



सत्यमेव जयते

INDIA NON JUDICIAL

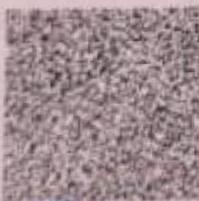
Government of National Capital Territory of Delhi

18,700

e-Stamp

Certificate No.	: IN-DL16179621652414X
Certificate Issued Date	: 19-Dec-2025 11:50 AM
Account Reference	: SHCIL (FI)/ dl-shcil/ LAJPAT NAGAR/ DL-SAD
Unique Doc. Reference	: SUBIN-DL DL-SHCIL57947448787711X
Purchased by	: TANISH GOUR
Description of Document	: Article 35(ii) Lease with security upto 5 years
Property Description	: FLAT NO.1503, 15TH FLOOR, NIRMAL TOWER 26, BARAKHAMBA ROAD NEW DELHI-110001
Consideration Price (Rs.)	: 0 (Zero)
First Party	: TUSHAR JAIN
Second Party	: MS CALI AI PVT LTD AND OTHER
Stamp Duty Paid By	: MS CALI AI PVT LTD AND OTHER
Stamp Duty Amount(Rs.)	: 18,700 (Eighteen Thousand Seven Hundred only)

LOCKED



ADUPP 70481M
TUSHAR JAIN
7269 51716955

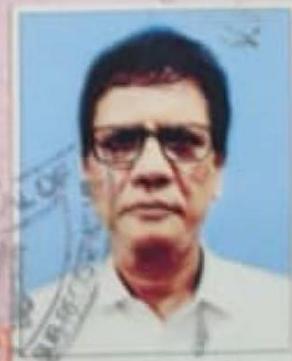
Please write or type below this line

AAHCC 2137J
SATJAY AGARWAL
6004 1557 4999



Authorized Signatory

S. Agarwal
CALI AI PVT. LTD.



76

CALI AI PVT LTD

S. Agarwal

Director

1. The authenticity of this stamp certificate should be verified at least by one member of the e-stamp system at the time of its issuance in the state, on the Certificate and as available on the website. Stamp has validity 3 months.

2. The user of checking the legitimacy is on the basis of the certificate.

3. In case of any discrepancy, please refer to the Competent Authority.

SHCIL

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0058737828





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL2226253531208
Issue Date 19-DEC-2025 22:46
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL16179621652414X
Purchased By MS CALI AI PVT LTD AND OTHER
Registration Fees Paid By MS CALI AI PVT LTD AND OTHER
Property Description FLAT NO.1503, 15TH FLOOR, NIRMAL TOWER 26,
BARAKHAMBA ROAD NEW DELHI-110001
Purpose Article 35(ii) Lease with security upto 5 years

Particulars	Amount (Rs.)
Registration Fee	₹1,000.00
Copying Fees	₹100.00
Service Charges	₹15.00
CGST @ 9 % *	₹1.00
SGST @ 9 % *	₹1.00
Total Amount	₹1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

CALI AI PVT. LTD.

S. Anuradha

Authorised Signatory

CALI AI PVT LTD

S. Anuradha

Director

Lishu Jan

LEASE AGREEMENT

This Lease Agreement is made at New Delhi on this 24th day of December, 2025.

Between

Mr. Tushar Jain S/o Mr Ramesh Kumar Jain R/o 26 Friends Colony (West) District South Delhi - 110065. Aadhaar Card No 726951716955 & Pan Card No. ADVPJ7048M. (Hereinafter referred to as the LESSOR" which expression shall include him his heirs, successors, executors, administrators, legal representatives and permitted assignee's) of ONE PART.

And

M/s CALI AI PVT. LTD. a company incorporated under the Companies Act, 1956, having its registered corporate office at **H. IN. KH. No. 293, Second Floor, Western Marg, Saidulajab, Gadaipur, New Delhi – 110030**, and bearing PAN No. **AANCC2137J & CIN U62099DL2025PTC457255**, acting through its authorized signatories **Mr. Manu Malhotra** and **Ms. Seema Sharma (Directors)**, namely :**Mr. Manu Malhotra**, S/o Mr. Dharamvir Malhotra R/o C – 1902 Runwal Elegante Old Kamath Club Lokhandawala Complex Andheri west Mumbai Pine Code – 400053. Aadhar card No is 317131459961, Pan card No is AEWPM8093H. And ;**Mrs. Seema Sharma**, D/o Mr. Narendra Sharma R/o 293 Lane 2, Westend Marg Near Saket Metro Station Gate No – 02 Saket New Delhi – 110017. & Aadhar Card No is 978487447722, and Pna Card No is CUTPS4890M.

2nd Company **M/s QUICK ADVISORY SERVICES PVT. LTD.**, a company incorporated under the Companies Act, 1956, having its registered corporate office at **2nd Floor, Bharat Bhawan 3, C.R. Avenue, Kolkata – 700072**, acting through its authorized signatories **Mr. Sanjay Agarwal** and **Mr. Rajiv Tandon (Directors)**, duly authorized vide Board Resolution dated **23RD December 2025**, namely: **Mr. Sanjay Agarwal**, S/o Hariram Agarwal R/o 7, Hari seva Street Kidderpore Kolkata Pine code 700023. Aadhar card No is 600415574999, and Pan card No is AAMPA6968K. And **Mr. Rajiv Tandon**, S/o Rajesh Tandon R/o 46A Ramdulal Sarkar Street Beadon Street Kolkata pine code – 700006. Pan Card No. AESPT0701K And Aadhar Card No is 792552363311. Company CIN No.:U74900WB2005PTC104568 **Both the**

CALI AI PVT LTD

CALI AI PVT. LTD.

Tushar Jain

S. Manu Malhotra Director

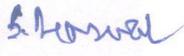
Authorised Signatory

Document Registration Summary 2

Print Date :- 24-Dec-2025

Proofing Number : 2025/11/12012

Type Of Deed Lease Deed - 35

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	Sanjay Agarwal CALI AI PVT LTD H. IN. KH. No. 293, Second Floor, Western Marg, Saidulajab, Gadaipur, New Delhi-110030 , , , Delhi, - ,Pan No: ,Age	LESSEE			
2	Tushar Jain 26 Friends Colony West District South Delhi-110065 , , , Delhi, PAN- ADVPJ7048M ,Pan No: ,Age42	LESSOR			

The Executants Have Admitted The Execution
Stamp No. 3 at On Dated 24-Dec-2025 12:08:35 pm

Witness

Sr.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	Inder Kumar Dubey S/o/D/o :-Rama Shanker Dubey Address :-C 1 B/319 T-Huts Ring Road, I.P. Depot, Anna Nagar, Indraprasth, Delhi-110002			
2	Eladathuparambil Mohandas S/o/D/o :-K R B Pillai Address :-Flat No. 401, Goverdhan Tower, Near Central Park, Kaushambi, I.E. Sahibabad, Ghaziabad, Uttar Pradesh- 201010			

Stamp No. 4 at 24-Dec-2025 12:09:20 pm

New Delhi INA



above-mentioned companies, being sister companies, are collectively referred to as the "LESSEE" ,which expression shall, unless repugnant to the subject or context, include their successors, administrators, executors, legal representatives, and permitted assigns.

WHEREAS the LESSOR is the absolute Owner of the premises being Flat No.1503, 15th Floor, 450 Sq Feet Super Built-up Area IN NIRMAL TOWER BUILDING 26, BARAKHAMBA ROAD NEW DELHI - 110001.(hereinafter referred to as he said premises).

WHEREAS the Lessee being in need of accommodation for its use and occupation for the purpose of office has requested the Lessor to grant lease of the said premise for a period of (5) years (Five years) on a Monthly Rent is Rs 70000/- (Seventy Thousand Only) Per Month Plus GST if Applicable. be paid by Lessee to Lessor with an increment of 5% after completion of one year that is commencing from 01-01-2026 to 31-12-2030.

AND WHEREAS the Lessor has agreed to grant the lease of said premises to the lessee; subject to terms contained hereinafter; which both the parties have agreed.

NOW THEREFORE THIS DEED WITNESSETH in pursuance of the above agreement, the Terms and conditions therein; and in consideration of the rent herein reserved, the Lessor hereby agrees to demises by way of lease of the said premises, unto the Lessee together with all easement appertaining thereto on the following terms and conditions:

1. That the lease shall be for a period of (5) Five Years (60) Months which commences from 01-01-2026 to 31-12-2030 (Period with 5% increased rent After completion Every Year on the last rent paid and the Lessee shall pay to the Lessor initially a month advance rent of Rs 70000/- (Seventy Thousand Only) and Plus 3 month interest-free Refundable security of Rs.210000/- (Rupees Two Lakh Ten Thousand Only) Already Paid Throw IMPS / ICICI Bank Reference id is 532513120458, Amount is Rs 210000/- Dated 21/11/2025. AND Advance Rent Paid Through in NEFT /RTGS/ IMPS/ CHEQUE Rs. 70000/- (Seventy Thousand Only). Dated is ----- 00/00/2026 Bank Reference id No. ----- for the balance period for the said premises and the rent shall be paid in advance on or before 7th of each every English calendar

Justha Jan

CALIAI PVT. LTD.

Authorised Signatory

CALIAI PVT LTD

S. Anand

Director



Deed Related Details

Deed Name :- Lease Deed - 35(LEASE WITH SECURITY UPTO 5 YEARS) ,

Property Description

FLAT NO. 1503, 15TH FLOOR, NIRMAL TOWER, 26, BARAKHAMBA ROAD, NEW DELHI-110001

Money Related Details

Consideration Value :- Rs.0/- ,**Copying Fee :-** Rs.100/- ,**Registration Fee :-** Rs.1000/- ,**Stamp Duty :-** Rs.18700/-

This Document Of :- Lease Deed - 35

LEASE WITH SECURITY UPTO 5 YEARS

Presented by: SH/Smt

Tushar Jain

S/o,W/o R/o
26
Friends
Colony
Ramesh West
Kumar District
Jain South
Delhi-
110065

The Office Of Sub-Registrar,Delhi this 24-12-2025 12:07:47 day Wednesday between the hours of

Registrar/Sub Registrar
New Delhi INA

Execution admitted by the said Shri/Ms

Sanjay Agarwal

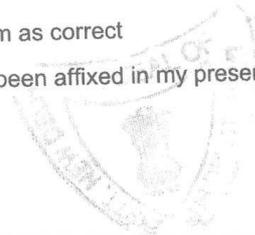
and Shri/Ms

Tushar Jain

Who is/are identified by **Shri/Smt/Km** Eladathuparambil Mohandas **S/o W/o D/o** K R B Pillai **R/o** Flat No. 401, Goverdhan Tower, Near Central Park, Kaushambi, I.E. Sahibabad, Ghaziabad, Uttar Pradesh-201010 and Inder Kumar Dubey **S/o W/o D/o** Rama Shanker Dubey **R/o** C 1 B/319 T-Huts Ring Road, I.P. Depot, Anna Nagar, Indraprasth, Delhi-110002

Content of the documents explained to the parties who understand the conditions and admit them as correct

Certified that the left(or Right,as the case may be) hand thumb impression of the executant has been affixed in my presence



Registrar/Sub Registrar
New Delhi INA

month through "Payees' A/c NEFT/ RTGS/ CHEQUE/ NET BANKING together with GST (as and when applicable to be paid by the LESSEE apart from the monthly rent), Electricity charges, maintenance charges, and water charges etc. will be paid by the lessee. Any delay in payment of rent by the Lessee from the due date shall attract an interest @24% per annum. Two times delay in payment of rent from the due date within the entire Lease Period shall be treated as breach by the Lessee and the Lessor shall have the right to terminate the Lease Agreement by giving 15 (fifteen) days advance notice to the Lessee and seek the vacant peaceful physical possession of the Premises from the Lessee without any objection.

2. That the Lessor has agreed to fit and fix the Entry Glass Door and Bathroom & pantry of the said premises at his own Cost.
3. The Lessee shall handover the peaceful vacant physical possession of the said Premises to the Lessor after the completion of (5) Five years of Lease or on earlier termination thereof, as the case may be; in a good habitable condition.
4. That the owner provided office space un-furnished bear shell with including Bathroom, and pantry.
5. There shall be a lock-in period of (3) Three Years (36) Thirty Six Months) till 031-12-2028. During this lock-in period the LESSEE shall have no right to terminate the Lease Deed. In case of termination of this Lease Deed by the LESSEE, for whatsoever reason, before the expiry of the lock-in period, the LESSEE shall pay the rent, for the remaining unexpired period of the said lock-in period to LESSOR. The LESSOR is also not entitled to terminate the lease during the Lock-in period; except in case of any breach of any of the terms as mentioned in the Lease Deed by the LESSEE; and in such an event; the Lessor shall not be liable to pay any compensation for the un- expired period of the Lock-in period.
6. It is hereby agreed that during the lease period the LESSOR/ LESSEE shall have the option to terminate this lease but only after the expiry of lock-in period of (36) Thirty

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CALIAI PVT LTD

S. Narasimhan

CALIAI PVT. LTD.

Director

S. Narasimhan

Authorised Signatory

Six Months), by giving three month advance notice after expiry of lock-in period of (36) Thirty Six Months) in writing to the LESSOR.

7. In case of any breach/ default with respect to any of the terms of the Lease by the Lessee at any time after the expiry of the lock-in period, the LESSOR shall also have the right to ask the LESSEE to vacate the Premises by giving 15 (fifteen) days advance notice in writing to the LESSEE.
8. In case of any breach/ default by the Lessee with respect to any of the terms of the Lease at any time during the lock-in period, the LESSOR shall also have the right to ask the LESSEE to vacate the Premises by giving 15 fifteen days advance notice in writing to the LESSEE; and in that event the Lessee shall pay to the Lessor rent for the un-expired lock-in period of Lease even though the Lessee could not occupy the lease by reason of its breach/ default by the Lessee of any term or condition of the present lease deed.
9. That the Lessee shall pay all charges for maintenance and electricity and water actually consumed by the lessee during its occupation of the premises, shown by the reading recorded by the respective meters installed in the premises; and/or as demanded by the Authorities concerned. Payable directly to the concerned authorities. The Electricity Load in the said both premises is 4 (KW KVA), The lessee assures the Lessor that the electricity used in the premises shall be within the limit of sanctioned load. In case electricity usage is above the prescribed limit, misuse charges levied by the NDMC, shall be borne by the Lessee.
10. The LESSEE shall abide by all Laws, Rules, bye-laws and regulations including those of the New Delhi Municipal Council and all other Authorities. Notwithstanding anything contained in this Lease Deed the lessee shall not do anything that is not in conformity with the Lessor's "Buyer Agreement" with the Builder or contravenes or infringes any laws, bye-laws, regulations or stipulation of the New Delhi Municipal Council or any other authorities / local or Statutory Authorities.

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CALIAI PVT LTD

S. Agarwal

Director

CALIAI PVT. LTD.

S. Agarwal

Authorised Signatory

11. The Lessor hereby grants permission to the Lessee to use the leased premises as the registered office or principal place of business for the purpose of registration of the Lessee's firm/company under applicable laws, including but not limited to GST registration, company incorporation, or any other statutory registrations, licenses, or approvals required for lawful business operations.
12. The LESSEE shall have the right to use the common passages and amenities, space, in the said premises. The Lessor shall grant all rights of way, water air, light and privy and other easements appertaining to the said premises; as are available to it in the Flat Buyers' Agreement.
13. The LESSEE shall permit the LESSOR or other duly authorized agent or agents to enter the said premises at all convenient time for periodical inspection of the same, after giving reasonable notice to the LESSEE.
14. It is mutually agreed that so long as the LESSEE complies with all of its obligations in terms of this deed of lease without any delay/default whatsoever, the LESSEE shall be entitled to use and enjoy the said premises, without any disturbance from the LESSOR or his/her servants, agents and anybody claiming through or under the LESSOR.
15. The LESSEE shall not be entitled to assign or transfer the leasehold interest in the said premises in favor of any third party. It shall not sub lease or otherwise part with the possession of the said premises or any part thereof; in any form, to any other person. However, with prior permission of the LESSOR, the LESSEE shall be allowed to provide the address of this premises for the registration of the Companies and other legal compliance for his client with, for which the LESSE shall indemnify the LESSOR for any losses, damages, penalty or any other consequences. The punctual payment of rent and other charges shall always be the responsibility of the LESSEE.

Justin Jan

CALIAI PVT LTD

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Director

CALIAI PVT. LTD.

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Authorised Signatory

16. That the Lessee shall handover vacant peaceful possession of the said premises to the Lessor in a good and habitable condition; on the expiry of the lease period fixed herein or earlier determination thereof as provided herein; in the same state and condition as on the date of occupation but subject to natural wear and tear due to ordinary use. The LESSEE has right to take out all the movable furniture, computers, telephones, chairs, printers, laptops, servers etc. installed by them without causing any damage to the said premises or any part thereof.
17. Subject to lock in period, the lease of the above mentioned premises shall be determined/terminated due to the following reasons:
- a. by efflux of time
 - b. by mutual consent
 - c. by default committed by the LESSEE in payment of the monthly rent for a period of 15 days.
 - d. By breach of any condition by the Lessee.
 - e. By 3 months advance notice given by the LESSEE to LESSOR communicating its intention to terminate the agreement subject to expiry of the lock-in period as mentioned in Clause No. 5 above.
 - f. Upon happening of natural calamities /acts of God which renders the lease of the schedule property impossible to be used.
 - g. Upon receipt of any notice/order of the municipal authorities of New Delhi for vacating the premises the lease shall be terminated immediately.
 - h. If the whole or any portion of the Schedule Property shall, at any time, be destroyed or damaged by a Force Majeure event (act of God including storm, floods, earthquake, civil disturbance, war, labor unrest), so as to be rendered inaccessible or uninhabitable or otherwise be rendered inaccessible or uninhabitable, in whole or in part to the Lessee, provided such destruction or damage is not occasioned by the wrongful act or willful default of the Lessee, the Lessee shall have the right to terminate this Deed with immediate effect, without any cost or liability to the Lessee.

CAJAI PVT LTD

S. Anand
Director

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S. Anand

18. In the event the LESSEE refuses, fails or neglects to hand over vacant physical possession of the Leased Premises in a good habitable condition; and in the condition (in which it was let, out) the expiry of the lease term, or sooner determination thereof in accordance with the terms herein contained, in spite of the LESSOR being ready and willing to refund Interest free Security Deposit (after deducting any dues for repairs / damages caused to the Premises or any outstanding towards electricity, water and maintenance charges) paid by the LESSEE under this Lease, the LESSEE shall pay to the LESSOR a sum of Rs.5,000/- (Rupees Five Thousand only) per day as agreed damages for wrongful use and occupation of the Leased Premises (which is agreed to be the then expected market rate of rent); beyond the expiry of the Lease in addition to the electricity, water and maintenance charges etc payable to the Authorities. This payment of damages by the Lessee to the Lessor shall be without prejudice to all other rights that may be available to the LESSOR against the Lessee and all other persons claiming under him; for not handing vacant and peaceful possession of the premises at the expiry of the lease period. The parties agree that this sum is not in nature of a penalty, but damages (or compensation) for wrongful use or occupation of the Leased Premises.
19. That the Lessee shall use the said premises only for the lawful possession for their office and not for any other purpose. The lessee shall have unlimited access to the premises subject to the norms of Maintenance Society/Agency of the building and other concerned authorities.
20. The LESSOR has a good title, right and power to grant this lease of the property to the lessee. In case of any dispute over the rights /power of the lessor resulting in loss/damages to the Lessee and /or proceedings /suits /claims/demands against the Lessee the lessor shall indemnify and keep the Lessee indemnified at all times against all such loss/damages/claims etc.
21. The Lessee shall attend to all minor day to day repairs such as paints, fuses, lights, fans, replacement of consumable parts etc. at its own cost.

CALIAI PVT LTD

Director

CALIAI PVT. LTD.

S. Aravind

Authorised Signatory

Jishu J.

22. The LESSOR shall bear and pay all municipal taxes, property taxes (including arrears, if any), levies, cesses, outgoings and charges,
23. That the LESSOR shall be entitled to transfer, sell or dispose of or alienate the said premises in any manner or enter into any arrangement without affecting the rights of the LESSEE or the carrying on of the business by the LESSEE. The LESSOR shall incorporate the existence of this lease agreement in the new sale agreement with the future purchaser/owner/transferee and ensure that this agreement is legally binding on the purchaser/transferee such that the interests of the LESSEE are protected. In such an event the transferee/purchaser/successor shall be bound by the provisions of this lease agreement and it is the duty of the LESSOR to intimate the LESSEE of such sale.
24. That the LESSEE shall not cause, nor permit to cause any nuisance, negligence, pollution (noise, water or air) or any illegality or immorality of any nature whatsoever, in the said premises or in the vicinity thereof.
25. That the LESSEE shall ensure compliance with all local bye laws, and that any notices issued or penalties imposed by authorities regarding renovation of the said premises due to any breach or noncompliance on part of the LESSEE, shall be paid for and corrected by the LESSEE at their own cost and arrangements, and the LESSOR shall not be responsible for the same.
26. On expiration of the Lease of the said Leased Premises or its earlier determination, the LESSEE shall restore the said Premises, all fixtures & fittings to its original condition [except reasonable wear and tear and loss or damage by irresistible force or act of God].
27. That the LESSOR shall not be responsible or liable for any theft, loss, damage or destruction of any property of the LESSEE or of any other person; or to any person in the said premises or for any damage to the LESSEE, visitors, invitees and other persons using the premises for the time being from any cause whatsoever.

Jushe Jha

CALIAI PVT. LTD. Director

S. Anand

Authorised Signatory

28. The Lease Agreement shall be duly registered in the office of Sub-Registrar. The Lease Registration/ Stamp Duty with all documentations advocate fees etc charges of this Agreement shall be borne by the LESSOR and the LESSEE equally. However after Registration, the original document of the same shall be retained by the LESSOR and copy by the LESSEE.

29. This Agreement shall be subject to jurisdiction of the Courts of Delhi only.

30. This deal has been finalized by Ms Dubey Estate Agency and Mr. Vivek Batra Located at 903A, Indraprakash Building, 21, Barakhamba Road, Connaught Place, New Delhi - 110001. Both Lessor and the Lessee shall pay Rs 70000/- (Rupees Seventy Thousand only) each to their respective brokers as brokerage.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE ENTERED INTO THIS DEED OF LEASE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



LESSOR

Mr Tushar Jain

SIGNED, SEALED AND DELIVERED.

CALIAL PVT LTD

CALIAL PVT. LTD.

LESSEE

Director

M/s CALIAL PVT LTD.



Authorised Signatory

WITNESSES:

1.



Inder Kumar Dubey
From Dubey Estate Agency
903A Indraprakash Building 21
Barakhamba Road Connaught
Place New Delhi – 110001.
Contact No 9818005293, 9625730983.
Aadhaar Card No is 987598497983.



2.



Eladathuparambil Mohandas
S/o Mr. K.R.B. Pillai
R/o Flat No 401, Goverdhan Tower
Near Central Park Kaushambi I.E. Sahibabad
Ghaziabad Uttar Pradesh – 201010.
Aadhar Card No 238650253871.
Contact No Mobile No 9312934349.

CALIAI PVT. LTD.



Authorised Signatory

CALIAI PVT LTD

Director

Proofing Number: 2025/11/12012
Presenter Name: Tushar Jain

Certificate (Section 60)

Office of the New Delhi INA

Registration No: **2025/11/I/10574** in Book No : **I**, Volume No : **10857**,
Page No. on page **1** to **22** on this date **24-Dec-2025** day **Wednesday**.

Date:- **24-Dec-2025**


Registering Officer
New Delhi INA

