

RENTAL AGREEMENT

AGREEMENT FOR PROVIDING OFFICE SPACE AT RWC

THIS Agreement is made on this ----- day of ----- between Central Rail Side Warehouse Company Ltd. having their Corporate Office at "Ground Floor, Pragati Maidan Metro Station Building, New Delhi" hereinafter called the First Party represented by its Terminal Manager which term wherever the context so arises shall always mean and includes its successors in interest, administrators and assigns thereof.

AND

M/S represented by their authorised representative..... hereinafter called the Second Party which term wherever the context so arises shall always mean and includes their successors in interest, administrators and assigns thereof.

AND WHEREAS M/s has requested CRWC for providing office space at its terminal at RWCand in connection of request vide mail/letter dated..... made by them and subsequent discussions held in this matter, CRWC agrees to provide office space of Sq. Ft. at RWC For the period from.....to on the following mutually agreed terms and conditions:

- 1) The rent for the office space will be Rs. (Rs. Only) per Sq. Ft. per month. The aforesaid rate will be subjected to an escalation factor of 10% increase per annum on the Basic Rent and will be binding on the second party.
- 2) The rent for Every month shall be paid in advance. The party is required to furnish an amount equal to the month's rent as security deposit within 07 days from the date of signing of this agreement and the same will be adjusted in the last month during which agreement will expire.
- 3) The agreement may be extended for another two (02) years with escalation clause upon mutual consent of both the parties. The period for hiring of space beyond initial period can be curtailed or cancelled by either party by giving one month notice in writing provided that where the notice period falls short of one month, the rent for the period by which notice falls short of one month, shall be payable by second party.
- 4) The rent and electricity charges plus GST & other taxes, if any, shall be payable by the second party within 7 days on raising the bill by Terminal Manager. In case the rent is not paid within 7 days, interest@ 12.1/2 % shall be liable to be paid for the number of days payment is delayed.

- 5) Due to their using the electricity, CRWC is required to pay a higher tariff for electricity than the prevailing highest tariff applicable, and due to change in electric load, if any, the difference/additional liability of whatever nature, on this head is to be borne by the Second Party on monthly basis. To ensure this the second party shall be required to install a sub-meter for all the electrical points / connections available in their allotted space for monitoring the actual quantity of energy consumed by them.
- 6) No alteration, modification or structural changes in the designated area shall be undertaken by the second party. However, the second party may undertake white wash/colour wash/ floor painting and install their furniture fixtures at their cost. It will also be the responsibility of the second party to keep the allotted space neat and clean on regular basis.

Any dispute shall be subject to the jurisdiction of Delhi High Court.

In witness thereof the parties hereto have set their hands this
.....day ofin presence of below mentioned

For and on behalf of
Central Railside Warehouse
Company Ltd. (FirstParty)

For and on behalf of
Depositor (Second Party)

Witness

1.

2.

Witness

1.

2.