

FORM 'C'

{{Rule (9)}}

No 4674 of 2014-15

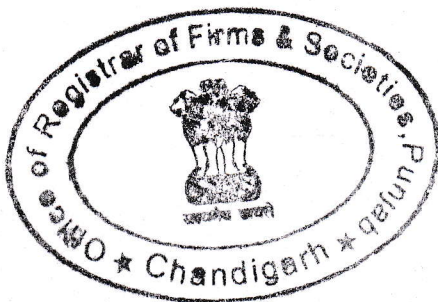
**ACKNOWLEDGEMENT OF REGISTRATION OF FIRMS**

The Registrar of firm Punjab Acknowledges the receipt of the Statement prescribed by section 58 (1) of Indian Partnership Act, 1932. The Statement has been filed and name of firms

M/S ITRONIX SOLUTION SCO 28, FIRST FLOOR CHOTTI BARADARI

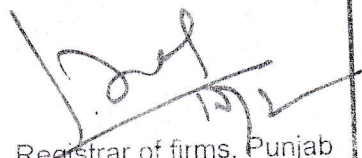
GARHA ROAD JALANDHAR

has been entered in the Register of firms.



Chandigarh

Dated, the 10/2/15

  
Registrar of firms, Punjab

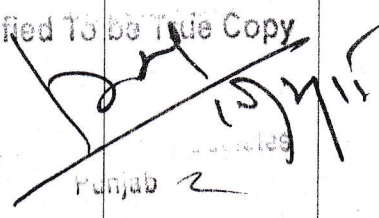
Registrar of Firms & Societies  
Punjab

FORM 'A'  
((Rule (5))  
REGISTER OF FIRMS

(Maintained under section 59 of Indian Partnership Act, 1932)

1. Serial Number of Firm 4624 2014-15
2. Name of Firm M/s ITRONIX SOLUTION
3. Date of Registration 10/2/15
4. Duration of the Firm At Will
5. Principal place of Business SCO 28, FIRST FLOOR CHOTTI BARADARI  
GARHA ROAD JALANDHAR

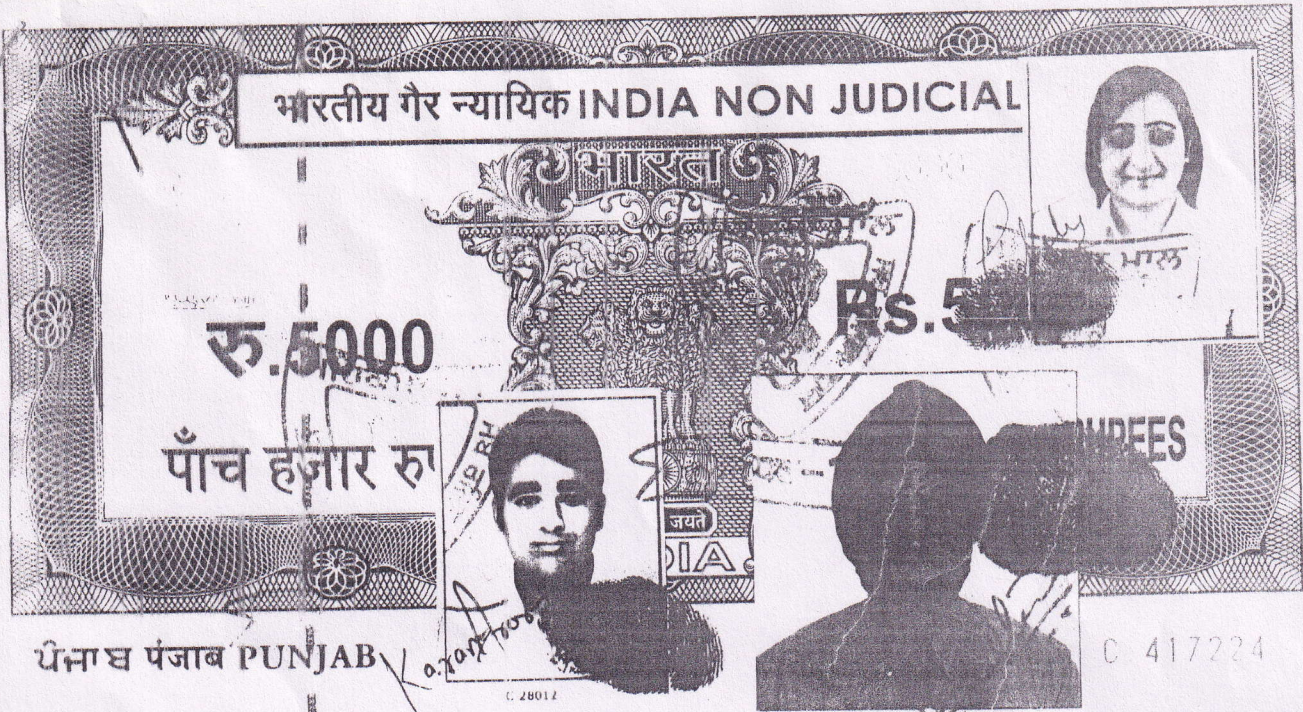
Date of Change	Remarks

Name of Partners	Address	Date of		Remarks
		Joining	Ceasing	
KARAN ARORA CHETNA	C/o Firm -Do-	13-01-2015 -Do-		
<div>Certified To be True Copy</div> <div></div> <div>Registrar Punjab</div>				
Serial number of the documents	Descripti on of Docume nts	Date of Filing		Signature of Registrar

Application for  
Registration under  
Indian Partnership  
Act, 1932

Registrar of Firms, Punjab





### LEASE DEED

Monthly Lease Rs. 18,000/-

Stamp Rs. 6500/- No. 8776 Dated 09-01-2015

Annual Lease Rs. 2,16,000/-

Pardeep Kumar Stamp vendor, Jalandhar

This lease deed is made on this day of 09-01-2015 between M/s. ITRONIX SOLUTION TRAINING CENTER through Prop. Karan Arora S/o. Sh. Ashok Kumar R/o. 3102/5, Nirankari Colony, Sunder Nagar, Ludhiana & Chetna W/o. Sh. Varun Nayyar R/o. H. No. 342/A, Friends Colony, Jalandhar (which expression shall wherever the context so requires or admits, mean and include their representatives, administrators, successors in interest and assigns) first party of the first part/lessee

AND

Gulbinder Singh Multani S/o. S. Shamsher Singh R/o. 603, North Side, Hiranandani, Meadows, G.A. Road, OFF Pakhran Road, No. 2, Thane (W)-400610 at present C/o. S. Mohinder Singh H. No. BX-V- 628, Krishna Nagar, Near Ghumaran Masjid, Mandi Road, Jalandhar City (hereinafter called the second party) ( which expression shall wherever the context so requires or admits, mean and include their representatives, administrators, successors in interest and assigns) of the other part.

Whereas the lessor of the Property bearing No. S.C.O. No. 28, which has constructed First Floor, situated at Crystal Plaza, Chhoti Baradari, Part-I, Garha Road, Jalandhar, Vide sale deed No. 7790 Dated 06-01-2004 S.R. Jalandhar are fully and legally competent to lease the property, on First Floor of S.C.O. No. 28, Crystal Plaza, Chhoti Baradari, Part-I, Garha Road, Jalandhar.

*Chetna*

*Karan Arora*

*Gulbinder Singh*

*Karant*

*Karant*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पंजाब PUNJAB

E 285348

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NOW THIS DEED WITNESSETH AS UNDER:-

That the lessors have agreed with the lessee to grant the Lessee under the terms of this Lease the aforesaid S.C.O. No. 28, Cristal Plaza, Chhoti Baradari, Part-I, Garha Road, Jalandhar, hereinafter referred to as "THE DEMISED PREMISES".

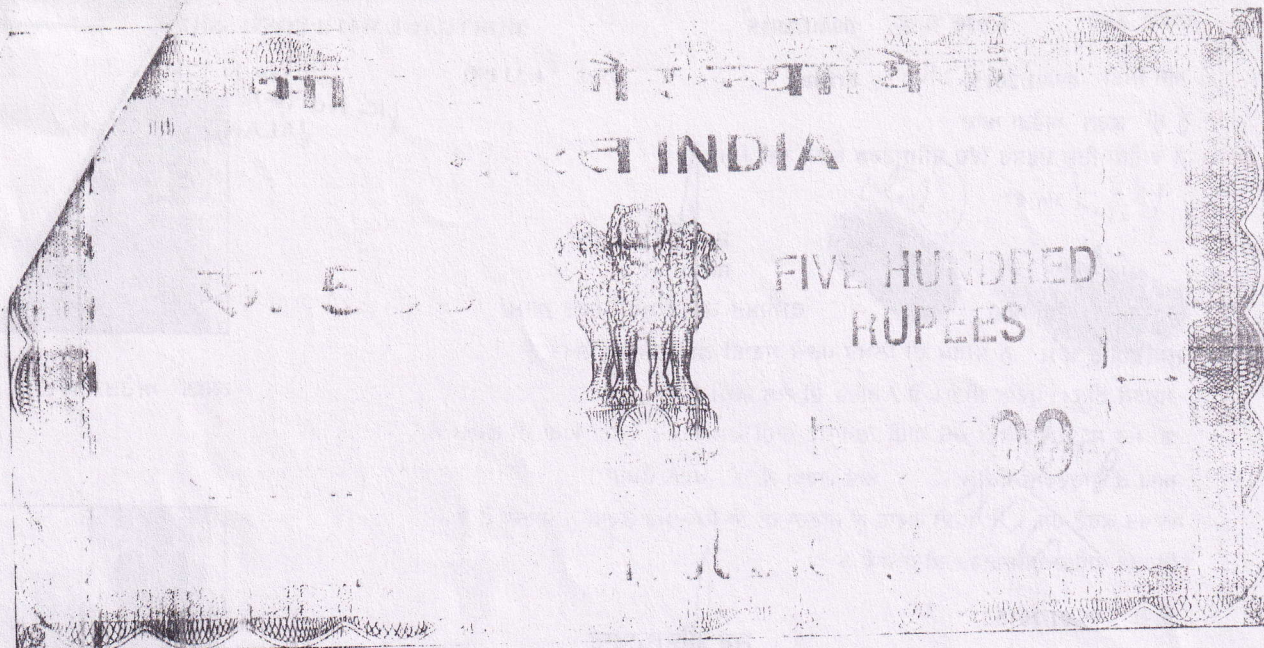
1. That Area above 1000 Sq. Ft. on First Floor of THE DEMISED PREMISES for a period of 5 (Five) years from 1<sup>st</sup> February 2015 to 31<sup>st</sup> January 2020.
2. That the lessee has agreed to pay rent of Rs. 18,000/- (Rs. Eighteen Thousand only) per month to the lessor. The said lease rental will be paid each month subject to service Tax and/or likewise statutory additions and T.D.S.&/or likewise statutory deduction & provide T.D.S. certificates to the lessors at regular intervals. If rent is not paid by 5<sup>th</sup> day of any month then Rs. 500/- (Rs. Five hundred only) per day will be charged as penalty for delayed number of days.
3. That the total lease period is of 5 (five) years from the date of commencement of this lease, provided always that the rent be enhanced after every year of the last paid rent. The lessee shall pay to the lessor monthly lease rental as specified below:-
  - a. In the first year of lease the lessee shall pay to the lessor a monthly lease rental of Rs. 18,000/- from 1<sup>st</sup> Feb. 2015 to 31<sup>st</sup> Jan. 2020.
  - b. Monthly rent will be Rs. 18,900/-, 19,845/-, 20,837/- & 21,880/- during 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, & 5<sup>th</sup> year of the lease, respectively.

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Plates  
Kar. A. 2012  
Varanti

Signature  
Signature





ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

H 577550

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- c. It is agreed between both parties that the Lessor can give two months notice in writing to get THE DEMISES PREMISES vacated without going to the court & Lessee shall have no objection at all. Also the lessee can vacate THE DEMISES PREMISES by giving 2 months written notice at any time after end of ONE year. One year is LOCK IN PERIOD for both lessee & lessor.
4. That the lessee shall pay the electricity/Water/Sewerage charges at the applicable rate as per its consumption in respect of THE DEMISES PREMISES.
5. That the lessee shall abide by and comply with at its cost, all the by laws and rules and regulations framed by the Municipal Corporation, Jalandhar and rules and orders, direction and notification issued by the said authority or by any other local body or government or competent authority in so far as they fall to be or are required to be observed by the lessee in respect of lessee's activities, all obligations of lessee under the aforesaid laws shall be complied with by the lessee at their cost in respect of use of THE DEMISES PREMISES.
6. That Service Tax, Municipal Corporation Tax or any taxes/charges levied by any local authority or government on THE DEMISES PREMISES will be borne by the Lessee in addition to the monthly rent. In case of any change in the rates or any new taxes, the same shall be borne by the lessee.
7. The common Area of the building like the elevation, Verandah and any other common passage will be maintained by the Lessor on the regular basis and the covered area of the lessee will be maintained by the Lessee at its own cost.

That the lessee shall use THE DEMISES PREMISES for Training Center.

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ਵਸੀਕਾ ਨੰਬਰ 6,920 ਮਿਤੀ 09/01/2015

MORTGAGE WITH POSSESSION

ਅੱਜ ਮਿਤੀ 09/01/2015 ਦਿਨ Friday

ਦੇਕ 4:33 PM

Lic. No. 67/2015  
JALANDHAR

ਨੂੰ ਸ੍ਰੀ ਕਰਨ ਅਰੋੜਾ ਆਦਿ

ਨੇ ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

Karan Arora

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ਸਬ ਰਜਿਸਟਰਾਰ  
ਜਲੰਧਰ -1

ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/

ਮੁਖਤਿਆਰ ਆਮ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ

ਸਮਝਕੇ ਠੀਕ ਪੁਰਾਨ ਕੀਤਾ। ਬੈ / ਰਹਿਣ ਦੀ ਕੁਲ ਰਕਮ ਵਿਚੋਂ 0

ਰੁ ਮੇਰੇ ਸਮਝਕੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ:

ਆਰ ਕੇ ਭਾਰਦਵਾਜ ਵਕੀਲ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਪਵਨ ਚੋਪੜਾ

ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੇ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ।

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 09/01/2015

ਸਬ ਰਜਿਸਟਰਾਰ  
ਜਲੰਧਰ -1

ਗਵਾਹ

[Signature]

ਗਵਾਹ

2. Jagan Chahal

[Signature]

ਪਹਿਲੀ ਧਿਰ

Karan Arora

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ਦੂਜੀ ਧਿਰ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ

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ਸਬ ਰਜਿਸਟਰਾਰ  
ਜਲੰਧਰ -1

ਵਸੀਕਾ ਨੰ: 6,920 ਜਾਇਦ ਬਰੀ

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਹੋਆ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ  
ਜਲੰਧਰ -1

ਕਰਨ ਅਰੋੜਾ ਆਦਿ



ਗੁਰਬਿੰਦਰ ਸਿੰਘ

ਆਰ ਕੇ ਭਾਰਦਵਾਜ ਵਕੀਲ  
ਪਵਨ ਚੋਪੜਾ

Value	0.00	Stamp Duty	0.00	Registration Fee	50.00	Pasting Fee	100.00
Type of Land							
Area of Land							
Segment Name							
Segment Rate							
Segment Description :							



OX 22

- That the Lessee shall not sub-let or part-with the possession of the said Premises or any part thereof to anyone under any arrangement whatsoever
10. That the lessee shall pay to the lessor for common facilities such as maintenance, lightening, cleaning expenses and security charges of the demises premises.
  11. That the Lease Deed Registration charges/facts/expenses shall be borne by lessee.
  12. That the lessor has the right to inspect the premises at any time during the lease period.
  13. That the lessee shall not make any structural changes, additions or alterations in premises and front façade of the building. The Lessee shall have liberty to affix is signboard, logo or other point of sale material on the defined portions of façade of the eased premises. The lessee shall not cause any type of damage to the structure or the front façade of the building.
  14. In the event of default in payment of monthly rent in advance before 5<sup>th</sup> of every calendar month, or of any terms and conditions and in non-performance of any conditions of this lease, by the lessee, the lessor shall give TEN Days (10 Days) notice in writing to the Lessee to rectify such default failing which the lessor shall have the absolute right to put her locks on THE DEMISES PREMISES & terminate the Lease immediately WITHOUT GOING TO THE COURT. The lessee will have no objection at all and will not file any complaint criminal or civil, whatsoever. Lessor shall deduct the damages/loss occurred to the lessor, from the deposit at lessor's sole discretion.
  15. Lessee shall not remove any immovable/permanent fixtures when vacating the demises premises. Any changes done by the lessee shall not be removed at the time of handing over the vacant possession to the lessor, if it causes damages to the premises by anyway.
  16. That any notice required to be served upon the Lessee/Lessor shall be sufficiently served upon, if sent by Registered Post.
  17. That the lessor shall be entitled to, during the subsistence of lessee's leasehold rights, dispose of or otherwise deal with premises, either wholly or in portions of, without in any way affecting the leasehold rights of the lessee over the premises. Any such transfer by the lessor of the premises shall always be done along with written intimation to the lessee and shall be subject to the leasehold right of the lessee & the lessor undertakes to obtain from the transferee an unconditional undertake to be bound by all the terms and conditions of this deed including the refund of the security deposit placed by the lessee.
  18. All disputes and controversies or differences which may arise between the parties hereto out in connection with this agreement, including breach of alleged breach thereof, shall be settled by arbitration in accordance with the rules of conciliation and arbitration of the Indian council of arbitration. Each Party Agrees that it shall be bound by any award rendered by the arbitrator(s) and that the judgment upon the said award may be entered in the high court at Chandigarh. Arbitration shall be held in Jalandhar.

Karan Arora  
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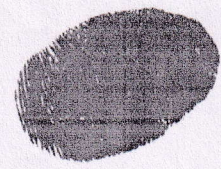
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In witnesses whereof both the parties have their respective hand on the date month and year mentioned here in before. Date 9/1/2015 Ripem Kumbh Dand

Karan Prasad Chatur  
Lessor



Atul Kumar  
Lessee



Witness 1  
Sign [Signature]  
Name R.K. Bhargava  
Address [Signature]

Witness 2  
Sign Pawan Chopra  
Name PAWAN CHOPRA  
Address 810 K.L. CHOPRA  
52, NEW SUBHASH NAGAR  
LUCKNOW

