



Certificate No. G0U2021D459

Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 76690902



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: .. Krishan Kumar Jajoo

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*22

**Buyer / Second Party Detail**

Name : Joyalukkas India Ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sushant lok phase 1

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*22

Purpose : LEASE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>**THIS ADDENDUM TO THE LEASE AGREEMENT DATED 07th DAY OF JANUARY 2015 (the "Amendment")** is entered into at Gurgaon on this the 10th day of January 2022,**BETWEEN****MR. KRISHAN KUMAR JAJOO**, S/o Late Sh. R.L. Jajoo, Residing at No.917A, Aralias, DLF Golf Links, DLF Phase-V, Gurgaon-Haryana (hereinafter referred to as the "**LESSOR**") of the **FIRST PART****AND****JOYALUKKAS INDIA LTD.**, (formerly known as Joyalukkas India Pvt Ltd) a Company incorporated under the companies Act, having its Registered Office at Door No. 5/309-3, Bishop Alapatt Road, Fathima Nagar, Mission Quarters, Thrissur, Kerala -680005, hereinafter referred to as "**LESSEE**" [which expression shall, unless it be repugnant to the context or meaning thereof, shall mean and include the said company, its successors-in-title or the company in which the said company may be merged, demerged or amalgamated or LLP in which the same may be converted] of the **SECOND PART** represented by its Regional Manager and authorized signatory Mr. Gipson George

LESSOR:

MR. KRISHAN KUMAR JAJOO

LESSEE:

JOYALUKKAS INDIA LTD.

Rep. by Mr. Gipson George



The expression "LESSOR" and the "LESSEE" in this Agreement unless repugnant to the context shall mean and include their representatives, successors and assigns.

**WHEREAS** the LESSOR and LESSEE have executed an agreement of lease on 07<sup>th</sup> day of January 2015 and thereby the LESSOR has leased out and the LESSEE has taken on lease the shop room bearing unit No.GF-16 (hereinafter referred to as the "Demised Premises"), on the Ground Floor, having Super Area 1341 Sq. Ft. in the Gold Souk Complex, situated at GOLDSOUK, C-Block, Sushant Lok, Phase-I, Gurgaon, Haryana, which are more fully described in the above said Lease Deed.

**AND WHEREAS** the LESSEE was holding the leased premises for its business activities under the strength of the above said agreement of lease and was paying the rent to the LESSOR as contemplated in the above said agreement of lease without any dues till date.

**AND WHEREAS** this lease amendment agreement (Addendum) shall form part of the aforementioned original agreement of lease executed on 07.01.2015 with respect to the aforesaid leased out premises.

**AND WHEREAS** considering the circumstances in the prevailing market, the LESSEE has requested the LESSOR to reduce the rent and considering the request of the LESSEE, the LESSOR have agreed and consented to reduce the rent escalation to 12% instead of 20% as stipulated in the agreement for a period of three years commencing with effect from 20.01.2021 to 19.01.2024 for the premises which is leased out as per the aforementioned agreement of lease.

**AND WHEREAS** the LESSOR and the LESSEE have jointly agreed to modify and amend the terms of the aforementioned original agreement of lease as follows:

**1. AMENDMENTS.**

The LESSOR and LESSEE agree that the terms of Lease are amended as follows with effect from 20/01/2021:

- a) Starting with effect from 20/01/2021 till 19.01.2024 the rent payable by the LESSEE to the LESSOR for the leased out premises shall be on a monthly basis at the rate of Rs.2,61,334/- (Rupees Two Lakhs Sixty One Thousand Three Hundred and Thirty Four Only).

LESSOR:  
MR. KRISHAN KUMAR JAJOO

LESSEE:  
JOYALUKKAS INDIA LTD.  
Rep. by Mr. Gipson George

**2. LEASE REMAINS IN EFFECT.**

Except for this modified rent and its escalation, all other terms and conditions of the original agreement of lease executed on 07.01.2015 with respect to the aforesaid leased out premises remain intact and in full force and effect.


**3. COUNTERPARTS.**

This Amendment shall be executed in two counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument. The LESSOR shall retain one set and LESSEE shall retain the Second Set.

**IN WITNESS WHEREOF** the parties hereinto have set their respective hands and signatures on the day and year first above written.

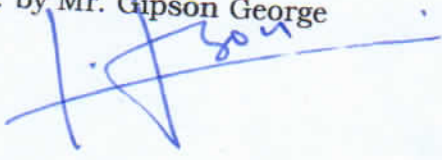
LESSOR:

MR. KRISHAN KUMAR JAJOO




LESSEE:

JOYALUKKAS INDIA LTD.  
Rep. by Mr. Gipson George



**WITNESSES:**

- 1) Anilesh. PR  
Palattuparambil  
Manikkessen. PO
  - 2) Palakkad. Kerala
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