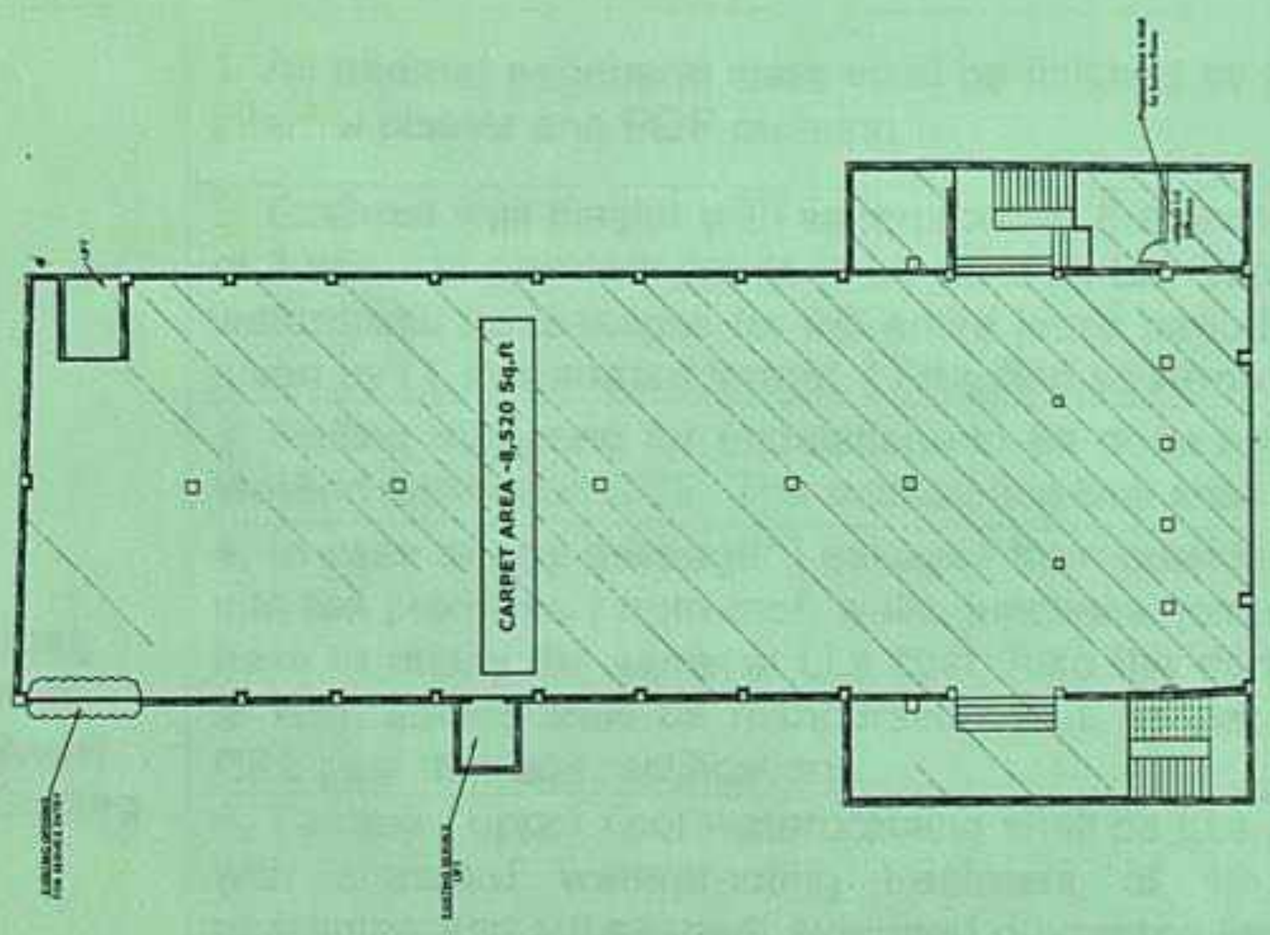
State TN

LOCATION GNT Road, Redhills, chennai.

DRAWING TITLE

FIRST FLOOR CARPET LAYOUT

Draft By	SABA		
EIC	ISSAC D	DATE	18-04-2023
SCALE	NTS	REV. No.	R0
CONTROL NO		UNIQUE ID	
			X-XX-000



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For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Signatory

ANNEXURE C

Lessor Scope of Work

Lessor shall carry out the following works at its cost:

Format: Reliance Smart
Location : Redhills, Chennai

Description	Technical Specifications	Scope of Work
	Note: Lessor should carryout all works as per ML (GFC) and RRL standard at his own cost. No reimbursement terms shall be considered.	Lessor /Lessee
Tiling	1. Floor tilling (FOH-Vitrified , BOH - Kota) as per RIL requirement. Formatwise tiles & installation specifications will be shared as **Annexure -1.**	Lessee
	2. In case LL's existing tile is of acceptable quality by Business while taking the property on lease and rentals to be decided accordingly.	Lessee
	3. Floor Levelling (PCC) required if any shall be taken care by LL	Lessor
External, Internal, Peripheral walls, Ceiling	1. All Internal peripheral walls shall be finished by LL neatly with internal plaster and POP punning.	Lessor
	2. External wall plaster with waterproofing & external grade paint of 3 coats of standard paints to be done by LL. Guarantee for the waterproof/ no leakages for the entire lease period shall have to given by LL in standard format. (Attached as **Annexure 2**).	Lessor
	3. Ceiling rendering for undulations to be done by LL with POP levelled finished in RCC. The acceptance limit shall be + 5mm.	Lessor
	4. In case of any seepage/ Leekages from outside the premises into the premises (from roof, walls, junctions, joints etc), LL will have to rectify the same at LLs cost. Also the damages caused to RRL assets shall be reimbursed by LL as per bill raised by RRL post damage rectifications.	Lessor
	5. Terrace / upper floor waterproofing shall be LLs scope of work with standard waterproofing treatment of 10 years initial guarantee and subsequent extended guarantee for the full lease period.	Lessor
	6. No modification at site between SDR to RFC which leads to ML changes after RFC.	Lessor
	7. In case of under construction building on the upper floors above the RRL leased premises, The access to the premises leased to RRL shall be made Safe by installing safety net and GI Sheet on MS structure canopy including the covered access path into the store as per Approved RRL drawings. Attached As **Annexure 3.**	N/A
External Glazing	1. External Glazing at all floors for the RRL leased premises shall as per RRL specifications and ML. Standard Specifications attached as **Annexure 4.** The structural glazing shall be designed and certified from the structural consultant of Lessor for Safety of RRL and also of the customers. In case of any HSE incidence due to the stability of the Glazing, RIL shall be responsible for the same for the full lease period.	Lessee

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Authorised Signatory

	2. RRL will provide the ACP for the store front area only. The remaining portion of façade ACP (As per site conditions) shall be in LLs scope. The colour shade of ACP will be provided by RRL as **Annexure -4.**	Lessee
Toilet and Pantry	1. All Toilets and toilet passages (gents and ladies) in ready to use condition with all finishing complete with flooring, dado, lights, urinal partitions, sanitary fittings, Mirror, Exhaust fan, doors, door closure etc as per RIL approved make as per Merchandise Layout will be in Lessors scope. This is applicable for Standalone properties. Specifications for Toilets are attached as **Annexure-4.** In case of Mall properties where common toilets are provided by Lessor to Lessee, the financial implication should be considered during rental finalisation.	Lessor
	2. Toilet water connection from main pipe of the Building upto inside toilet as per ML shall be in LL scope. Toilet should be handed over in usable condition by LL complete in all respect.	Lessor
	3.Drainage / sewage connection from toilet to main sewer shall be in LL scope. All statutory approval for sewerage and drainage connections are included in LL scope. Toilets should be handed over in usable condition to RRL by LL.	Lessor
	4.Drinking water connection upto required location as per ML.	Lessor
	5. Toilet and Pantry waterproofing shall be done by LL as per approved waterproofing system with 10 year Initial no leakage guarantee and subsequent guarantee for the full lease period.	Lessor
	6. Separate water tank / direct connection from external storage tank upto RRL space toilets till toilet main pipe. All issues related to societies, local bodies shall have to managed by LL for the full lease period and Lessee shall not face any inconvenience due to water shortages.	Lessor
Platform, Step, Staircase, canopy	1. Entry, Exit and BOH platform, dock area, steps, ramp finished with SS raiing, internal, external staircase as per RIL specifications shall be in Lessors scope.	Lessor
	2. Fixed Canopy at dock area	Lessor
	3. Internal staircases between different floors shall be in LL scope (staircase construction, with all finishes like flooring, skirting, handrailing, painting etc) all complete. The staircase headroom should be adequate as per NBC Standard.	Lessor
Rolling Shutter	1. All Rolling Shutters with shutter cover with centre lock with supporting U and S chanels with paint finish as per RRL format specifications. Should be made Operational before Launch.	Lessor
Vertical Transport	1. Vertical transport - Provision of Goods lift, Customer lift, Travellator, Escallator, all vertical transport, if applicable in running condition with license and document with necessary civil works with foundation, peripheral walls, slab cutout and structural work, if any. All statutory permissions for the entire lease period shall be in Lessors scope.	Lessor
	2. Vertical transport - One year AMC document to be provided before launch from the date of statutory permission date.	Lessor
	3. The safety of Vertical transport system shall be with the LL for the full lease period. For escalators/ travellators the junction between escalator and the railing shall be closed by installing approved Stainless steel railing so that there is no chance of human fall from the edges.	Lessor
Fire and Safety	1. Fire doors as per fire NOC requirement.	Lessee

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	2. Complete operational Fire Firefighting system with water supply - Highside (Fire water tank, motor, hose reels etc, Operational pump room), Low side - Internal sprikler system as per fire NOC requirement. Shall be in LLs scope.	
	3. RRL Fire alam system integration with existing Fire Panel of developer/ Mall. LL / developer should carryout the required compatible module supply and integration (software upates) with RRL Fire Panel. RRL scope of work will only be limited to installation of fire integration cable from RRL Fire panel to Mall fire panel / module location.	High side - Lessor scope Low side - Lessee scope
DG and Stabilizer Platform	1. DG Platform as per RRL specifications.	Lessor
	2. Stabilizer Foundation - as per RRL specifications.	Lessee
	3. The location of DG & Stabiliser shall be pre-decided at the time of SDR by LL & signed off with photos of location during SDR and accordingly RRL will proceed for DG & Cable procurement. In case of any location change due to any reason from LLs end at a later date, the cost and time in making the changes shall be charged to the LL at actuals + 25% extra. (This will involve rework cost, new cable etc).	Lessee
Main Power Cable connection	1. Main power cable from Transformer to RRL Main Panel as per RRL specifications shall be in LLs scope. The cable sizing shall be submitted by LL to RRL and RRL shall be giving the technical confirmation. All statutory permissions for carrying out this work shall be in LLs scope for the full lease period. Termination of this cable into RRL panel will however be done by RRL in presence of LL.	Lessee
AC ODU, Drainage, Locations	1. AC, Equipments ODU location should unchanged as decided during SDR. Any additional expeses due to location change due to any reason post SDR shall be born by LL as per RRL provided cost.	Lessor
	2 ODU's location should be within 20 meters from machines.	lessee
	3. Water drainage provision for 12ft chillers.	Lessee
	4. Minimum 8 nos. earthing point location within building premises at a nearest distance. Space provided between 2 earth pits shall be minimum 1.5m and accordingly LL needs to provide the space. Attached **Annexure -5** specifies the formatwise Earthpit minimum number requirements.	lessee
	5. The location of AC ODU & Drainage point shall be pre-decided at the time of SDR by LL & signed off with photos of location during SDR and accordingly RRL will proceed for AC & Pipe procurement. In case of any location change due to any reason from LLs end at a later date, the cost and time in making the changes shall be charged to the LL at actuals + 25% extra. (This will involve rework cost, new AC machines, new pipes etc). All statutory permissions/ local permissions/ society permissions/ neighbours permission for ODU unit location and operation shall be in LLs scope for the full lease period.	lessee

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

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External Development	1. External development with pavers, compound walls, external wall painting as per RRL specifications.	Lessor
	2. Outside Focus lights for external area with wiring connection upto DB. Parking lights, basement lights in common areas. In case of common area lighting, the power supply shall be provided from LLs panel. In case of dedicated RRL supply, the metering system modalities should be agreed at the time of SDR ie before entering lease agreement.	Lessor
Permanent Power Availability	1. Permanent power availability should be ensured by LL within 15 days of work start or RFC date whichever is later. In case of delay in power arrangement by LL the rent free priod will get deferred by the same number of days. LL to agree on this clause before offering RFC readiness.	Lessor
	2. Rent free period should start after 45 days post live main power connection upto RRL main panel or Launch whichever is earlier.	Lessor
Specific Additions for Mall Properties	A. Mall Retail Fit-out guidelines docket with all details of necessary requirements, Fire system /SLP Integration/IT integration guidelines of Mall to be obtained and provided along with SDR call out by RE team/NSO.	N/A
	B. Mall management approval of Fit out Drawings and façade approvals must be in place before RFC date. EPC will submit the necessary drawings once ML is issued well before RFC date so that NSO /RE to ensure all the necessary mall approvals are in place on or before RFC Date.	N/A
	C. Once Fit out drawings /details approved no changes /additional requirements from Mall to be entertained. If changes asked by mall during Fit out period are to be accommodated , then Mall need to provide the increase in rent free period accordingly.	N/A
	D. Mall management to provide Construction Water connection and Construction power connection on or before RFC date	N/A
	E. Mall management to provide Sprinklers tap off point and HVAC AHU /Chilled water tap off points (as applicable) on or before RFC date Health report of Mall provided AHU /HVAC should be given on or before RFC date for our technical evaluation and scrutiny.	N/A
	F. Fit out working hours : Day working Mall need to allow along to extent possible with Night working. RRL requires 24/7 working for fitouts so that the store can be made ready for launch within the agreed rent free period. However, in case LL is only offering limited hours working, Rent free period to be negotiated proportionately with Landlord before taking RFC. Business should agree on this additional timeline before Lease signoff.	N/A
	G. Docking space /Docking time : Ingres and exgress docking time in line with other operational retailers/un restricted.	N/A
	H. All statutory compliances/ Indemnity bonds etc. must be in place and accepted by the Mall on or before RFC date.	N/A
Additional Points	Anti Termite Treatment required due to site specific issues to be done by LL at his cost during RFC	Lessor
	External Site devlopment & Changes if any in LL Scope. Paver Block removing in refixing.	Lessor

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

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Sub Registrar

Authorized Signatory

kotak

Kotak Mahindra Bank

Date: 08.05.2025

To,
The Sub Registrar
Redhills SRO
Chennai

Sir/Madam

Sub: No Objection Certificate;

Ref: Borrower Name: Shri. Balaji Saravanan
Property Owner Name: Shri. Balaji Saravanan
Loan A/c. No: TL-0100000016 ; TL-0100000018

This is to certify that Shri. Balaji Saravanan has availed a **term loan of Rs. 2,48,00,000 /-(Two Crore Forty Eight Lakhs)** with us against the security of the below mentioned property. **The original Partition Cum Family Arrangement Dated 10.01.2008 registered as Document No. 106 of 2013** is deposited with our bank and equitable mortgage was created for the above-mentioned loan.

This No Objection Certificate is subject to our bank's mortgage and the proposed lease is subservient to the mortgage created in respect to the subject property. We have No Objection in Registration of Proposed Lease Rent Agreement with RELIANCE PROJECTS AND PROPERTY MANAGEMENT SERVICES LTD.

Description of the property: Commercial Property

Commercial building property situated at *'Old S.No: 159/2A1C (Part), New S.No: 159/9, Bye-Pass Road, Redhills, Padiyanallur Village, Ponneri Taluk, Thiruvallur District, Chennai, Tamil Nadu – 600052.'*

Regards,

Kotak Mahindra Bank Ltd
Chennai
600 107

Kotak Mahindra Bank Ltd

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This is a Public Document

Sub Registrar

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
Prestige Polygon, 12th Floor
471 Anna Salai, Nandanam
Chennai - 600 035, Tamil Nadu

T +91 44 61344635
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.

Kotak Mahindra Bank

To,

Reliance Projects and Property Management Services Ltd,

No. 89, A1 Towers,

Chennai – 600004.

This is to inform that Mr.Balaji Saravanan has been provided with the credit facility of Rs.2.48 crores on 21st Oct 2024, in Kotak Mahindra Bank against the mentioned colletral- S.No.159/2A1C Part, Padianallur Village, Ponneri Taluk, Redhills SRO, Thiruvallur District, Pincode : 600052.

Kindly deposit the rentals in the below mentioned ESCROW account.

Account Details:

Escrow Account No: 1350146981

AC Holder Name: BALAJI SARAVANAN AF ESCROW A/C

IFSC code: KKBK0008476

Branch: R K Salai Branch Chennai.

For Kotak Mahindra Bank Ltd.

Authorised Signatory

KMBL 28381

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Sub Registrar

This is an Internal document.

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
No 471, 12th Floor
Prestige Polygon, Anna Salai
Nanthanam
Chennai - 600 035, Tamil Nadu

www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.

Reliance

Projects & Property Management Services Limited

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE FIFTH MEETING OF THE BOARD OF DIRECTORS OF RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED FOR THE FINANCIAL YEAR 2024-25 HELD ON JANUARY 15, 2025 THROUGH VIDEO CONFERENCE

"RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded in favour of persons, as per the list attached and forming part of this resolution to act as the Authorised Representatives / Signatories of the Company, in respect of taking immovable properties on lease, leave and license, rent, business conducting basis and also to sub lease / sub license such immovable properties with effect from February 01, 2025 and they be and are hereby severally authorised to:

1. To sign / execute and register lease agreements / lease deeds, leave and license agreements, rent agreements, business conducting agreements, sub-lease / sub-license agreements and any other deeds, agreements, declarations, undertakings, letters and documents in relation to taking immoveable properties on lease / leave and license basis / rent / business conducting basis, sub-lease / sub license such immovable properties for and on behalf of the Company, to appoint advocates, solicitors, counsel and consultants and pay their fees in connection therewith and to present, register and admit before the respective registrar and the sub-registrar of the assurances, the deeds, documents, applications, agreements, declarations, undertaking, writings and other instruments, papers as may be required, expedient and incidental for giving effect to this resolution and for matters connected therewith or incidental or consequential thereto.

2. To sign and execute applications, affidavits, ancillary documents, undertakings for obtaining permissions, NOCs, trade licences, etc., from the Government and/or other statutory and local authorities.

3. To appear, deal with and represent the Company before Government, Semi Government, and / or other statutory and local authorities in connection with the abovementioned purpose.

RESOLVED FURTHER THAT the authorisation mentioned above shall be valid till January 31, 2026 or till the employment of the respective employee's (as per list attached to this resolution), with the Company/Group, whichever is earlier.

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For Reliance Projects & Property Management Services Limited
Authorized Signatory

Reliance

Projects & Property Management Services Limited

RESOLVED FURTHER THAT the Directors and Company Secretary of the Company be and are hereby severally authorised to issue a certified copy of this resolution to anyone concerned or interested in this matter."

For **Reliance Projects & Property Management Services Limited**

SHAH KRUNAL SHASHIRAJ
Digitally signed by SHAH KRUNAL SHASHIRAJ
Date: 2025.01.16 18:28:27 +05'30'

Krunal Shah
Company Secretary

Date: January 16, 2025

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorised Signatory

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Sub Registrar

List of Persons authorised to act as Authorised Representatives / Signatories on behalf of the Company

Sr.No	Region	District/State	Authorised Representative / Signatory	Emp Code	PAN No
1	North	Delhi+NCR	Ankit Sharma	50015181	CCJPS0637L
2	North	Delhi+NCR	Deepak Kaushik	10037739	AKLPK4839N
3	North	Delhi+NCR	Inder Singh Negi	30503321	AAXPN1888J
4	North	Delhi+NCR	Manish Dalal	10037235	AKFPD1791E
5	North	Delhi+NCR	Rahul sharma	50012054	BRSPS9485B
6	North	Delhi+NCR	Rajiv Ranjan	50015183	ALYPR7662N
7	North	Delhi+NCR	Sushil Kumar Singh	10010391	ANWPS5260R
8	North	Punjab, Haryana, Himachal Pradesh, Jammu & Kashmir & Chandigarh	Paramjit Singh Ubbi	53002205	BBXPS0781D
9	North	Punjab, Haryana, Himachal Pradesh, Jammu & Kashmir & Chandigarh	Dalbir Singh	50012905	CSCPS4354M
10	North	Punjab, Haryana, Himachal Pradesh, Jammu & Kashmir & Chandigarh	Virender	50024989	AIPPV4503J
11	North	Punjab, Haryana, Himachal Pradesh, Jammu & Kashmir & Chandigarh	Rajiv Kumar	50139294	CHVPK7402C
12	North	Rajasthan	Nitin Kantharia	10063775	ARUPK5566C
13	North	Rajasthan	Parag Narain	10064072	ADZPN6906E
14	North	Rajasthan	Ratnesh Raj Mathur	30506875	AGXPM2923P
15	North	Rajasthan	Tanuj Vyas	53003000	ADRPV4641C
16	North	Uttar Pradesh & Uttarakhand	Anup Saxena	50012917	CCOPS9593Q
17	North	Uttar Pradesh & Uttarakhand	Dheeraj Mehrotra	10010350	AARPM6886H
18	North	Uttar Pradesh & Uttarakhand	Rajneesh Srivastava	50001985	AKZPS4770N
19	North	Uttar Pradesh & Uttarakhand	Ritesh Kumar Kapoor	50012839	AQIPK3024C
20	North	Uttar Pradesh & Uttarakhand	Vijay Kumar Dwivedi	50014929	ALHPD7341K

For M/s. RELIANCE PROJECTS & PROPERTY [illegible] LIMITED

Authorized Signatory

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Sub Registrar

Sr.No	Region	District/State	Authorised Representative/Signatory	Emp Code	PAN No
21	East	Bihar	Radheshyam Jha	10065693	AHJPJ5013C
22	East	Bihar	Subhankar Ghoshal	50012825	APOPG0250R
23	East	Jharkhand	Rajesh Thakur	10033738	AEHPT6898J
24	East	Jharkhand	Ranjeet Ojha	50012953	ABBPO2968B
25	East	Odisha	Lagnajit Pradhan	50038654	BNUPP5518C
26	East	Odisha	Sarit Kumar Saran	50067703	DFPPS2560A
27	East	Odisha	Subasis Rout	50083268	AXNPR8860M
28	East	West Bengal, Sikkim, Arunachal Pradesh, Assam, Tripura, Nagaland, Manipur, Mizoram, Meghalaya	Amber Bubna	10033306	ADPPB3091G
29	East	West Bengal, Sikkim, Arunachal Pradesh, Assam, Tripura, Nagaland, Manipur, Mizoram, Meghalaya	Babu Bhattacharjee	50038890	APPPB7946C
30	East	West Bengal, Sikkim, Arunachal Pradesh, Assam, Tripura, Nagaland, Manipur, Mizoram, Meghalaya	Rudranil Paul	50016512	AOHPP7835B
31	East	West Bengal, Sikkim, Arunachal Pradesh, Assam, Tripura, Nagaland, Manipur, Mizoram, Meghalaya	Sandip Kr Mukherjee	10063405	AQIPM0692A
32	East	West Bengal, Sikkim, Arunachal Pradesh, Assam, Tripura, Nagaland, Manipur, Mizoram, Meghalaya	Sanjoy Kumar Hazari	10009830	AHTPK7076J
33	East	West Bengal, Sikkim, Arunachal Pradesh, Assam, Tripura, Nagaland, Manipur, Mizoram, Meghalaya	Sirshendu Das	50007214	AKPPD0415P

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

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Sr.No	Region	District/State	Authorised Representative/Signatory	Emp Code	PAN No
34	West	Mumbai	Blesson Eapen	10036097	AALPE9820D
35	West	Mumbai	Keval B Rao	30510002	AANPR8279D
36	West	Mumbai	Piyush Sanghavi	30510136	ASCPS8250L
37	West	Mumbai	Rajendra Hatkar	30510119	AACPH3587R
38	West	Mumbai	Umesh Salvi	30510140	ARHPS6809B
39	West	Mumbai	Ashish Sharma	59002101	AYDPS4656F
40	West	Maharashtra & Goa	Abhijit Thakur	2113608	ABEPT4511C
41	West	Maharashtra & Goa	Nishant Nagrale	50048317	AEKPN2379D
42	West	Maharashtra & Goa	Pankaj S Kulkarni	50075850	AHDPK3355J
43	West	Maharashtra & Goa	Rakesh Patel	50012911	AVBPP6985H
44	West	Maharashtra & Goa	Sameer Joshi	55000086	AFVPJ1844B
45	West	Madhya Pradesh	Ashish Shrivastava	30506871	BCUPS6740Q
46	West	Chhattisgarh	Nitin Trivedi	50064329	ADBPT3656R
47	West	Madhya Pradesh	Rajendra Kumar Gupta	10002171	ADWPG3133B
48	West	Madhya Pradesh	Rohit Yadav	50012973	AHOPY0370Q
49	West	Chhattisgarh	Sandeep Arora	10002633	ABZPA5405B
50	West	Madhya Pradesh	Vinod Prasad	30501811	AHSPP6089P
51	West	Saurashtra & Kutch	Amitkumar Kantilal Bhanvadia	30500642	AGFPB9932R
52	West	Saurashtra & Kutch	Jagdish Jayantilal Dattani	2289808	AFFPD9188Q
53	West	Ahmedabad / Gujarat	Anan Naranbhai Patel	30501006	AJHPP2140G
54	West	Ahmedabad / Gujarat	Bharat Dobariyal	30503586	AGWPD9812D
55	West	Ahmedabad / Gujarat	Pawankumar Somani	2129308	AIIPS0245B
56	West	Ahmedabad / Gujarat	Tejash Trivedi	10032715	AHBPT5130A
57	West	Ahmedabad / Gujarat	Chintan Gandhi	30501704	AJBPG3368B
58	West	Ahmedabad / Gujarat	Jignesh Patel	10037520	AKIPP3357R
59	West	Gujarat South & Union Territory of Daman, Diu and Dadra Nagar Haveli	Bhagyesh Ashokkumar Parekh	16244894	AQCPP4875A

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Book...I.....Contains...2...Sheets...1...Sheet

Sub Registrar

FOR M/S. RECKNEX PROPERTY MANAGEMENT SERVICES LIMITED

Authorised Signatory

60	West	Gujarat South & Union Territory of Daman, Diu and Dadra Nagar Haveli	Digant Jayantilal Desai	10013324	AGLPD8696E
61	West	Gujarat South & Union Territory of Daman, Diu and Dadra Nagar Haveli	Ketan Sureshchandra Lilawala	691604	AALPL2066Q
62	West	Gujarat South & Union Territory of Daman, Diu and Dadra Nagar Haveli	Ankur Rajeshbhai Desai	67503239	AHRPD3061E

For M/s. RE... For M/s. RELIANCE...

...ES LIMITED ...LIMITED

Authorized Signatory
Authorized Signatory

Document No....6931.....of 2025 of
Book...I.....Contains 72 Sheets 65 Sheet

Sub Registrar

Sr.no	Region	District/State	Authorised Representative/Signatory	Emp Code	PAN No
63	South	Andhra Pradesh & Telangana	Shaikh Fahad	10035405	BDTPS5027A
64	South	Andhra Pradesh & Telangana	Surendra Sripada	30500720	AZJPS2260E
65	South	Andhra Pradesh & Telangana	Pujari Nageswara Rao	50012980	ASWPP0343D
66	South	Andhra Pradesh & Telangana	Mohanreddy Vadla	50013929	ADXPV5222D
67	South	Andhra Pradesh & Telangana	Seshurama Kumar Sripada	30500720	AZJPS0163L
68	South	Andhra Pradesh & Telangana	Saikumar Sollu	53004418	CWGPS8852N
69	South	Kerala	Sreeraj Unni	10037433	ABEPU7359M
70	South	Kerala	Sunish Chacko	50012933	AKBPC3360L
71	South	Kerala	Vishnukripan KK	50025948	AMMPV5005E
72	South	Bangalore	Mohan Kumar BE	50064760	ATJPB5691C
73	South	Gulbarga	Muralidhar G	30507000	ALKPG3339F
74	South	Bangalore	Umesh Prabhu	50013053	BANPP6294F
75	South	Bangalore	Raveendra Rangaswamaiah	53003480	AOKPR3875E
76	South	Tamilnadu & Pondicherry	Sridhar Sathi	725701	ABGPS8453G
77	South	Tamilnadu & Pondicherry	Murugavel.V	50012110	AYPPM0203N
78	South	Tamilnadu & Pondicherry	Rajaganapathy.S	50012831	ASMPR2868K
79	South	Tamilnadu & Pondicherry	PATTABIRAMAN R	30500734	AHMPP3217D
80	South	Tamilnadu & Pondicherry	CHANDRA SEKARAN.K.T.	50013901	ALBPC7019B
81	South	Tamilnadu & Pondicherry	MANIKANDAN.S	50103199	AQMPM6138R

For M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

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Book...I.....Contains...72...Sheets 66 Sheet

Sub Registrar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJCR6636B

नाम / Name
RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
19/06/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Fold

...ICES LIMITED

For M/s. RELIANCE PROJ...

Authorized Signatory

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Sub Registrar

இந்திய அரசாங்கம்
Government of India



பட்டாபிராமன் ரா
Pattabiraman R
பிறந்த நாள் / DOB : 24/06/1969
ஆண்பால் / Male

2265 7103 4773

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்: ராமசந்திரன், 143, பல்லவா கார்டன் 3வது அவின்யூ, ஜமின் பல்லாவரம், பல்லாவரம், காஞ்சிபுரம், பல்லாவரம், தமிழ் நாடு, 600043

Address: S/O: Ramachandran, 143, Pallava Garden 3rd Avenue, Zamin Pallavaram, Pallavaram, Kancheepuram, Pallavaram, Tamil Nadu, 600043

2265 7103 4773

1947 help@uidai.gov.in www.uidai.gov.in

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Book...I.....Contains...72...Sheets...68...Sheet
Sub Registrar

M/s. RELIANCE PROJECTS & PROPERTY MANAGEMENT SERVICES LIMITED

Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AETPB5602C

नाम/ Name
BALAJI SARAVANAN

पिता का नाम/ Father's Name
MADHANAGOPAL

जन्म की तारीख/
Date of Birth
09/07/1962

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Book...1.....Contains 72 Sheets
Sub Registrar

हस्ताक्षर / Signature

15032023

இந்திய அரசாங்கம்
Government of India



ம பாலாஜி சரவணன்
M BALAJI SARAVANAN
பிறந்த நாள் / DOB : 08/04/1962
ஆண்பால் / Male

7905 3448 4741

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Scanned with CamScanner

Unique Identification Authority of India

முகவரி:
S/O: மதனகோபால், 91,
பிள்ளையார் கோவில் தெரு,
செங்குன்றம், மாதவரம்
தாலுக்கா, நாராவாரிகுப்பம்,
செங்குன்றம், திருவள்ளூர், தமிழ்
நாடு, 600052

Address:
S/O: Madhanagopal, 91,
PILLAIYAR KOVIL STREET,
REDHILLS, MADHAVARAM
TALUK, Naravarikuppam,
Redhills, Tiruvallur, Tamil Nadu,
600052

7905 3448 4741

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1800 300 1947

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भारत सरकार
Government of India
வெங்கடேஷ்
Venkatesh
பிறந்த நாள் / DOB : 13/10/1995
ஆண் / MALE
Issue Date: 30/10/2013
8176 2469 2400
मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
முகவரி: S/O: பாலாஜி சரவணன், 114, பிள்ளையார் கோவில் தெரு, செங்குன்றம், நாராவாரிகுப்பம், திருவள்ளூர், தமிழ் நாடு, 600052
Address: S/O: Balaji Saravanan, 114, PILLAIYAR KOVIL STREET, REDHILLS, Naravarikuppam, Tiruvallur, Tamil Nadu, 600052
Print Date: 07/10/2020
8176 2469 2400
1947 help@uidai.gov.in www.uidai.gov.in

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Sub Registrar

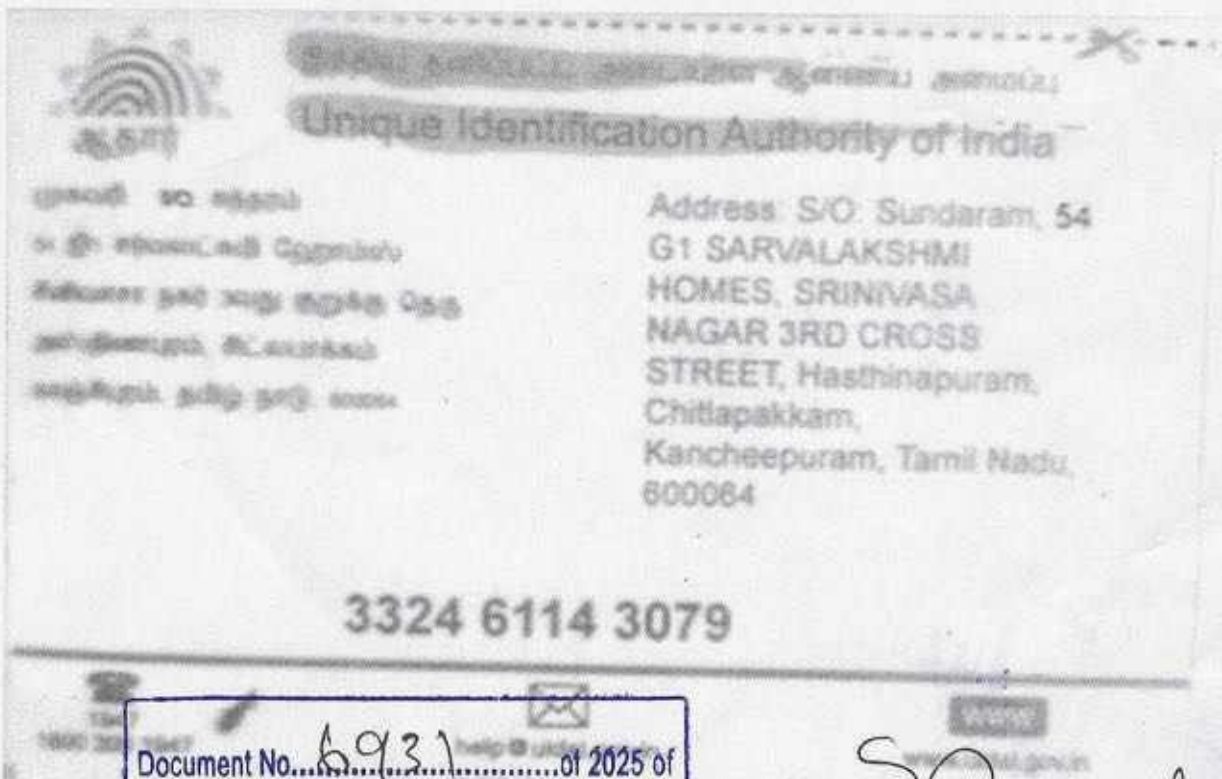

இந்திய அரசாங்கம்
Government of India

பாலாஜி சுந்தரம்
Balaji Sundaram

பிறந்த நாள்/DOB: 25/03/1970
ஆண்பால் / Male

3324 6114 3079

ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India

Address: S/O: Sundaram, 54 G1 SARVALAKSHMI HOMES, SRINIVASA NAGAR 3RD CROSS STREET, Hasthinapuram, Chitlapakkam, Kancheepuram, Tamil Nadu, 600064

3324 6114 3079

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Sub Registrar

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.