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Certificate No.	:	**IN-TN75223715290520X**
Certificate Issued Date	:	17-Apr-2025 04:35 PM
Account Reference	:	NEWIMPACC (SV)/ tn8109704/ MYLAPORE/ TN-CC
Unique Doc. Reference	:	SUBIN-TNTN810970419896527735197X
Purchased by	:	TRENT LIMITED
Description of Document	:	Article 5 Agreement
Property Description	:	AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	TRENT LIMITED
Second Party	:	AS PER AGREEMENT WITH TRENT LIMITED
Stamp Duty Paid By	:	TRENT LIMITED
Stamp Duty Amount(Rs.)	:	500 (Five Hundred only)

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PF 0005028147

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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.

17-Apr-2025 04:35 PM 17-Apr-2025 04:35 PM TRENT LIMITED

LEASE DEED

THIS LEASE DEED is made on **23rd** day of **June,** 2025 at **Chennai**.

BETWEEN

T&M Assets Pvt Ltd, a company incorporated under the Companies Act 1956, having its CIN No. U70109TN2021PTC147259, PAN - AAICT9455H, registered office at 102 Luz Church road, Mylapore, Chennai - 600004, hereinafter referred to as the "**Lessor**", acting through its Authorized Signatory **Mr. Tanseer Jabbar**, Son of Mr. Abdul Jabbar, Age : 44 years, Mobile Number : +91 9840064063, Email Id – tanseerj@gmail.com, PAN : ADCPJ2845D, Aadhaar Number : 473676423433, residing at No 66/5a Spur Tank Road, Chetpet, Chennai 600031, authorized vide Board Resolution dated 20th January, 2025, copy of which is annexed with this Deed and marked as "**Annexure - 1A**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and permitted assigns] of the **FIRST PART**;

AND

Trent Limited, PAN No. AAACL1838J, a company incorporated under the Indian Companies Act 1913, having its registered office at Bombay House, 24, Homi Mody Street, Mumbai – 400 001, herein after referred to as the "Lessee/Company", acting through its Authorized Signatory, **Palak Shah**, Son of Shri. Mitesh Shah, Age 31 years, having Mobile Number +91 72080 10233 / 34 / 35, Email Id – ws.legal@trent-tata.com and address at Trent House, Plot C-60, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 authorized vide Board Resolution dated 09th August 2023, annexed with this Deed and marked as "**Annexure – 1B**", [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns] of the **SECOND PART**;

For the purpose of this Deed (a) the Lessor and the Lessee are collectively referred as "Parties"; and (b) the singular word "Party" shall be construed accordingly.

Whereas:

A. The Lessor is the owner of non-agricultural plot of land more particularly described in **Part 1 of Annexure 3** (hereinafter referred to as the **"said Plot"**). The Lessor has

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

constructed a building more particularly described in **Part 2 of Annexure 3 (**hereinafter referred to as the **"said Building")**. The Lessor is presently seized and possessed of the said Plot and the said Building and is fully entitled to deal therewith in such manner as it may deem fit;

B. The Lessee is engaged in the business inter-alia of operating a chain of retail stores across India more particularly described in **Part 3 of Annexure 3** (hereinafter referred to as the **"Business"**)**.** The Lessor has offered the premises more particularly described in **Part 4 of** Annexure 3 (hereinafter referred to as the Leased Premises) to the Lessee for the purposes of carrying out the Business along with the right to have unrestricted and non-exclusive access and use the common areas and common amenities in the Building.

C. The Parties are entering into this Deed for recording the detailed terms and conditions of the lease in respect of the Leased Premises that is agreed to be granted by the Lessor to the Lessee.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. GRANT OF LEASE AND LEASE TERM:

1.1 The Lessor hereby grants a lease in respect of the Leased Premises unto the Lessee for operating/carrying on inter-alia its Business and/or for any other purpose as the Lessee may deem fit for a term as stated in **Part 7 of Annexure 3** (**"Lease Term"**).

2. **Lock-in Period**: The Lock-in period of the Lessee and Lessor shall be as stated in **Part 8 of Annexure 3 and Part 9 of Annexure 3** respectively. The Parties hereby agree that this Deed shall not be terminated by the Parties during their respective Lock-in Period except on the grounds expressly stated in this Deed.

3. LEASE RENT & OTHER PAYMENTS:

3.1 **Lease Rent**: In consideration of the lease in respect of the Leased Premises granted by the Lessor unto the Lessee under this Deed and subject to the Lessee having access to and the right to use and occupy the Leased Premises for the purposes of operating its Business and subject to all other terms and conditions of this Deed, the Lessee hereby

agrees to pay to the Lessor during the Lease Term, on and from the Lease Rent Commencement Date in the manner in as stated in **Part 10A of Annexure 3.**

3.2 **Electricity:** The Lessor shall, at its own cost, install an electricity meter compliant with the requirements of the relevant utility supplier or the state electricity board, as the case may be, to measure consumption of electricity in the Leased Premises. The Lessor shall obtain the electricity connection compatible with the electricity load requirement of the Lessee and as communicated by the Lessee. The Lessee shall from the Handover Date promptly pay the electricity bills at actuals based upon the readings taken from the electricity meter installed in the Leased Premises on the Due Date. In case deposit of any amount is required to be kept with the electricity service provider, same shall be deposited by the LessorIn case the Lessee receives electricity supply directly from the utility company/ service provider, the Lessor hereby authorize the Lessee to communicate with the concerned utility company/service provider (without being in any manner obligated to do so) in respect of any aspect of the supply of electricity including but not limited to billing issues, interruption in supply, changeover to another supplier, repair/replacement of meter, short circuits etc. The Lessee shall be at liberty to install any equipments for availing alternate sources of energy at Lessee's cost, with prior written approval from Lessor which shall not be unnecessarily withheld. The Lessor acknowledges that the Electricity Charges (for the electricity supplied through wind or other source of electricity) charged to the Lessee shall be reasonable and shall not be any less favourable than per unit charges being charged to and actually recovered from any other occupant in the said Building.

3.3 **Water:** The Lessor shall ensure appropriate water supply for the Leased Premises. The Lessor shall, at his own cost, install a separate meter compliant with the requirements of the relevant utility supply to measure consumption of water in the Leased Premises. The Lessee shall bear the actual cost of water consumed within the Leased Premises as per actual meter readings, from the Handover Date. The rate of water charges shall not exceed the tariff fixed by the concerned local body or municipal authority. In case deposit of any amount is required to be kept with the water supply agency, same shall be deposited by the Lessor. The Lessor hereby authorizes the Lessee to communicate with the concerned authority (without being in any manner obligated to do so) in respect of any aspect of the supply of water including but not limited to billing issues, interruption in supply, quality of water, changeover to another supplier, repair/replacement of meter, etc. The Lessor acknowledges that the Water Charges charged to Lessee shall be reasonable and shall not be any less favourable than per

unit charges being charged to and actually recovered from any other occupant in the said Building.

3.4 **Power Back Up**: The Lessor shall ensure that 100% Power back up of the agreed electricity load is provided in the Leased Premises through DG Set procured and installed by the Lessors exclusively for supply of electricity in the Leased Premises. The said power back up shall be provided through and emergency & automatic changeover switchgear panel to the Lessee. All cabling till the specified point of supply to the Leased Premises shall be provided by the Lessor. The Lessor shall obtain all Approvals, permission, license, consents, etc. from Regulatory Authority and pay prescribed government fee & charges as may be required towards installing and operating the DG sets in the said Building. The Lessee shall be responsible for operation, maintenance of the DG set. The Lessor shall be responsible for the AMC of the DG for the first year from the Lease Rent Commencement Date. Thereafter the Lessee shall be responsible for maintenance of DG set. The location of said space for the exclusive DG set for the Leased Premises is situated at a mutually agreeable location.

3.5 **Dedicated Space for AC Units**: The Lessor has provided additional space to the Lessee, free of cost, for installing dedicated Air-Conditioning system for the Leased Premises. The Lessee is not required to pay any cost, charges for the aforesaid spaces for Air-Conditioning system to the Lessor any third party. The location of said space for Air-Conditioning system is situated at a mutually agreeable location.

3.6 **Payment to the maintenance agency or service provider:** The Lessee agrees to make any payment of Utility Charges, in terms of this Lease Deed, to the maintenance agency or service provider only after receipt of a written intimation along with the requisite details from the Lessor regarding such appointment or change of agency and not otherwise. Any such amounts paid or deposited by the Lessee as per the terms of this Lease Deed, with the maintenance agency or service provider appointed or nominated by the Lessor, would be an effective discharge of the obligation of the Lessee in respect thereof. Notwithstanding the payments to the maintenance agency or service provider as aforesaid, the Lessor continues to be responsible for compliance of its obligations and terms of this Lease Deed.

3.7 Upon request of the Lessee, the Lessor shall provide requisite information and

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

supporting documentation as the Lessee may require in respect of the cost incurred towards providing the utilities such as electricity supply (where HT connection exists), power back-up (if common), HVAC charges water charges etc. to ascertain cost incurred towards providing the foregoing utilities. If it is determined that any amount demanded by the Lessor is in excess of the amount incurred, then the Lessee shall be liable to pay such charges as per the rate determined by the Lessee based on the outcome of the inspection and in case already paid, the Lessee shall be entitled to adjust any excess paid against the monies payable under this Deed.

3.8 **Goods and Services Tax (GST):** The Lessee shall pay to the Lessor, applicable GST on payments as described in Part 10 of Annexure 3, on a monthly basis. The Lessor shall submit invoices for the applicable GST on payments as described in **Part 10 of Annexure 3**, in a prescribed form (in original), duly compliant with the Applicable Laws. The Lessor shall make payment of such tax and file GST returns, within the prescribed timeline to enable the Lessee to claim input tax credit benefit of the GST charged under the Applicable Laws. In case the Lessee is unable to claim/ obtain input tax credit benefit under GST, for the reason attributable to the Lessor, then the Lessee shall be entitled to deduct the said amount of input tax credit benefit of the GST, from the payments as described in **Part 10 of Annexure 3** and any other charges payable to the Lessor under this Deed.

3.9 **Tax Deductions:** All amounts payable by the Lessee to the Lessor shall be subject to deduction of taxes at source at the rates prevailing for the time being in force under the Income Tax Act, 1961 or any Applicable Law from time to time. The Lessee shall deposit the tax so deducted with the Government treasury within the statutory period. The Lessee shall provide appropriate certificate to the Lessor in respect of the deduction of tax, in accordance with the Applicable Law.

3.10 **Interest:** The payments as described in **Part 10 and 11 of Annexure 3** for each and every month during the Lease Term shall be paid to the Lessor on or before the Due Date. The Lessor shall issue invoice towards the Lease Rent in a prescribed form. In case the Due Date is a bank holiday, then the same shall be paid on the next succeeding working day. In case of default in payment by the Lessee to the Lessor of payments as described in **Part 10 and 11 of Annexure 3** on its Due Date, the Lessor shall be entitled to charge Interest for the period of delay in making payment. It is agreed between the Parties that the interest not claimed within three months from the Due Date shall be

considered as waived and the Lessor shall not be entitled to claim the same thereafter.

3.11 The invoices for payments as described in **Part 10 of Annexure 3** and Utility Charges if applicable as described in **Part 11 of Annexure 3** shall be issued in the name of the Lessee or as may be informed by the Lessee from time to time. The Lessor shall give valid receipts thereof within 10 days of receipt of the payments as described in **Part 10 of Annexure 3** and Utility Charges as described in **Part 11 of Annexure 3**.

3.12 In case handover of possession of the Leased Premises is delayed beyond the Handover Date, the Lessor agrees to forego whole or part of the Lease Rent for the period equivalent to such delay in terms of the table given below:

A	Delay by one month	Reduction in 25% of the Lease Rent for first month from the commencement date of the lease
B	Delay beyond one month up to three months	Reduction in 50% of the Lease Rent for three months from the commencement date of the lease
C	Delay beyond three months up to six months	Reduction of 75% of the Lease Rent for six months from the commencement date of the Lease
D	Delay beyond six months	No rent shall be payable for the period equivalent to the delay, from the commencement date of the Lease.

4. <u>SECURITY DEPOSIT</u>:

4.1 The Lessee agrees to deposit the amounts as stated in **Part 12 of Annexure 3** with the Lessor as and by way of interest free refundable security deposit (**"Security Deposits"**).

4.2 Upon termination or expiry of this Deed, the Lessee shall be entitled to adjust/appropriate the amount payable by the Lessee to the Lessor, as per the terms of this Deed, during the notice period against the Security Deposits. After such adjustment/appropriation, if there remains any balance amount of Security Deposits with the Lessor, the same shall be refunded by the Lessor to the Lessee simultaneously

with the Lessee handing over possession of the Leased Premises to the Lessor.

4.3 In the event the Lessor delays in refunding the Security Deposits or any part thereof to the Lessee in accordance with the foregoing provisions, the Lessor shall be liable to pay Interest. Additionally, the Lessee shall be entitled to possess the Leased Premises without any payment until the Lessor refunds the Security Deposits along with Interest.

5. REPRESENTATIONS, WARRANTIES, OBLIGATIONS AND COVENANTS OF LESSOR:

5.1 The Lessor represents that currently there are no outstanding Property Tax and that during the entire Lease Term, the Lessor shall be liable to pay Property Tax. in respect of the said Plot, said Building including the Leased Premises.

5.2 The Lessor undertakes and assures the Lessee that the Lessor shall not disconnect or cause to be disconnected or withdrawn or interfere in the continuous and uninterrupted supply of any Utilities, Common Amenities and any other facilities which is required by the Lessee for the smooth and uninterrupted operation of its business from the Leased Premises during the Lease Term.

5.3 The Lessor shall not obstruct or block or allow/permit any other person to obstruct or block or install any installation/equipments or operate any kiosks at the entrance, exit, frontage of the Leased Premises and/or anyway hinder and/or disrupt the Business/operations of the Lessee in/from the Leased Premises and/or block the visibility of the Lessee's signage installed by the Lessee in any portion of the Leased Premises or do anything that may cause disturbance or obstruction to the peaceful use, possession and/or enjoyment of the Leased Premises by the Lessee.

5.4 The list of deliverables briefly narrated in the Lessor's scope of work at "**Annexure - 4**" hereto is critical to the commencement and completion of fit-out works in the Leased Premises by the Lessee. Therefore, the Lessor has assured the Lessee that the Lessor shall complete the deliverables specified in "**Annexure - 4**" in accordance with the specifications provided by the Lessee, not later than 31st November, 2025 or such extended period as may be allowed by the Lessee. Unless the Lessor complete its scope

of work as per Annexure 4, the Lessee is not bound to take-over the Leased Premises for the purpose of carrying out fit-outs therein. The Lessor shall provide a notice of at least 30 (Thirty) days for taking the handover of the Leased Premises. However, the Lessee may, in its own discretion, take-over the Leased Premises pending completion of the Lessor's scope of work and commence its fit-out works in whole or in part. In such situation the Fit-out Period shall not commence unless all deliverables of the Lessor are completed by the Lessor to the satisfaction of the Lessee. In the event of any delay by the Lessor in completing his scope of work as mentioned in "**Annexure - 4**", as a result of which there is a delay in commencing and/or completing the fit-out works, the Fit-Out Period, Handover Date and the Lease Rent Commencement Date agreed herein shall be extended by the number of days delay caused by the Lessor.

5.5 Notwithstanding the above, the Lessee shall have at least 90 days from the date when the Lessor provide the copy of full occupancy/completion certificate/building use permission along with other regulatory approval including. Fire NOC if applicable of the said Building to the Lessee, to enable the Lessee to complete its Fit outs. In case the Lessor fails to provide the aforesaid documents to the Lessee on or before the Handover Date, the Fit-out period/Lease Rent Commencement Date shall accordingly postpone by the number of days of delay in providing the copies of the same to the Lessee.

5.6 The Lessor shall be responsible for the good maintenance, efficient provisioning of services and upkeep of the said Building. In case the Leased Premises and/or any part/s thereof requires any major and/or structural repairs/maintenance, the Lessor shall, at its own cost and expense, carry out such major and/or structural repairs/maintenance forthwith but not later than 15 (fifteen) days from the date of receipt of a written intimation from the Lessee in this regard.

5.7 The Lessee shall be entitled to carry out its retail Business store from the Leased Premises as a single composite unit and the Lessor shall not prevent access or interfere with or raise any dispute, objection or reservations against Lessee to operate and conduct its retail Business store from the Leased Premises under the brands owned or licensed to the Lessee.

5.8 The Lessor confirms that the Lessee is at liberty to use any part of the Leased Premises including common areas exclusively reserved for Lessee's use (if any) for any

commercial activity such as merchandising, displays, marketing, sales promotion, promo contests, lucky draws, festive events etc. and for this purpose to use various media of communication. Provided that any fees or charges that may be payable to the local authority in relation to obtaining a permission, sanction or approval shall be borne and payable by the Lessee and the Lessee shall be responsible for the legal compliances related to such events.

5.9 The Lessor undertakes that, unless otherwise required by law, the Lessor shall not reveal, and shall ensure that its representatives do not reveal, to any third party any Confidential Information without the prior written consent of the Lessee. The Lessor shall treat/maintain the Confidential Information of the Lessee with at least the same degree of security, care and protection as a person with ordinary prudence would treat/maintain its own Confidential Information and as per the Applicable Law. Disclosure to Lessor's employees/representatives shall be on a need to know basis only provided that the Lessor shall ensure that such employees/representatives are bound by similar obligation of Confidentiality as contained herein.

5.10 The Parties have identified the signage locations on the external façade of the said Building and exterior of the Lease Premises which is more specifically depicted in the signage plan annexed hereto at "**Annexure – 5A, 5B & 5C**". The cost, charges and expenses for installation and maintenance of such signage as well as municipal taxes, if any, in respect of such signage shall be borne by the Lessee.

5.11 The Lessor represents that **(i)** the Lessor is the sole and absolute owner of the Leased Premises; **(ii)** the Lessor has valid title and registered ownership rights to the Leased Premises; **(iii)** the Lessor enjoys uninterrupted, quiet, peaceful possession of the Leased Premises; **(iv)** the Lessor has a clear and marketable title and is legally entitled to and have absolute authority to grant the Leased Premises on lease to the Lessee; **(v)** the Lessor has not created any rights with respect to the Leased Premises in favour of any third parties **(vi)** no prior permission (from any third party/ Authority) is required for entering into this Deed **(vii)** there is no encumbrance, charge, claim, demand, right etc. with respect to the Leased Premises **(viii)** the Leased Premises is free from litigation, attachment, injunction or other prohibitory order, receivership or acquisition proceedings by any Authority or by any third parties; **(ix)** the Lessor has obtained all Approvals from the concerned Authority for the construction, usage and occupation of the said Building; **(x)** the said Building including the Leased Premises is

constructed in accordance with the Approvals received from the concerned Authority and in compliance with the Applicable Law. The Lessor has complied with and shall continue to comply with all the Applicable Law for the time being in force for the construction, use and occupation of the said Building**;(xi)** the Leased Premises can be used for the operation of a retail store and activities incidental thereto; **(xii)** The execution and delivery of this Deed is not and will not be inconsistent with and will not violate any other contractual arrangement or other legal obligation of Lessor with any third party.

5.12 The Lessor undertakes to discharge all its obligations and liabilities imposed or undertaken by the Lessor under any pre-existing or subsequent mortgage in respect of the Leased Premises or any part thereof without fail and without causing any delay or default or doing anything whereby any disturbance, obstruction, interference etc. is caused to the business operations of the Lessee.

5.13 The Lessor shall be responsible for any loss, claims, demands, damages, prosecutions, expenses etc. suffered/incurred by the Lessee resulting due to non-availability/breach of any Approvals with respect to the Leased Premises including Lessor title thereto and/or Lessor's tax obligations and/or breach of the representations, warranties, undertakings or covenants of the Lessor whether made herein or to any third parties affecting the Leased Premises.

5.14 The Lessor shall issue a prior written intimation to the Lessee in case of transfer of the Leased Premises or any part thereof to any third party including by way of sale, mortgage, gift or exchange, etc. In case of a transfer of the Leased Premises, the lease shall be attorned to the transferee and all rights and obligations of the Lessor herein contained shall vest in and be binding upon such transferee. The Lessor shall ensure that transferee is bound by this Deed as it binds the Lessor and such third party shall confirm to all terms and conditions of this Deed and acknowledge all amounts including the Security Deposits paid by the Lessee to the Lessor, whose benefit shall be transferred to such third party and such third party shall execute the deed of adherence to this effect. The stamp duty and the registration fees shall be borne by the Lessor and/ or such third party.

5.15 The Lessee shall be entitled to access and use, free of cost, adequate space, at the location mutually agreed between the Parties, for installation of satellite

communication dishes, solar panels or equipment for similar purpose and any other communication equipment/system that are required by the Lessee for operating the Business from the Leased Premises. The Lessor assures the Lessee that the Lessor or any other person shall not remove such installations belonging to the Lessee without the prior written consent of the Lessee. The Lessor shall co-operate with the Lessee for signing of all documents and papers for obtaining necessary approvals, if any, for the installation of VSAT Dishes/ antennas etc. from the Government/ any local authority. All applicable costs, charges and expenses in this regard shall be borne by the Lessee.

5.16 The Lessor has provided dedicated parking space as stated in **Part 4 of Annexure 3** free of cost for the purpose of parking the vehicles belonging to the Lessee's employees, staff, visitors and patrons without any let, hindrance or obstruction of any person including the Lessor or any third party.

5.17 The Lessor shall at its own cost obtain annual maintenance contracts (AMC) of Dedicated Installations installed by the Lessor in the Leased Premises, for the first year from the date of installation of equipment. Thereafter the Lessee shall be responsible for maintenance of the Dedicated Installations at its own cost.

5.18 The Lessor hereby indemnifies and keeps indemnified the Lessee from all cost, expense, damage, loss, claims etc. arising out of the non-compliance of the locally prevailing building rules and regulations.

5.19 The Lessor assures the Lessee that in case any Authority objects/restricts the Lessee to the use of the Leased Premises for the Business purpose it has been let-out to the Lessee or due to a lack of Approval in respect of the Leased Premises, the Lessor shall solely be responsible for satisfying the requirements of such Authority (without in any manner causing prejudice to the Leased Premises or use thereof by the Lessee) and in case any fine, penalty, cost, charges etc. is required to be paid to remove any objections, settle any order or generally take corrective measures, such fine, penalty, cost, charges etc. shall be borne and paid by the Lessor only and Lessee shall not be required to bear, pay or contribute to the same. Further the Lessee shall not be liable to pay the **payments described under Part 10 of Annexure 3** to the Lessor for the period when the Lessee is unable to use the Leased Premises or part thereof;

5.20 The Lease granted herein is an exclusive right to use and possess the Leased Premises

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

together with the use of front side of the Leased Premises by the Lessee during the Lease Term hereby granted, without any interference and/or obstruction from the Lessor or any person.

5.21 The Lessor represents that the said Building including the Leased Premises complies with all fire safety norms as per the Applicable Law. The Lessor shall continue to comply with all Applicable Law including the fire safety norms with respect to the said Building including the Leased Premises. All expenditure required to be incurred for complying with the fire safety norms including obtaining and keeping the fire safety certificate updated and/or obtaining fire NOC including renewals, if any, during the entire Lease Terms shall be borne by the Lessor.

5.22 The Lessor represents and assure the Lessee that the Lessor shall obtain and maintain an insurance policy to insure the structure of the said Building and the Lessor shall be solely responsible for the prompt and timely payment of premia in relation thereto from time to time. The Lessee shall not be required to contribute, bear or pay any whole or part of the premia related to insurance policy obtained for the said Building.

5.23 The Lessor acknowledges that the Lessee has relied on the Lessor's representations and warranties and is entering into this Deed.

6. REPRESENTATIONS, WARRANTIES, OBLIGATIONS AND COVENANTS OF LESSEE:

6.1 The Lessee agrees and undertakes to pay the payments as described in **Part 10 of Annexure 3** and Utility Charges as described in **Part 11 of Annexure 3** as per the terms of this Deed on the respective Due Dates.

6.2 All charges towards telephone and internet connection availed by the Lessee in the Leased Premises shall be discharged by the Lessee at actuals.

6.3 The Lessee agrees to observe and comply with the relevant provisions of the Shops and Establishments Act and other applicable Laws for conducting the Business from the Leased Premises, provided the Lessor renders its full co-operation in obtaining permission from the relevant authorities and the Lessor shall furnish all requisite

documents, to enable the Lessee to obtain such permissions, whenever required.

6.4 The Lessee shall insure its goods, furniture, and fixtures lying in or affixed by the Lessee in/to the Leased Premises at its own costs.

6.5 The Lessee will be responsible for the routine maintenance activities in the Leased Premises such as cleaning, housekeeping, up-keep, security and pest control. For the aforesaid purposes, the Lessee may enter into appropriate contracts with third party/ies as the Lessee may deem fit. The Lessee shall ensure that Lessee will not make any structural modifications to the Leased Premises

6.6 The Lessee shall permit Lessor to enter into the Leased Premises during business hours to inspect and examine the state and condition of the Leased Premises, provided that the Lessor has given to the Lessee 48 hours' prior written notice stating the Lessor's intention to carry out such inspection and/or examination. However, the Lessor and/or its representative shall not (a) hamper day to day routine Business operations from the Lease Premises; and (b) cause any obstruction or disturbance to the Lessee's business being conducted from the Leased Premises.

6.7 The Lessee undertakes to discharge the taxes, levies and duties, present and future, as may be imposed by the government in respect of the Business carried on by the Lessee from the Leased Premises.

6.8 During the occupation and use of the Leased Premises, the Lessee shall ensure that any fit-out or interior works that may be carried out in the Leased Premises shall not cause any damage to the structure of the Leased Premises (except routine/normal wear and tear including due to usage or ageing). In case the Lessor attribute any damage caused to the Leased Premises solely to the acts of the Lessee (except routine/normal wear and tear including due to usage or ageing), the Parties may appoint an independent expert to determine the cause of such damage to the Leased Premises. The independent expert shall be a reputed person known for his/her integrity and shall possess extensive knowledge and experience in the construction industry. The independent expert shall not have any existing or past history of personal or business relations with either Party, which may in any manner cast a doubt about his/her independent judgment on the issues submitted for his/her opinion. The

independent expert shall be appointed by the unanimous consent of all Parties and the independent expert shall submit the detailed report along with his/her conclusion within a period of 30 days from the date of reference.

7. RIGHTS OF THE LESSEE:

7.1 Under certain circumstances stated hereinafter, the Lessee shall have the right (but not the obligation) to discharge Lessor's obligation directly at its sole discretion and set off amounts incurred by the Lessee, against the Lease Rent and/or any other amount payable by the Lessee to the Lessor under this Deed and such adjustment, to the extent of the amount paid by the Lessee shall be an effective discharge of the Lease Rent and/or any other amount payable by the Lessee to the Lessor under this Deed. The circumstances under which the exercise of such discretionary right envisaged are: (i) non-payment of any liability in respect of the Leased Premises that is required to be borne and paid by the Lessor to any Authority, financial institution, society/association in respect of the said Building, within the prescribed time limit; (ii) In case of any portion of the Leased Premises requiring repairs of the kind that is required to be carried out by the Lessor under this Deed and the Lessor fails to carry out such repairs within the time reserved for this purpose (iii) in the event the Lessee opts to completed the unfinished Scope of Work of Lessor as envisaged in this Deed. The Parties confirm that notwithstanding the Lessee discharging the Lessor's obligation in any given instance, it does not dissolve the Lessor of its continued obligation.

7.2 The Lessee shall be entitled to enter into a Concessionaire agreements, business conducting agreement, leave and license agreements, shop-in-shop agreements and/or similar agreements to display, offer for sale, carry out marketing activities etc. at no extra cost to the Lessee, in respect of the Leased Premises or any part thereof with any third party as the Lessee may deem fit. The Lessee is not required to obtain Lessor's consent for the same.

7.3 The Lessee shall, on or after the Lease Commencement Date, be entitled to refurbish and fit-out the Leased Premises, either itself or its nominee, without making any structural changes/damage to the Leased Premises as the Lessee may deem fit and proper for the use and enjoyment of the Leased Premises.

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

7.4 The Lessee shall have the right to transfer or assign its right, title, interest and obligations under this Deed to any other Company within the Tata group or to its subsidiaries or associate company without any limitation. However, consequent upon such a transfer or assignment, the transferee or assignee company will undertake to meet all the obligations and rights of the Lessee under this Deed. The Lessee shall intimate the Lessor of any such transfer or assignment along with complete particulars of the transferee immediately after such transfer or assignment but in any case, endeavor to issue such intimation within 30 (thirty) days from the date of transfer or assignment.

7.5 At any time during the Lease Term or any part/s thereof, the Company may appoint a third party individual, firm or company or any other entity as a business associate/franchisee in respect of the Company's business carried on at the Leased Premises or any part thereof pursuant to an agreement entered into between the Company and the business associate/franchisee and upon receiving the intimation of such appointment, the Lessor shall unconditionally accept and acknowledge the same. The business associate/franchisee so appointed by the Company shall discharge all obligations of the Company as a Lessee under this Lease Deed thereafter and consequently all invoices and claims under this Lease Deed will be raised and pursued against business associate/franchisee Only.

8. **MORTGAGE OF LEASED PREMISES**: The Lessor has availed loan facility from ICICI ("Bank") against the security of the said Plot/said Building by way of mortgage. Copy of the memorandum of deposit of title deeds dated 20th July 2022 & 3rd December, 2024 and are hereby annexed with this Lease Deed bearing "**Annexure – 1C & 1D**". All encumbrances of the Leased Premises during the Lease Term shall always be subject to following conditions **(a)** notwithstanding anything contained or stated in any mortgage or any other agreement entered and executed between the Lessor and a third parties in respect of the Leased Premises or the benefit arising out of this Deed, the terms of this Deed and the Lessee's right and entitlement to the quiet and peaceful possession and enjoyment of the Leased Premises shall have priority over the terms of such mortgage/agreement; **(b)** mortgagee's consent, if any required, to the lease hereby granted shall be obtained by the Lessor; **(c)** the Lessee shall, upon receipt of written communication from the Lessor, deposit the amount of the Lease Rent or any part or portion thereof payable as per the terms of this Deed to the bank account as directed by the Lessor and such deposit of Lease Rent by the Lessee to the bank account directed by the Lessor, shall be construed as a valid discharge of the Lessee's payment

obligation, as per the terms of this Deed.

9. **TERMINATION:** This Deed may be terminated as follows:

9.1 Upon expiry and/or three months prior to the expiry of the Lock-in Period of the Lessee, only the Lessee shall have the right to terminate the lease of the Leased Premises and this Lease Deed without assigning any reason by a 6 months prior written notice addressed to the Lessor stating the Lessee's intention to terminate this Deed.

9.2 Without prejudice to sub-clause 9.1 above, the Lessee shall be entitled to terminate the lease of the Leased Premises and this Lease Deed forthwith anytime during the Lease Term including during the Lock-in Period of the Lessee on the following grounds **(a)** any obstruction by the Lessor which prevents the Lessee from access to the Leased Premises or prevents the Lessee from conducting its business activities from the Leased Premises; **(b)** The Lessor fails to obtain and/or comply with any Approval for the construction, use and occupation of the Leased Premises and/or any part thereof within the time prescribed therefor under this Deed or otherwise; **(c)** Any structural defect in the Leased Premises and/or any part thereof or any part of the said Building being rendered to such condition of repairs as may pose a threat to life and/or property of the occupants, guests and visitors thereof; **(d)** The Lessor fails or causes delay in completing the Scope Of Work and/or fails to Handover the Leased Premises as per the terms of this Deed; **(e)** The Lessor's title to the Leased Premises not being clear and marketable and/or any third party raising any claim or demand of any nature whatsoever in relation to the title to the Leased Premises; **(f)** Court receiver is appointed in respect of the assets of the Lessor; **(g)** Any force majeure event affecting the Leased Premises or any part thereof for a continuous period of 30 days; **(h)** The Lessor commits an act of insolvency or declared insolvent by a court of competent jurisdiction or a winding-up order has been passed against the Lessor.

Provided however, the Lessee shall exercise its rights to terminate this Deed under sub-clause (9.2(a)) to (9.2(e)) above, by giving to the Lessor a written notice at least 30 (thirty) days in advance specifying the breach therein, calling upon the Lessor to rectify the breach within the aforesaid notice period failing which this Deed will be deemed to be terminated on the expiry of the aforesaid notice period and upon the Lessor's failure to rectify its breach within the aforesaid period of 30 (thirty) days, this Deed will be deemed to be terminated on the expiry of the aforesaid period of 30

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(thirty) days. In all other cases mentioned above, the Lessee may terminate this Deed forthwith by notice to the Lessor.

9.3 The Lessor shall not be entitled to terminate this Deed anytime during the Lease term, except on the following grounds **(a)** The Lessee or any of its agents, representatives or employees cause any structural damage to the Leased Premises such as destruction of and/or cutting of the pillars, beams and/or columns of the Leased Premises; **(b)** The Lessee defaults in paying the Lease Rent to the Lessor for a continuous period of 60 (sixty) days from the date on which such amount is due and payable to the Lessor; **(c)** An order of winding up has been passed by a court of competent jurisdiction against the Lessee

Provided however, the Lessor shall exercise its right to terminate this Deed by a 30 (thirty) days prior written notice addressed to the Lessee only after the Lessor has given at least 60 days prior written notice to the Lessee specifying the breach therein, calling upon the Lessee to rectify such breach within the aforesaid notice period and the Lessee has failed to rectify such breach within the aforesaid period of 60 (sixty) days.

10. **EFFECTS OF TERMINATION/ EXPIRY:** Upon the termination of this Deed in accordance with the provisions in this regard contained hereinabove by the act of Parties or due to efflux of time –

10.1 The Lessee shall cause to remove all its goods, merchandise, furniture, fixtures and other belongings from the Leased Premises and subject to Clause 4, handover vacant possession of the Leased Premises to the Lessor not later than 30 (thirty) days from the date of termination of this Deed. During such period, the Lessor shall not prevent, interfere or obstruct the Lessee, its employees, agents, servants etc. from access to the Leased Premises for the stated purpose or otherwise in any manner cause to restrain the Lessee from removing its belongings from the Leased Premises for any reason whatsoever.

10.2 The Lessee shall ensure that no damage or destruction is caused to the Leased Premises or any part/s thereof while removing its belongings from the Leased Premises (reasonable wear and tear excepted). It is made abundantly clear that the

Lessor shall not be entitled to claim a lien on the goods, merchandise, furniture, fixtures and other belongings of the Lessee.

10.3 In the event the Lease is terminated by the Lessor during the Lock-in Period of the Lessee only due to the defaults of the Lessee as mentioned in sub-clause 9.3(a) and 9.3(b) above, the Lessee shall be liable to pay the Lease Rent as applicable for the balance unexpired Lock-in Period of the Lessee. It is clarified that the Lessee shall not be liable for the aforesaid in the event the termination of this Deed is for the reason attributable to the Lessor or due to force majeure event. It is further clarified that the aforesaid amount is to be paid as Lease Rent and not as damages and penalties.

11. No Party shall be bound to perform its obligations during the occurrence and / or existence of Force Majeure Event. The Party relying upon the occurrence of Force Majeure Event shall serve upon the other Party, within 15 (fifteen) Business Days of such occurrence, a written notice intimating the same. The Lease Rent and all other charges payable by the Lessee to the Lessor during the Force Majeure Event, shall not be applicable or as the case may be, proportionately reduced to the extent of the area being used by the Lessee to operate its Business from the Leased Premises.

12. In the event the Leased Premises and/or any portion thereof or the said Building being damaged or destroyed during the period of this Deed, due to any reason whatsoever including Force Majeure Event, such that the Leased Premises of part thereof is rendered unfit or inaccessible for conducting the Business of the Lessee, the Lease Rent and all other charges payable by the Lessee to Lessor shall not be payable or as the case may be, proportionately reduced to the extent of the area being used by the Lessee to operate its Business from the Leased Premises. Under such circumstances, not later than 3 (three) months from the date on which the Lessee calls upon the Lessor to do so, the Lessor shall repair and rectify the damage to the Leased Premises and bring the Leased Premises to the same condition as it was prior to the occurrence of such damage, such that the Leased Premises is fit for the use of the Lessee for carrying on its Business, failing which, notwithstanding anything contained herein, the Lessee shall have the right to terminate this Deed by giving a 30 (thirty) days prior written notice to Lessor at any time after the expiry of the aforementioned period of 03 (three) months.

13. <u>MISCELLANEOUS</u>:

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

13.1 It is agreed by and between the Parties hereto that nothing herein contained shall be construed as an agency, partnership or association of persons between the Parties.

13.2 **Partial Invalidity**: If any provision of this Deed becomes illegal, void or unenforceable by a court of law or by virtue of a statute, such provision shall be amended or replaced with a provision which is valid and enforceable and most nearly reflects the original intent of the invalid or unenforceable provision(s) or deleted in so far as is reasonably consistent with the provisions of this Deed and to the extent necessary to conform to the order or the relevant statute and the legality, validity or enforceability of the remaining provisions shall not in any way be thereby affected or impaired.

13.3 The Lessor hereby indemnifies and shall keep the Lessee indemnified against any loss, claim, damage, expenses etc. resulting to the Lessee due to (i) the Lessors (a) not obtaining, (b) not maintaining, and/or (c) committing breach/ default of any Approvals (including terms and conditions thereof) with respect to construction, use and occupation of the said Building including the Leased Premises; (ii) any action or proceedings initiated against the Lessee in connection with any contravention or alleged contravention of Approvals by the Lessor.

13.4 The Lessor warrants and undertakes that the Lessor and its officers, employees and agents, have acted and shall act in accordance with all applicable laws, including the Prevention of Corruption Act, 1988 as amended ("PCA") and any other applicable anti-corruption law (Anti-Corruption Laws) in connection with the present Deed and related matters and the Lessor and/or none of its officers, employees and/or agents have done, or permitted to be done or will do or will permit to be done, anything, in connection with the present Deed and related matters, which **(i)** is in breach, or is likely to have been in breach, of any Anti-Corruption Laws; or **(ii)** will result, or is likely to result, in the Lessee being in breach of any Anti-Corruption Laws.

13.5 The Lessor acknowledges that some or all the Confidential Information disclosed under this Deed may constitute "unpublished price sensitive information" under the applicable Insider Trading Regulations. The Lessor and its employees/representatives undertake that they will use such Confidential Information for the legitimate business purpose only as per the terms of this Deed. Further, while in possession of such unpublished Confidential information, the Lessor and its employees/representatives shall not directly or indirectly, deal in or influence trading in the securities of the Company (Trent Limited).

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

13.6 **Non-Waiver**: No delay, forbearance, indulgence, relaxation or inaction or any single and/or partial exercise of any right by the Parties hereto at any time to require performance of any of the provisions of this Deed shall in any way affect, diminish or prejudice the right of the Party to require performance of that or any other provision, and any waiver or acquiescence by the Party of any breach of any of the provisions of this Deed shall not be construed as a waiver or acquiescence of any right under or arising out this Deed, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Deed. Notwithstanding anything contained in this Deed the rights and remedies available to the Parties as set out in this Deed are: **(a)** cumulative; **(b)** in addition to one another; **(c)** without prejudice to one another; and **(d)** in addition to and without prejudice to the right and remedies available to the Parties in law and in equity.

13.7 **Variations**: No amendment, deletion, addition or other changes in any provision of this Deed or waiver of any right or remedy, herein provided, will be effective unless specifically set forth in writing and signed by the authorized signatories of all the Parties.

13.8 **Stamp Duty & Registration Charges**: Stamp duty, registration fees and all other charges incidental thereto shall be borne by the Lessor and Lessee in 30:70 proportion respectively.

13.9 **Custody of Original Deed**: The original executed and registered Lease Deed shall be held in the custody of the Lessee and the Lessor shall be provided with one true copy thereof.

13.10 **Survival**: The rights and obligations of the Parties, which by their very nature survive the termination of this Deed, shall not be extinguished by termination of this Deed.

13.11 **Supersession**: This Deed supersedes any other agreement, letter of intent or any other writing which may have been signed between the Lessor and the Lessee in respect of the Leased Premises. Any and all such agreement, letter of intent, writings etc. shall be null and void from the date of execution hereof.

13.12 **Notice:** All notices or other communications to be given ("**Notice**") shall be made in writing to the addresses set out in **Part 12 of Annexure 3** or at such other address or

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

facsimile number as such party may hereafter specify for such purposes by notice in writing. Any Notice shall be deemed to be duly given when issued in accordance with this clause and in the case of (i) email, when the email is delivered to the recipient; (ii) personal delivery, when delivered; (iii) letter, upon deliver as evidenced by the acknowledgement. A Notice received on a day other than a Business Day, or after business hours (10 am to 5pm) in the place of receipt, shall be deemed to be given on the next following Business Day in such place.

14. **ARBITRATION:** If any question of difference or claim or dispute shall arise between the Parties hereto touching these presents or the construction thereof or relating to rights, duties or obligations of the Parties hereto arising out of this Deed or as to any matter arising out of these presents, the same shall at the first instance be resolved amicably by mutual negotiations within 30 (thirty) days from the date of a Party's request for the resolution thereof. Failing such amicable settlement the same shall be referred to arbitration to be held at Chennai in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any law relating to arbitration in force at the time of such reference. The reference shall be to a single arbitrator to be mutually appointed by the Parties. The Arbitrator shall have summary powers as also the powers to grant interim and ad-interim reliefs. The parties agree to abide by the decision of the Arbitrator/s, which shall be final and binding. The language of arbitration shall be English.

15. **JURISDICTION & GOVERNING LAW:** Subject to arbitration, wherever judicial intervention is possible the Courts at Chennai only shall have exclusive jurisdiction to try all suits or proceedings, matters or things in connection with this Deed. This Deed shall be governed only by Indian law.

16. **TRANSLATION:** This Lease Deed may be translated into language other than English for the purpose of complying with any Applicable Law, local norms/customs or for the requirement of any Party hereto. However, in case of any dispute or difference arises between the Parties on the interpretation of any provision hereof, the Parties shall always refer to the English version of this Lease Deed. The Parties shall use the English language for correspondence in matters arising out of or connected with this Lease Deed.

[EXECUTION SHEET IN THE FOLLOWING PAGE]

[EXECUTION SHEET]

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

IN WITNESS WHEREOF the parties have set their hands to this Lease Deed through their respective representatives on the date, month and year mentioned hereinabove.

SIGNED SEALED AND DELIVERED by the within named "Lessor" for and on behalf of **T&M Assets Pvt Ltd** through its Authorized Signatory Authorized Signatory **Mr. Tanseer Jabbar**, Son of Mr. Abdul Jabbar Authroised vide Board Resolution dated 20th January, 2025		
SIGNED SEALED AND DELIVERED by the within named **"Lessee"** through its Authorized Signatory **Palak Shah,** Son of Shri. Rahul Kotecha Authorized vide Board Resolution dated 9th August, 2023**.**		
Witness		
Name: _____ Address: _____ _____ _____		
Name: _____ Address: _____ _____ _____		

For Lessor Authorized Signatory	For Lessee Authorized Signatory

T&M Assets Private Limited,
102, Luz Church Road, Mylapore,
Chennai – 600 004. Tamil Nadu, India
Phone : 044 – 42026415 Email : tanseerj@gmail.com
CIN: U70109TN2021PTC147259

TM/MOM/24-25/0005

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S. T&M ASSETS PVT LTD HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 102, LUZ CHURCH ROAD, MYLAPORE, CHENNAI – 600004 ON THE 20TH DAY OF JANUARY 2025.

RESOLVED THAT the Company has decided to authorize Mr. TANSEER JABBAR having Permanent Account Number (PAN) ADCPJ2845D to act as the Authorised Signatory on behalf of the Company for the purpose of entering into, executing, and signing all Rental and Lease Agreements, including any related documents, amendments, or renewals, with respect to properties leased or rented by the Company.

RESOLVED FURTHER THAT a copy of the above resolution duly certified as true by designated Director/ Authorised Signatory of the Company and such other parties as may be required from time to time in connection with the above matter.

// CERTIFIED TRUE COPY//

For T&M Assets Private Limited,

TANSEER JABBAR
DIN No: 00641372

For T&M Assets Private Limited,

MAHBOOB MERLIA
DIN No: 08350983

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

TRENT LIMITED
A TATA Enterprise

CERTIFIED EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THEIR MEETING HELD ON 9th AUGUST 2023

Authorization to officials of the Legal Department

"RESOLVED THAT in supersession of all resolutions passed earlier in this regard, Mr. Umesh C. Agarwal, Ms. Yamini Chandran, Mr. Anant Mote, Ms. Saroj Ghatge, Mr. Rakesh Bharadwaj, Mr. Swapnil Mohite, Mr. Sanket Dighe, Ms. Palak Shah, Mr. Akshay Kale, Ms. Manasi Sawant and Mr. Ninad Kulkarni be and are hereby severally authorized to appear and represent the Company before any Government or Semi-Government authority in India, any Court or judicial authority in India, any municipal or local authority, and severally sign all deeds and documents on behalf of the Company.

RESOLVED FURTHER THAT Mr. Umesh C. Agarwal, Ms. Yamini Chandran, Mr. Anant Mote, Ms. Saroj Ghatge, Mr. Rakesh Bharadwaj, Mr. Swapnil Mohite, Mr. Sanket Dighe, Ms. Palak Shah, Mr. Akshay Kale, Ms. Manasi Sawant and Mr. Ninad Kulkarni be and are hereby also severally authorized to sign legal agreements, contracts, declarations, affidavits, vakalatnamas and other related legal documents that may be necessary in relation to the business requirements of the Company, including taking of premises on lease or on leave and license basis or a business conducting arrangement as approved by Board of Directors or its Committee for Westside stores , Site Identification Team (SIT) (in case of stores other than Westside stores), and to appear before any Registrar or Sub-Registrar of Assurances or any other Office or authority having jurisdiction in that behalf and to admit execution of documents on behalf of the Company and generally to do all acts deeds and things that may be necessary on behalf of the Company."

For TRENT LIMITED

Krupa Anandpara
Company Secretary

REGISTERED OFFICE : BOMBAY HOUSE, 24, HOMI MODY STREET, MUMBAI - 400 001. TEL.: (91-22) 6665 8282 FAX : (91-22) 2204 2081

CORPORATE OFFICE : TRENT HOUSE, G-BLOCK, PLOT NO. C-60, BESIDE CITI BANK, BANDRA-KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400 051. TEL.: (91-22) 6700 9000 FAX : (91-22) 6700 8100
Email id - westside@trent-tata.com Website - www.trentlimited.com CIN - L24240MH1952PLC008951

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

SCHEDULE 'A'

(Address of the place where title deeds are deposited)

ICICI Bank Ltd,
Urban Administration Complex, TVH Belicia Tower, MRC Nagar,
Chennai – 600 028;

Nature of Facility	Amount of secured facility	Ranking of charge Exclusive/First/Second/ Third/Residuary
HL - Land loan	**Rs.14,00,00,000/-**	First & Exclusive Charge

SCHEDULE 'B'

LIST OF DOCUMENTS DEPOSITED

(All the original and copies of documents are properly qualified)

- **Original Sale Deed** Favoring **M/s. T & M ASSETS PRIVATE LIMITED** **dated 20.07.2022** and registered as **Document No.** 8355 **of 2022,** Book-1, Registered in the Office of the SRO, **Pallavaram.**

ocument No. 8356 of 2022 of Book
1 Contains 14 Sheets 21 Sheet
Registering Officer

For T&M ASSETS PRIVATE Limited
Director

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

Schedule A

1. Address of the place where title deeds are deposited:

ICICI Bank branch/zonal/regional/corporate office/other address

ICICI Bank Ltd,
No 1 Cenotaph Road
Teynampet
Chennai - 600018

Document No. 10207 of 2024 of Book 1
Certified 12 Sheets 1 Sheet
Registering Officer

For T&M ASSETS PRIVATE LIMITED
Director

2. Name(s) of the banks/institutions and the amount of their respective facilities:

Sr. No.	Name(s) of the bank(s)/institutions	Amount of secured facilities (Rs. in mn.)	Ranking of charge: Exclusive/ First/Second/Third/Residuary
1.	ICICI Bank Limited	Rs. 60.00 million	Exclusive

Schedule B

(List of Documents of Title, Evidences, Deeds and writings deposited)

Sr. No.	Document Description	Document Date	Document Number	Number Of Documents
1.	Deeds-Regd-Sale Deed/ Lease Deed/ Agmt Sale With Stamp Duty/ Deed For Undivied Share Land/ Deed Of Apt	July 20, 2022	8355/2022	1
2.	Board Resolution	July 14, 2022		2
3.	Registration Receipt 2	July 20, 2022	12044,12045	2
4.	Memorandum Of Title Deeds	July 20, 2022	8356/2022	1

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

ANNEXURE 2 - INTERPRETATION & DEFINITION

1. Interpretation:

1.1 References to any document (including this Deed) are references to that document as amended, consolidated, supplemented, novated or replaced from time to time.

1.2 The recitals, schedules, appendix and annexures to this Deed are incorporated herein and, by this reference, made an integral part hereof as if fully set forth herein.

1.3 References to the Parties include their respective successors and permitted assigns as appropriate except otherwise specifically mentioned.

1.4 Reference to a schedule or clause or sub-clause shall be reference to a schedule or clause or sub-clause of this Deed.

1.5 The headings to the clauses, sub-clauses and the schedules and the index to this Deed are for ease of reference only and shall not affect its interpretation.

1.6 References to any "person" include any natural person, corporation, judicial entity, association, statutory body, partnership, limited liability company, joint venture, trust, estate, unincorporated organization or government, state or any political subdivision, instrumentality, agency or authority.

1.7 References to "Clause" or any other agreement or document in this Agreement shall be construed as references to the Clauses of this Agreement, or such other agreement or document, as may be amended, modified or supplemented from time to time, and shall include a reference to any document which amends, modifies or supplements it, or is entered into, made or given pursuant to or in accordance with its terms.

1.8 Any reference to a specific statute or statutes or Applicable Laws shall be deemed to include any statutory extension or modification, amendment or re-enactment thereof and any orders, regulations, byelaws, directions, instruments or other things for the time being issued under them or by virtue thereof and any general reference to a

"statute" or "statutes" shall be deemed to include any orders, regulations, byelaws, directions, instruments or other things for the time being issued under them or by virtue thereof.

1.9 Unless the context otherwise requires, in this Agreement: (a) words importing the singular include the plural and vice versa; (b) words denoting any gender shall include all genders; (c) the words "written" and "in writing" include any means of visible reproduction; (d) the terms "hereof", "herein", "hereto" and similar words refer to this entire Agreement and not any particular Clause, or any other subdivision of this Agreement; (e) the words "include" or "including" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not they are followed by such phrases or words of like import;

1.10 The expressions specified in the annexures, schedules hereto and forming part of this Deed shall have the meanings assigned to them therein.

2. **DEFINITIONS:** For purposes of this Deed, unless the context otherwise requires, the below expressions shall be construed as follows:

2.1 **"this Deed"** means this lease deed together with all the annexure(s), appendices and schedule(s) appended and/or annexed hereto;

2.2 **"Applicable Law"** shall mean and include all laws including statutes, rules, bye-laws, notifications, guidelines, orders, terms and conditions of any Approvals etc. brought into force by the Authority.

2.3 **"Approvals"** shall mean and include all licenses, permits, approvals, sanctions, consents, clearances, no-objections etc. obtained/to be obtained from or granted/to be granted by the Authority/ies (including renewals thereof) in connection with the said Building including the Leased Premises and /or in connection with the transaction contemplated in this Deed.

2.4 **"Authority"** shall mean and include any government or statutory or other authorities exercising executive, legislative, judicial, quasi-judicial, regulatory or administrative functions.

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

2.5 "**Business Day**" shall mean any day of the week (excluding Saturdays, Sundays and public holidays) on which commercial banks are open for business in Mumbai, India.

2.6 "**Carpet Area**" shall mean the total usable area within the Leased Premises, not inclusive of any common landing, common corridor, common services areas, common staircase areas, common ramps, common lift areas, common escalator areas, common toilets, columns, and fire staircases. Further, Carpet Area shall be the area of the Leased Premises which will include all areas of exclusive lifts, exclusive stairs, exclusive escalator cut outs and landing, exclusive toilets.

2.7 "**Concessionaires**" shall mean any third party/ies entering into a concession agreement with the Lessee to store, display and sell its/their products from the Leased Premises.

2.8 "**Confidential Information**" shall mean any proprietary and/or confidential data, trade secrets, design, sales data or other information relating to the affairs of the Lessee that may be disclosed to the Lessor and/or its employees/staff whether written or in media form.

2.9 **"Dedicated Installations"** shall mean specific/dedicated infrastructure component such as escalators, elevators, DG and air-conditioning system installed by the Lessor in/for the Leased Premises solely for exclusive use of the Lessee.

2.10 "**Due Date**" shall according to the context **(a)** for the purpose of payments as described in **Part 10A and 10B of Annexure 3** shall mean 10th day of each calendar month in respect of which month the aforesaid payments are payable; **(b)** for the purpose of payment described in **Part 11 of Annexure 3**, shall be 10th day of each month succeeding the calendar month in respect of which aforesaid payments are payable; (**c)** for the purposes of refund of Security Deposits as described under **Part 12 of Annexure 3** shall be the effective date of termination or expiry of this Deed; It is however clarified that in case the 10th day of such month is a bank holiday, then the payment shall be paid on the next succeeding working day.

2.11 "**Financial Year**" shall mean a successive period of 12 (twelve) months commencing

from 1st April in a year and concluding on 31st March in the next following year and where the period in consideration commences in between such periods, only such shorter period shall be considered.

2.12 "**Fit-out period**" shall mean a Lease Rent free period provided by the Lessor to the Lessee to enable the Lessee to carry out the fit out works in the Leased Premises. The number of days of fit out period shall be as mentioned in **Part 5 of Annexure 3**, subject to timely completion of the Lessor's obligations specified at sub-clause 5.4 of this Deed and "**Annexure – 4**".

2.13 "**Force Majeure Event**" shall mean earthquake, fire, floods, other acts of God, strike, lock-out, civil commotion, riots, war or an act of war (whether declared or undeclared), war like conditions, invasion, armed conflict, or act of foreign enemy, blockade, embargo, revolution, riot, rebellion, insurrection, terrorist or military action, nuclear blast or explosion, politically motivated sabotage or civil commotion, storm, volcanic eruptions, typhoons, hurricanes, tsunami, hail storms, landslides, lightning explosions, whirlwind, cyclone, radioactive contamination, ionizing radiation, epidemic, pandemic, famine, other epidemic quarantine, irresistible force and/or situations, lockdown, any change in law, legal/statutory orders including notifications, court order, restrictive directions passed or issued by any Authorities etc. which affects the ability of a Party to (a) perform its obligations as per this Agreement; or (b) use or access the Leased Premises or part thereof; or (c) to operate the Business from the Leased Premises or part thereof.

2.14 "**Handover Date**" shall mean the date when the Lessor shall deliver the possession of the Leased Premises to the Lessee post completing its scope of work detailed in "**Annexure – 4**" hereto subject to sub-clause 5.4 of this Deed. The Lessor shall provide at least 30 (Thirty) days advance notice to Lessee for taking handover of the Leased Premises.

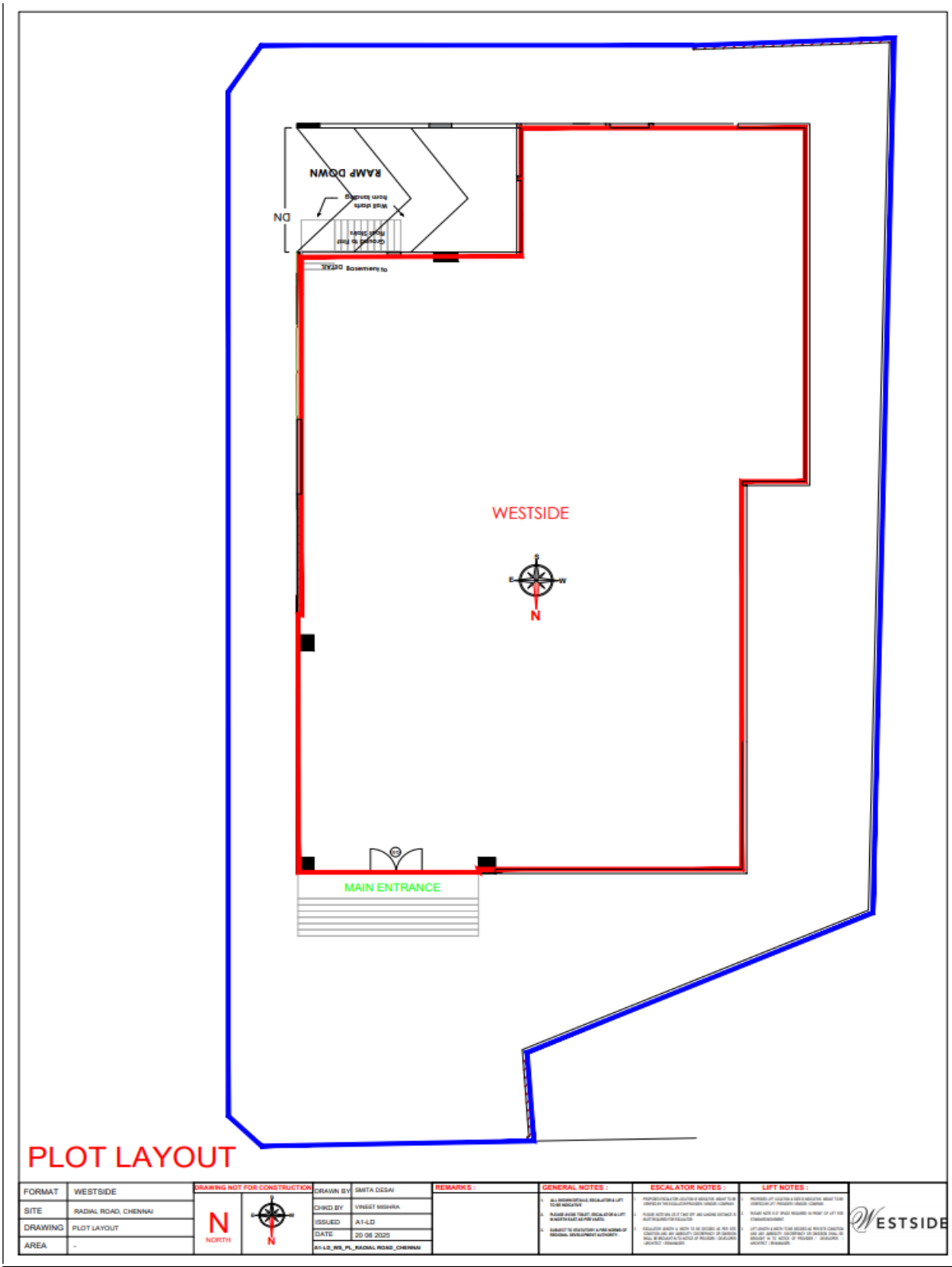
2.15 "**Interest**" shall mean 10% per annum of the outstanding amount due and payable as per this Deed calculated from the Due Date of the payment till the date of actual payment.

2.16 "**Lease Rent Commencement Date**" shall mean the date of commencement of the payment of the Lease Rent which, subject to fulfilment of the terms and conditions of this Deed, shall be The Lease Rent Commencement Date shall be later of the following: (a)Date immediately after expiry of Fit-out Period; (b) 60 days from the Lessor providing copies of all Building related approvals including Fire NOC (if applicable), Occupancy Certificate etc. as required under the Building regulations for occupancy and use of the Building; (c) Date of official launch of the Mall (open for customers) or store opening (open for customers) (as applicable) whichever is earlier.

2.17 "**Property Tax**" shall mean and include all past, present and future property or other taxes including all levies, charges, cess, land revenue, conversion charges, ground rent, duty, interest, penalty etc. levied, assessed or imposed by the Authority.

2.18 "**Scope of Work**" shall mean the scope of as detailed in "**Annexure 4**" of this Deed to be completed by the Lessor within the agreed timelines.

2.19 "**Utility Charges**" shall mean the **(i)** Electricity Charges in respect of the electricity consumed by the Lessee in the Leased Premises as explained in sub-clause 3.3 of this Deed; **(ii)** Water Charges in respect of the water consumed by the Lessee in the Leased Premises as explained in sub-clause 3.4 of this Deed; (iii) Intentionally left blank;



For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

ANNEXURE 3 - PARTICULARS OF LEASE

PART	DETAILS	REFERENCE
1.	**Plot Details / First Schedule**	
	Non-agricultural plot of land admeasuring 1389.194 square meters, bearing Plot Number 2,3,4 & 5, situated at MMRD Road, Kovilambakkam, Chennai, comprised in New Survey Nos.45/2A2, 45/2A3, 45/5A1, 45/5A2, 45/5A3, 45/5A4, 45/5B, 45/6B1B, 45/7B & 46/1B of Kovilambakkam Village, Tambaram Taluk, Chengalpattu District Sub-Registration District of Pallavaram, in the Registration District of Chennai-South 600 129 East: 9 Meter Wide Road West: Land in Survey Nos.45/1, 45/2A1A, 45/2B, 45/2A1A, 45/4B & 45/4; North: MMRD Scheme Road (200 Feet Road) & Land in Survey Nos.45/4B &45/4; South: 9 Meter Wide Road.	"Recital – A"
2.	**Building Details**	
	Name : T&M Meridian Number of Floors: 4	"Recital – A"
3.	**Business**	"Recital – B"
	Retailing of readymade garments, household items, footwear, cosmetics, furniture, sport goods, lifestyle products, accessories, stationery, gift items, books, magazines, toys, games, electronic items, jewelry, food & beverages etc.	
4.	**Leased Premises / Second Schedule**	"Recital – B"

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

Commercial Premises in aggregate admeasuring 32,347 sq.ft (Carpet Area) comprising of:

Store Area Details

Floor	Area	Annexures
Ground Floor	7380	3A
First Floor	8322	3B
Second Floor	8322	3C
Third Floor	8323	3D

Dedicated Parking Space

Location	Two-Wheeler Parking	Four-Wheeler Parking	Annexure
Basement	27	15	3E
Surface	63	08	3F

Dedicated Space for Utilities

Type	Location	Annexures
Power Back Up	At a mutually agreeable location.	-
Air-Conditioning		-

5.	**Fit Out Period** 90 days from Handover Date	**Clause 2.13**
6.	**Lease Commencement Date** Same as Lease Rent Commencement Date	
7.	**Lease Term** 21 years 0 months from the Lease Commencement Date.	**Clause 1.1**

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td rowspan="2">8.</td><td>Lock-in Period of the Lessee</td><td></td></tr>
<tr><td>36 Months (Thirty-Six months) of the Lease Term, commencing from the Lease Rent Commencement Date.</td><td rowspan="3">Clause 2</td></tr>
<tr><td>9.</td><td>Lock-in Period of the Lessor</td></tr>
<tr><td></td><td>Entire Lease Term</td></tr>
<tr><td>10.</td><td><u>PAYMENTS</u></td><td></td></tr>
<tr><td rowspan="2"></td><td>Lease Rent Free Operational Period</td><td rowspan="2"></td></tr>
<tr><td>0 no. of days from Lease Rent Commencement Date.</td></tr>
<tr><td>10A</td><td>Lease Rent

<table><tr><th>Period</th><th>Lease Rent Per Month</th></tr><tr><td>1 to 36 month from the Lease Rent Commencement Date</td><td>Rs. 29,11,230/-</td></tr><tr><td>37 to 72 month from the Lease Rent Commencement Date</td><td>Rs. 33,47,915/-</td></tr><tr><td>73 to 108 month from the Lease Rent Commencement Date</td><td>Rs. 38,50,102/-</td></tr><tr><td>109 to 144 month from the Lease Rent Commencement Date</td><td>Rs. 44,27,617/-</td></tr><tr><td>145 to 180 month from the Lease Rent Commencement Date</td><td>Rs. 50,91,759/-</td></tr><tr><td>181 to 216 month from the Lease Rent Commencement Date</td><td>Rs. 58,55,523/-</td></tr><tr><td>217 to 252 month from the Lease Rent Commencement Date</td><td>Rs. 67,33,852/-</td></tr></table></td><td>Clause 3.1</td></tr>
</table>

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

<table>
<tr><td>11.</td><td><u>UTILITY CHARGES</u></td><td></td></tr>
<tr><td rowspan="2">11A</td><td>Electricity charges</td><td rowspan="2">Clause 3.3</td></tr>
<tr><td>Electricity Charges payable at actuals as described in Clause 3.3</td></tr>
<tr><td rowspan="2">11B</td><td>Water Charges</td><td rowspan="2">Clause 3.4</td></tr>
<tr><td>Water Charges payable at actuals as described in Clause 3.4</td></tr>
<tr><td rowspan="2">11C</td><td>Power Back-Up Charges</td><td rowspan="2">Clause 3.5</td></tr>
<tr><td>No separate Power Back-Up Charges payable as Lessor is providing Dedicated DG as described in Clause 3.5</td></tr>
<tr><td rowspan="2">11D</td><td>HVAC Charges</td><td rowspan="2">Clause 3.6</td></tr>
<tr><td>No separate HVAC Charges payable as Lessor is providing Dedicated space for AC Units as described in Clause 3.6</td></tr>
<tr><td>12</td><td><u>SECURITY DEPOSITS</u></td><td rowspan="3">Clause 4</td></tr>
<tr><td>12A</td><td>Security Deposit</td></tr>
<tr><td></td><td>Total Security Deposit – Rs. Rs. 2,32,89,840 /- paid/ payable in following manner:
<table>
<tr><th>Payable At</th><th>Amount</th><th>Paid\Payable</th></tr>
<tr><td>On Execution of LOI</td><td>Rs. 29,08,800/-</td><td>Paid</td></tr>
<tr><td>On Execution Lease Deed</td><td>Rs. 1,16,47,350/-</td><td>Payable</td></tr>
<tr><td>Registration of Lease Deed</td><td>Rs. 29,11,230/-</td><td>Payable</td></tr>
<tr><td>Store Opening</td><td>Rs. 58,22,460/-</td><td>Payable</td></tr>
</table></td></tr>
<tr><td rowspan="2">13.</td><td>Payment Mechanism</td><td></td></tr>
<tr><td>The payments as defined under Part 10, Part 11 and Part 12 of Annexure 3</td><td></td></tr>
</table>

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

shall be payable to the Lessor in the following ratio:

Name	% Share in Property
T&M Assets Pvt Ltd	100.00

The Lessor confirms and agrees that payments as defined under **Part 10, Part 11 and Part 12 of Annexure 3** in the above ratio shall be a proper, valid and effective discharge of the Lessee's obligation under this Deed towards payment of payments as defined under **Part 10, Part 11 and Part 12 of Annexure 3**. All invoices for payment of the Lease Rent shall be raised by the respective recipients of Lease Rent in the prescribed format.

14. **Address for Notice** — **Clause 14.12**

To the Lessor:

Name	Address	Email ID	Mobile Number
T&M Assets Pvt Ltd	102 Luz Church road, Mylapore, Chennai - 600004	tanseerj@gmail.com	9840064063

To the Lessee:

Name	Address	Email	Mobile Number
Trent Limited	Bombay House, 24, Homi Modi Street, Fort, Mumbai – 400 001 And copy of the same shall be forwarded to the Legal Department at: Trent Limited, Trent	ws.legal@trent-tata.com	+91 72080 10233 / 34 / 35

For Lessor	For Lessee
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		House, Plot C-60, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051			

15. **Lessor's ID**

Name	ID Details	ID Number
T&M Assets Pvt Ltd	Lessor CIN	U70109TN2021PTC147259

16. **Lessor's PAN**

Name	PAN Card Number
T&M Assets Pvt Ltd	AAICT9455H

17. **Lessee's Company CIN**

L24240MH1952PLC008951

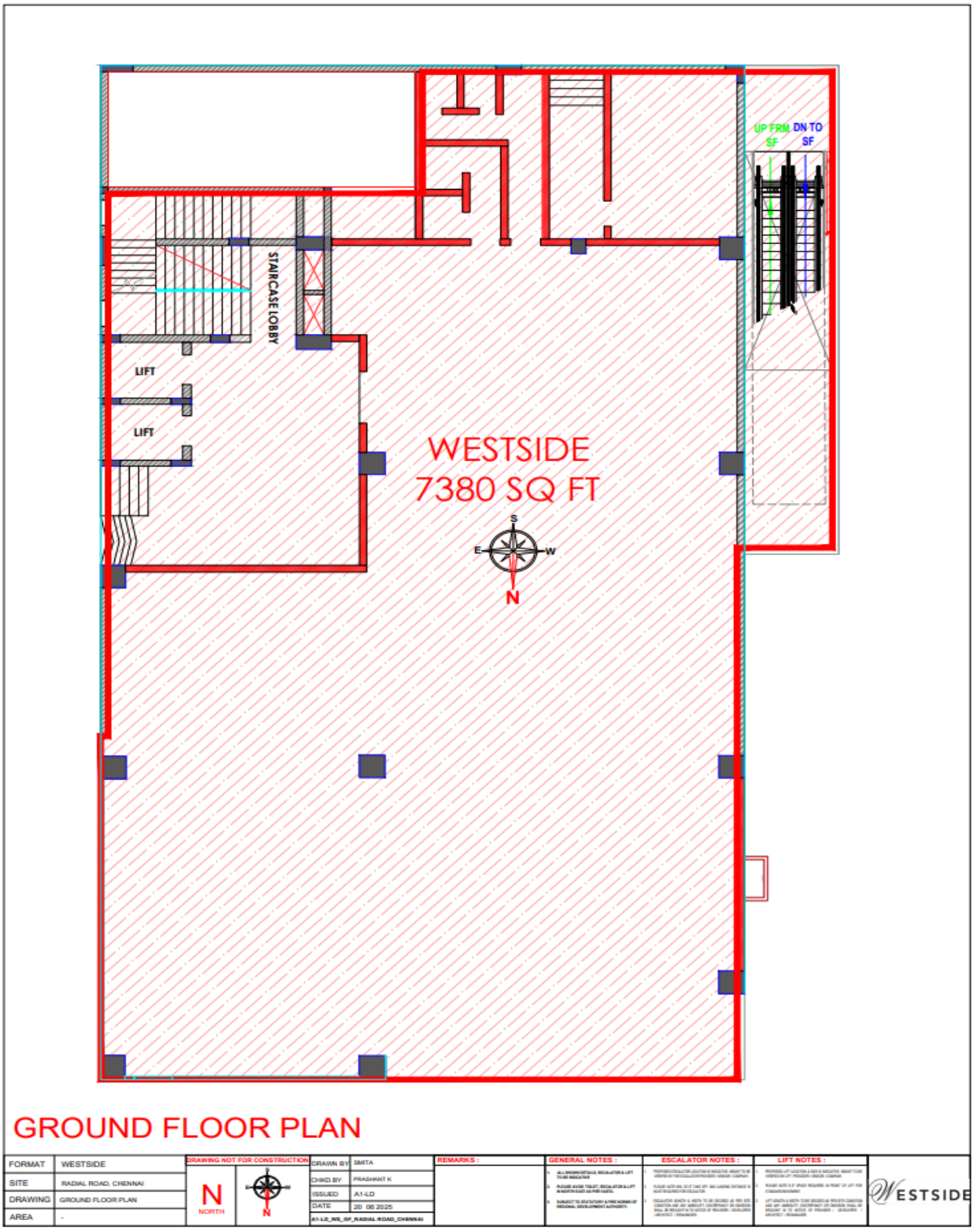
18. **Lessee's PAN Number**

AAACL1838J

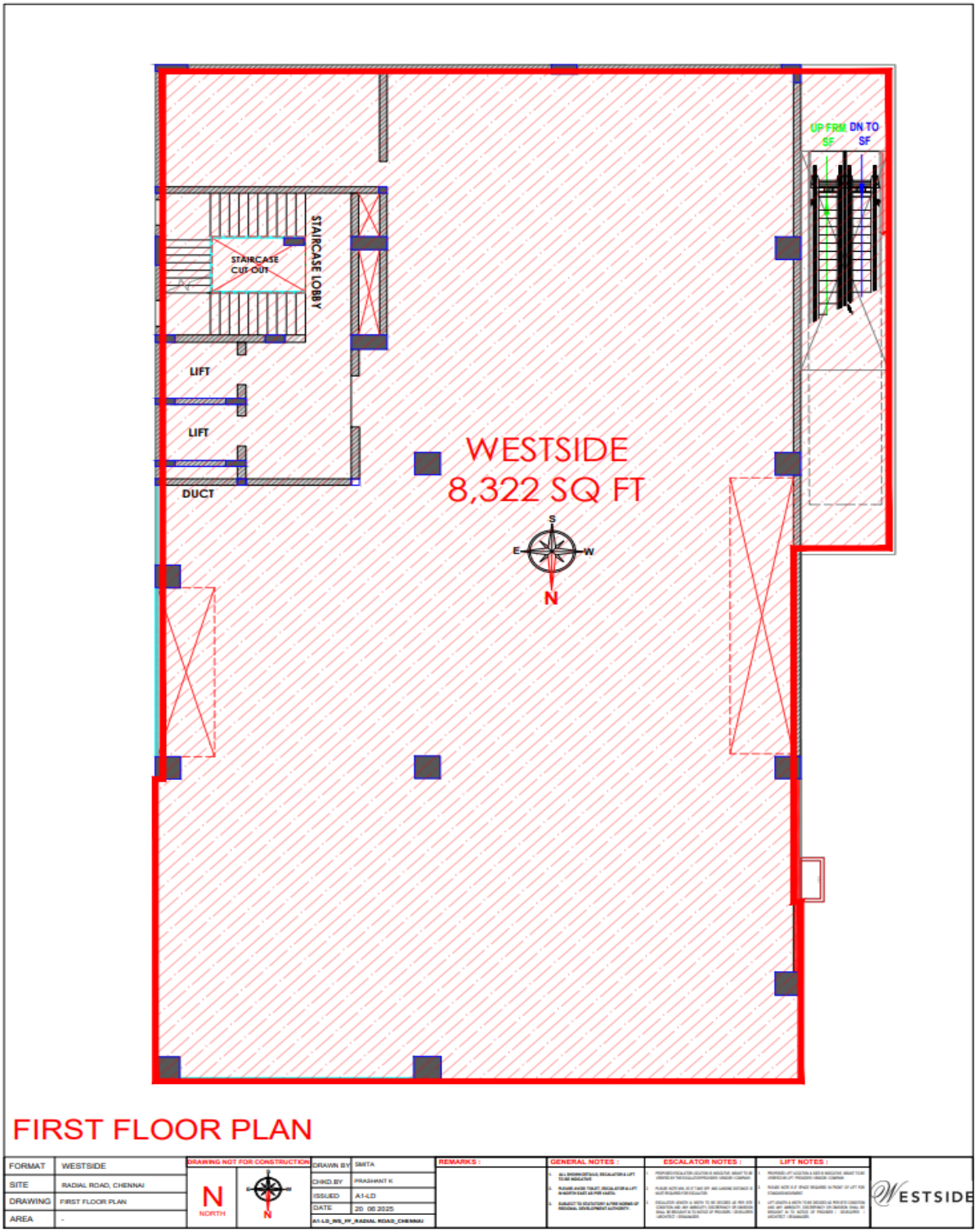
19. **Postal Address of the Leased Premises**

(Westside - A Unit of Trent Limited) situated at T&M Meridian, Radial Road, Kovilambakkam Village, Tambaram Taluk, Chennai 600 129.

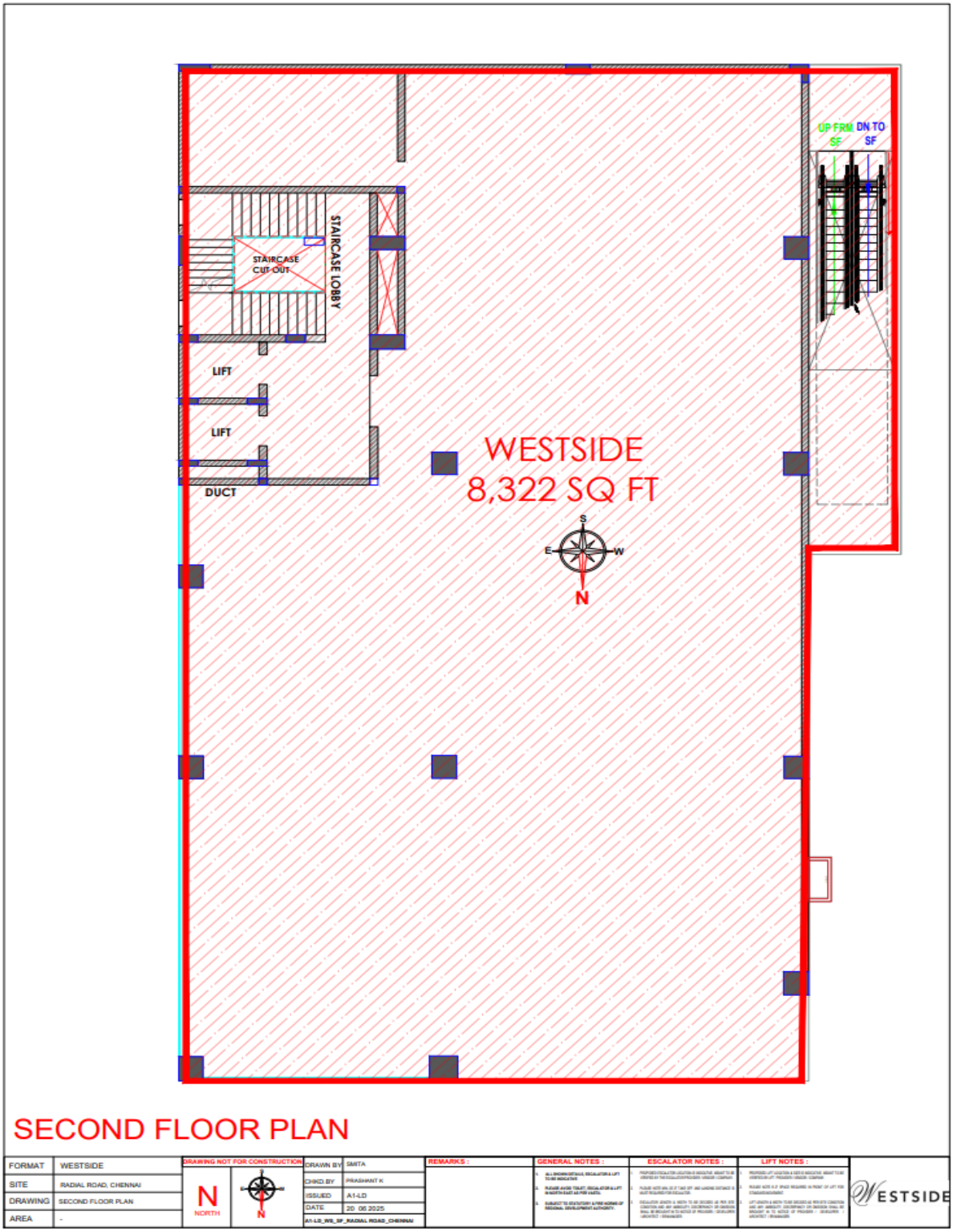
For Lessor	For Lessee
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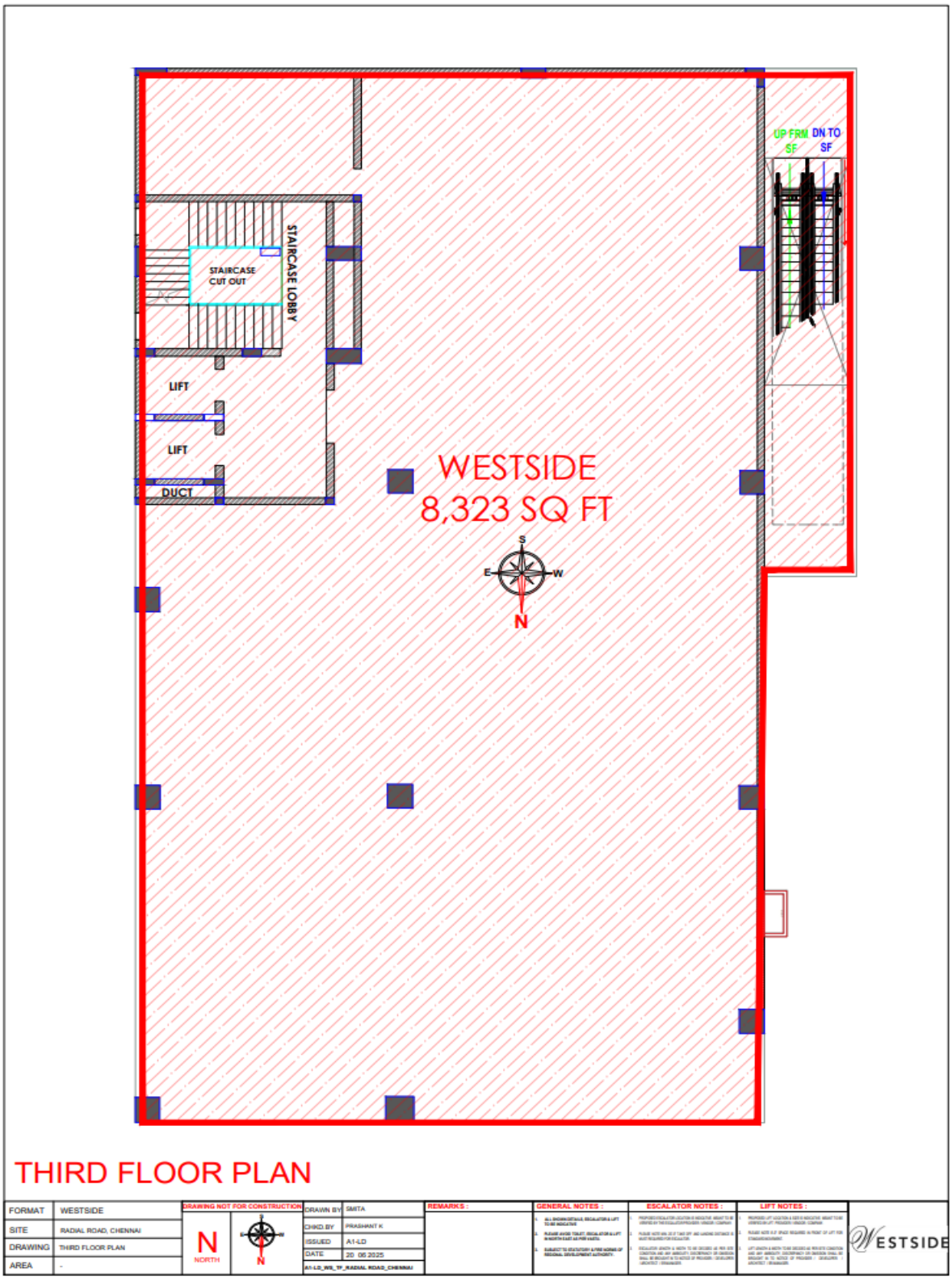
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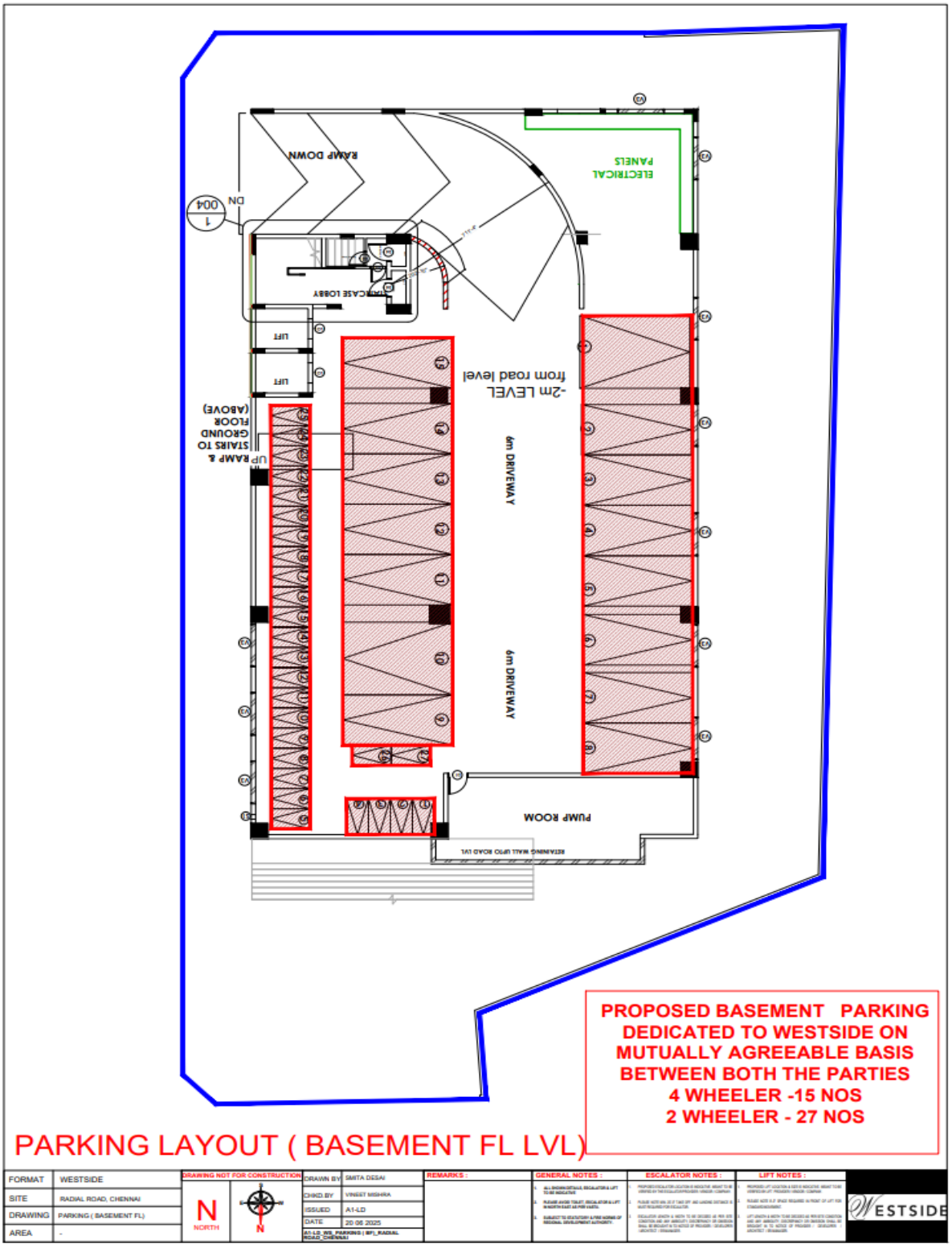
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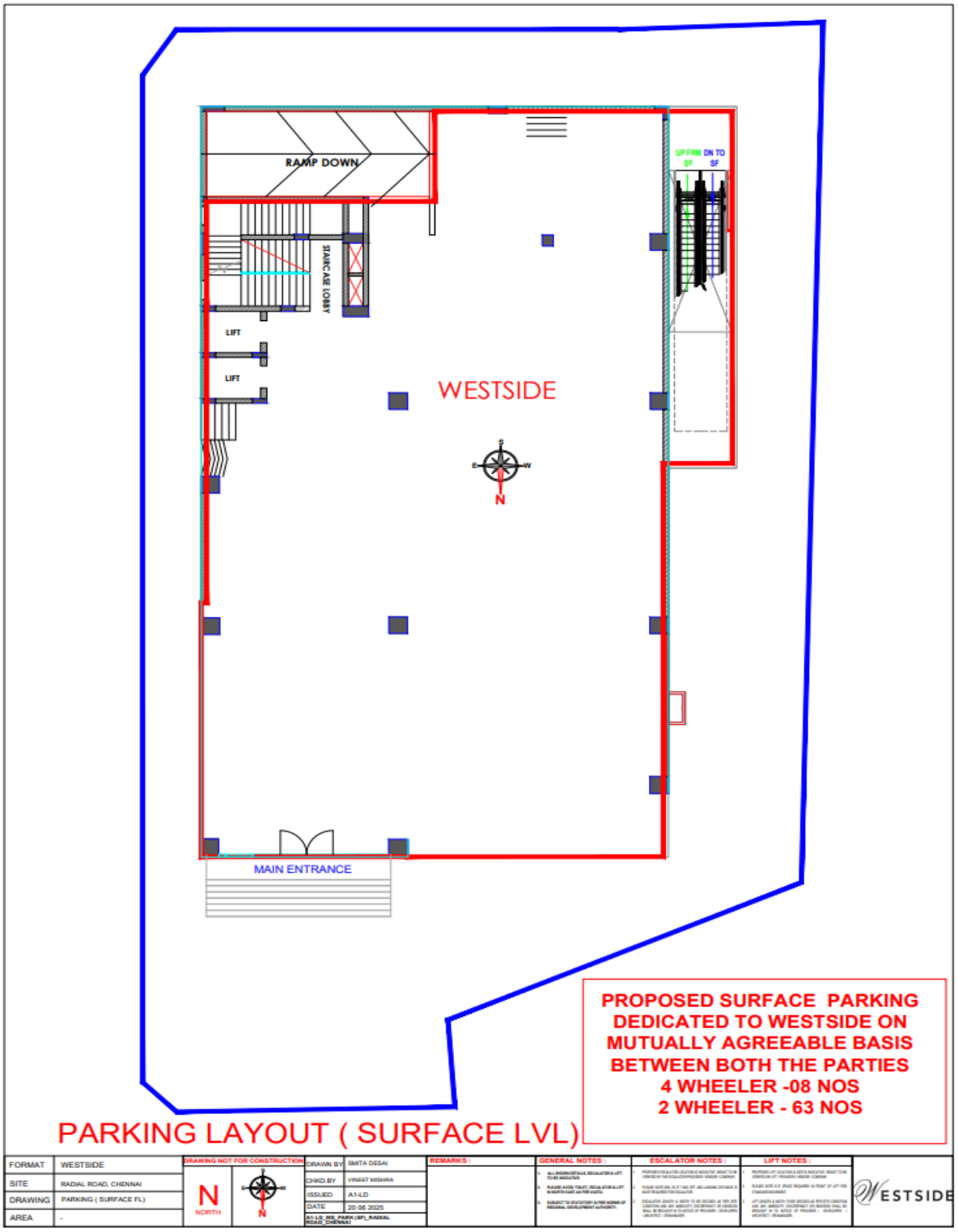
For Lessor	For Lessee
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For Lessor	For Lessee
Authorized Signatory	Authorized Signatory



For Lessor	For Lessee
Authorized Signatory	Authorized Signatory



For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

<table>
<tr><th colspan="3">Annexure 4</th></tr>
<tr><td>1.</td><td>Total Mall /Building Area</td><td>Approximately 32320 Sq. Ft.</td></tr>
<tr><td>2.</td><td>Building Frontage</td><td>Approximately 70.00 Ft.</td></tr>
<tr><td>3.</td><td>Frontage of the Leased Premises</td><td>Approximately 68</td></tr>
<tr><td>4.</td><td>Ceiling Height</td><td><table>
<tr><td>Floor</td><td>Minimum Ft. (Below beam bottom/column capital)</td></tr>
<tr><td>Ground Floor</td><td>14</td></tr>
<tr><td>First Floor</td><td>14</td></tr>
<tr><td>Second Floor</td><td>13</td></tr>
<tr><td>Third Floor</td><td>13</td></tr>
</table></td></tr>
<tr><td>5.</td><td>High Side Air Conditioning</td><td>The Lessor will provide appropriate space to the Lessee for installing its Air Conditioning system within building.</td></tr>
<tr><td>6.</td><td>Fire Fighting</td><td>Lessor shall provide:
•Upper and lower-level Sprinkler system within the Leased Premises as per Lessee's specifications.
•Complete Fire Alarm system (including smoke detectors) with Fire Panel within the Leased Premises as per Lessee's specifications.
•2-hour fire rated Metal Doors (including Metal frame) with</td></tr>
</table>

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

		Push bar, Hooter system, Vision Panel and key switch for Fire Exit as per Lessee's Specification on each floor of Leased Premises. Any other requirement as per local municipal/government/statutory norms regarding firefighting and fire NOCs if applicable (including renewals during the lease term, if any)
7.	Lightning Arrester	Lessor shall install lightning arrester as per the Specification Provided by the Lessee
8.	Flooring/Tiling	Lessor to provide a credit of Rs. 125.00/- per sq. ft. towards tiling cost and installation cost to the Lessee before starting of fit outs. OR Lessor to provide and install floor tiles/granite as per Lessee's specifications; subject to a maximum basic tile cost of Rs. 75.00/- per sq. on carpet area. The cost of installation and laying floor tiles/granite shall be borne by the Lessor.
9.	Escalators	Lessor/Licensor shall, in compliance with applicable laws, provide and install pair of Escalators (UP & DOWN on each floor) for internal connectivity between all floors, within the premises, of 800 step width and SS cladding. The make/brand of the Escalators will be either Schindler/ThyssenKrupp/Kone/Otis or any other brand as indicated by Lessee. All civil work related to Installation of Escalators like cut outs in the slab & providing RCC or structural Beam or bracket to support the Escalators and commissioning of the same will be done by the Lessor.
10.	Staircase	The Lessor shall provide access to the common staircase of the building.
11.	Passenger Elevators	Lessor/Licensor shall, in compliance with applicable laws, provide 2 Passengers Glass Elevators for internal connectivity between all floors, within the premises having a capacity to

		handle 15 passengers, as per Lessee's specification. The make/brand of the Elevators will be either of Schindler/ThyssenKrupp/Kone/Otis or any other brand as indicated by Lessee. All civil work related to Installation of Elevators like cut outs in the slab & providing RCC or structural Beam or bracket to support the Elevators/ slab and commissioning of the same will be done by the Lessor.
12.	Handicap Ramp	Lessor shall make provision for Handicap ramp from the road level to access the store.
13.	Masonry & Internal Finishes	The Lessor shall provide perimeter & internal masonry walls in areas indicated by Lessee (including BOH rooms, staff rooms, changing rooms, electrical rooms etc.). Further, •All internal surfaces (walls, columns/beams & ceiling) shall be smooth, plastered with proper punning. •Store entrance staircase should be in granite with SS Railing as per Lessee's Specifications. •The drawings of such civil/masonry related work will be provided post the joint survey of the property.
14.	Toilets	Lessor shall provide one sets of fully furnished toilets inside the store as per Lessee's specifications with complete plumbing, civil & waterproofing work, CP & sanitary fittings, hand dryer, doors, lighting fixtures, exhaust system, mirrors, granite wash basin counter and false ceiling etc. The detailed specifications including the make of tiles/sanitary fittings and other such things will be shared to the Lessor post joint survey and after lease deed is executed for the said premises.
15.	Store Elevation/Glass Façade	The Lessor shall provide and install Transparent toughened glass façade of 12mm thickness for the Building/Store with Spider Glazing including ACP/ Granite Cladding/ Or any other Material that may be mutually discussed & agreed between the

		Parties as per the Lessee's requirement on Front and Sides of the Building/Store. Detailed Plans/Design of the building glass facade shall be as per Lessee's specifications.
16.	Glass Censored Doors	Lessor shall install Glass Censored Doors at the entrance of demised premise
17.	Dedicated Electrical Panel inside the store	Lessor shall provide separate, dedicated electrical panels inside the store as per Lessee's specifications at its own cost.
18.	Electrical Load/Power Requirements	Lessor shall provide permanent government Low Tension (LT) power supply equivalent to 1.5 KVA per 100 sq. of unit Carpet Area with switchgears, as per Lessee's specifications. Further, •The exact power requirement will be intimated to Lessor before the start of fit outs. •Lessor shall provide the provision of electrical Power point for External signage on mall/ Building's Facade. •Lessor shall be responsible for getting the cable/wire/other necessary connections from electricity board power connection to the Lessee's dedicated electrical panel inside/near the store premises. •In case there is a delay in Lessor providing permanent power supply of the agreed load, the Lessee shall have an option to operate the store through DG. In such case, the Lessor shall be responsible for bearing the differential cost (calculated based on the per unit electricity charges levied by the electricity supply agency in that vicinity compared with the per unit cost plus other expenses incurred for generating electricity through DG). It is clarified that the Lessee shall be entitled to deduct the cost from the Lease Rent payable to the Lessor.
19.	Power/Genset Back up	Lessor shall supply, install and complete the testing & commissioning of 100% DG Back up & earth pits (including AMF Panel & Electrical inspector Approval).

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

20.	Landscaping / Pavement at the front of the Leased Premises	Lessor shall complete the landscaping with paver blocks in front of the Leased Premises with light poles.
21.	Finishing of non-retail areas	Lessor shall be responsible for providing fully finished basement/parking areas (including the ramps and staircases, and access to lift areas), fire exit staircases, terrace/roof of the building as per Lessee specifications, prior to the Lessee commencing its fitout work. Further, • The Lessor shall replace any damaged items and will also replace items that experience wear and tear during the term of the Lease Agreement. • Fully finished includes smooth plaster and painting also.
22.	Unhindered Access, and Visibility	To be provided by the Lessor a) Unhindered access, and visibility to all access and access points, to the Premises; b) Unhindered visibility to all store signage, logo and name of the brand; and c) Unhindered access to common as well as dedicated parking space, if any. d)Access to the common areas of the said building including but not limited to the terrace and set back area of the building with prior permission of the Lessor for the purpose of maintenance and repairs/replacement of the Lessee's equipment.
23.	Municipal Approvals, Fire NOC, Occupancy Certificate, and Other Statutory Approvals	Lessor shall provide all property-related approvals including but not limited to Fire NOC (if applicable), OC/CC, CEIG approvals, etc. with respect to Leased Premises. • Lessor shall obtain all statutory approvals with regards to the property and the premises with a sanctioned plan (Commercial/Retail as may be applicable) for the Leased Premises as a single consolidated retail unit and from all relevant authorities. • All licenses required for the operation of the business from the

		proposed premises will be obtained by the Lessee. • Any other requirement as per local municipal/government/statutory norms including renewals during the lease term of all approvals, shall be obtained by the Lessor.
24.	Signage	Lessor must ensure fulfilment of the signage requirements of the Lessee at no additional cost to the Lessee including but not limited to obtaining structural stability certificate from its Structural Engineer for all external signage's of the Lessee. Further, • Lessor shall provide permission and space for the installation of Lessee's Signage on the front facade of the building. • Lessor shall provide space for signage of mutually agreeable size and location.
25.	Full Frontage of the Leased premises.	Lessor shall provide permission for installation of Lessee's Signage of front façade of the building.
26.	Pole/ Totem Signage	Lessor shall provide space for 1 nos. of mutually agreeable size and location.
27.	Space for Installing Communication System	Lessor to allow Lessee personnel's free access to the Terrace for installation of VSAT & other communication systems equipment's including Cable TV and TATA Sky Network.
28.	Tata Code of Conduct and Anti Bribery & Corruption Act	Lessor agrees to abide and follow the Tata Code of Conduct & Anti Bribery and Anti-Corruption Act. https://docs.trentlimited.com/Tata_Code_Of_Conduct.pdf

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory



PROPOSED FRONT SIGNAGE SPACE DEDICATED TO WESTSIDE

LEFT SIDE FACADE 1

GENERAL NOTES :

1. ALL SHOWN DETAILS, ESCALATOR & LIFT TO BE INDICATIVE
2. PLEASE AVOID TOILET, ESCALATOR & LIFT IN NORTH EAST AS PER VASTU.
3. SUBJECT TO STATUTORY & FIRE NORMS OF REGIONAL DEVELOPMENT AUTHORITY.

REMARK :

DRAWING NOT FOR CONSTRUCTION

ESCALATOR NOTES :

1. PROPOSED ESCALATOR LOCATION IS INDICATIVE. MUST TO BE VERIFIED BY THE ESCALATOR PROVIDER / VENDOR / COMPANY.
2. PLEASE NOTE MIN. 20'-0" TAKE OFF AND LANDING IS MUST REQUIRED FOR ESCALATOR.
3. ESCALATOR LENGTH & WIDTH TO BE DECIDED AS PER SITE CONDITION AND ANY AMBIGUITY, DISCREPANCY OR OMISSION SHALL BE BROUGHT IN TO NOTICE OF PROVIDER / DEVELOPER / ARCHITECT / SR.MANAGER.

LIFT NOTES :

1. PROPOSED LIFT LOCATION & SIZE IS INDICATIVE. MUST TO BE VERIFIED BY LIFT PROVIDER / VENDOR / COMPANY.
2. PLEASE NOTE 6'-0" SPACE REQUIRED IN FRONT OF LIFT FOR STANDARD MOVEMENT.
3. LIFT LENGTH & WIDTH TO BE DECIDED AS PER SITE CONDITION AND ANY AMBIGUITY, DISCREPANCY OR OMISSION SHALL BE BROUGHT IN TO NOTICE OF PROVIDER / DEVELOPER / ARCHITECT / SR.MANAGER.

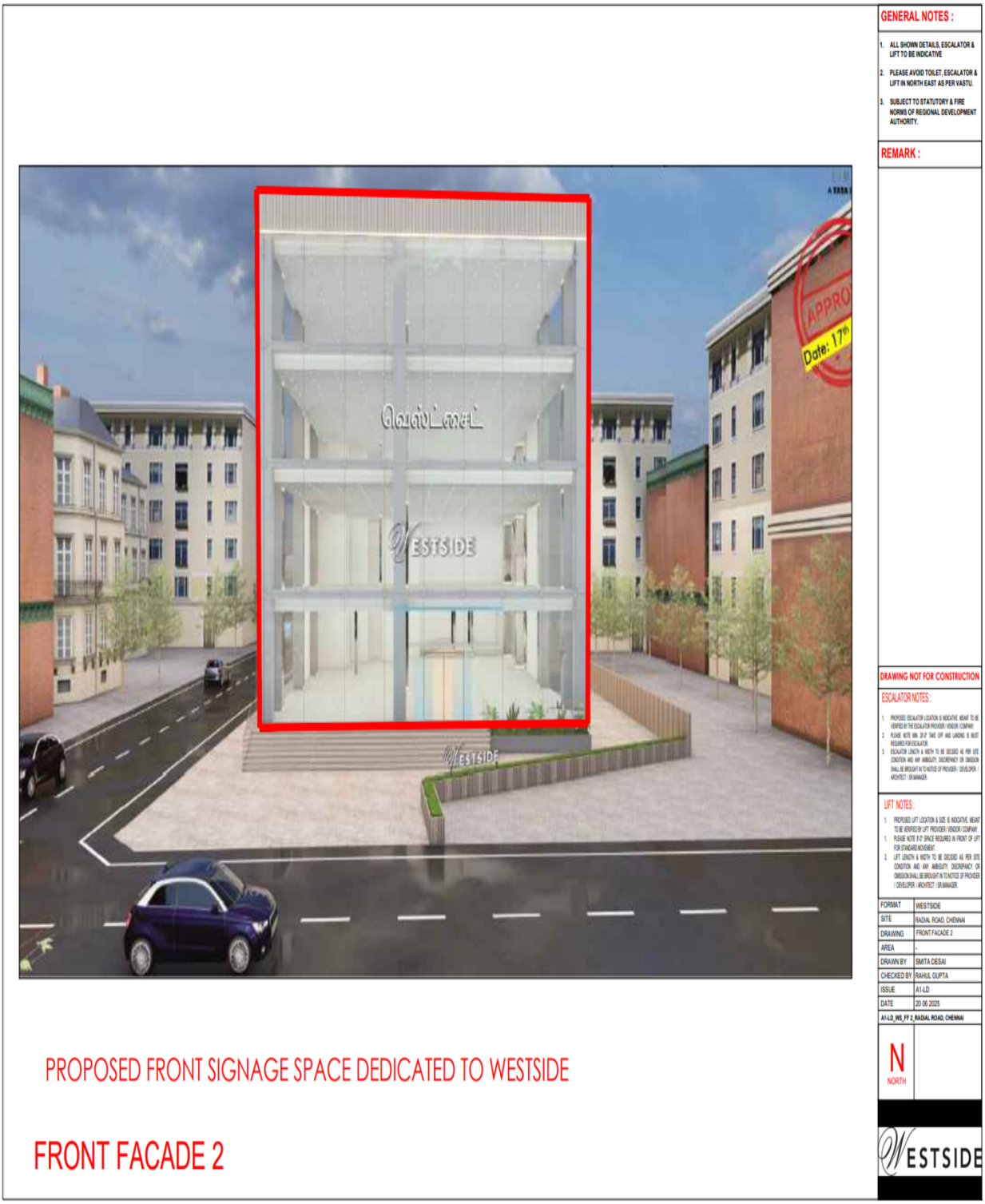
FORMAT	WESTSIDE
SITE	RADIAL ROAD, CHENNAI
DRAWING	LEFT SIDE FACADE 1
AREA	-
DRAWN BY	SMITA DESAI
CHECKED BY	RAHUL GUPTA
ISSUE	A1-LD
DATE	20.06.2025

A1-LD_WS_LSF 1_RADIAL ROAD, CHENNAI

N
NORTH

WESTSIDE

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory



For Lessor	For Lessee
Authorized Signatory	Authorized Signatory



PROPOSED FRONT SIGNAGE SPACE DEDICATED TO WESTSIDE

RIGHT SIDE FACADE 3

GENERAL NOTES :

1. ALL SHOWN DETAILS, ESCALATOR & LIFT TO BE INDICATIVE
2. PLEASE AVOID TOILET, ESCALATOR & LIFT IN NORTH EAST AS PER VASTU.
3. SUBJECT TO STATUTORY & FIRE NORMS OF REGIONAL DEVELOPMENT AUTHORITY.

REMARK :

DRAWING NOT FOR CONSTRUCTION

ESCALATOR NOTES :

LIFT NOTES :

FORMAT	WESTSIDE
SITE	RADIAL ROAD, CHENNAI
DRAWING	RIGHT SIDE FACADE 3
AREA	
DRAWN BY	SMITA DESAI
CHECKED BY	RAHUL GUPTA
ISSUE	A1-LD
DATE	20.06.2025

A1-LD_WS_RSF 2_RADIAL ROAD, CHENNAI

N NORTH

WESTSIDE

For Lessor	For Lessee
Authorized Signatory	Authorized Signatory

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

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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.