

## STAMP PAPER / E-STAMP

Non-judicial stamp paper or e-stamp certificate of value Rs. \_\_\_\_\_ as applicable in the State of \_\_\_\_\_

E-stamp certificate No. \_\_\_\_\_ Date of issue \_\_\_\_\_

Stamp duty depends on the State and the type of document. Confirm the correct value before printing.

# LEASE DEED

This Lease Deed is executed at Delhi on 20 November 2026 BETWEEN Mahesh Gupta, S/o Shri Ramesh Gupta, residing at C-12, Prashant Vihar, Rohini, Delhi 110085 (the "Lessor") AND Brightway Retail Private Limited, through its authorised signatory Mr. Kunal Bose, a company incorporated under the Companies Act, 2013, having its address at 7th Floor, Infinity Tower, Salt Lake Sector V, Kolkata 700091 (the "Lessee").

The Lessor hereby grants to the Lessee a lease of Entire ground floor of the building at C-12, Prashant Vihar, Rohini, Delhi 110085, covered area about 1,800 square feet (the "Premises") on the following terms:

1. Term: three years commencing from 1 December 2026, renewable on mutually agreed terms by a fresh registered deed.
2. Rent: Rs. 90,000 (Rupees ninety thousand only) per month, payable in advance by the 7th of each month, subject to escalation of 5 percent on the existing rent at the end of every twelve months. Taxes on rent, if applicable, shall be paid as per law.
3. Security deposit: Rs. 5,40,000 (Rupees five lakh forty thousand only), interest free, refundable on expiry or termination after adjusting dues.
4. Lock-in: Neither party shall terminate during the first eighteen months except for breach. After that, either party may terminate by three months written notice.
5. Use: The Premises shall be used only for retail store and related office use and in compliance with applicable laws and licences.
6. Maintenance: Structural repairs by the Lessor; internal upkeep and fit-outs by the Lessee.
7. No subletting: The Lessee shall not sublet or assign the Premises without written consent of the Lessor.
8. Handover: On expiry or termination the Lessee shall hand over vacant possession in good condition, subject to normal wear and tear.

9. Registration: This deed shall be registered under the Registration Act, 1908.

Stamp duty and registration fees shall be borne by \_\_\_\_\_ as agreed.

10. Disputes: Courts at Delhi shall have jurisdiction.

\_\_\_\_\_  
Lessor

**Mahesh Gupta**

\_\_\_\_\_  
Lessee

**Brightway Retail Private Limited,  
through its authorised signatory Mr.  
Kunal Bose**

### WITNESSES

1. Name: \_\_\_\_\_

2. Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

#### REGISTRATION ENDORSEMENT (where required)

Presented at the office of the Sub-Registrar \_\_\_\_\_ on \_\_\_\_\_

Registered as Document No. \_\_\_\_\_ Book No. \_\_\_\_\_ Volume \_\_\_\_\_

Registration fee and stamp duty as per the rules of the State: \_\_\_\_\_

**Drafting note:** A lease of immovable property for any term exceeding one year, from year to year, or reserving a yearly rent can be made only by a registered instrument (section 107, Transfer of Property Act, 1882 and section 17, Registration Act, 1908).

#### FORMALITIES (complete only where required)

Notarised / attested on \_\_\_\_\_ by \_\_\_\_\_ Registration No. of notary \_\_\_\_\_