RENTAL AGREEMENT

This Facilities Services Agreement ("**Agreement**") is executed on the **05th day of Sep 2025**. **BY**

AND BETWEEN

SEVEN CANVAS(LIGHT AND DIRECTION COWORKING) **Under Proprietorship of Ms Garima Somani**(Aadhar No-697916668975)**), ADD-No. 716, 7th FLOOR, ILD TRADE CENTRE, SECTOR 47, GURUGRAM, HARYANA – 122018**

, hereinafter referred to as "the **Service Provider**" (which expression unless it be repugnant to the context or meaning thereof, shall mean and include his successors, legal heirs, legal representa tives and assignees) being the Party of the FIRST PART;

AND

EQSTRIVE DIGITAL SERVICES LLP, Operated by the Directors:

1. **Mr. RAHUL KUMAR** R/O– Pyramid Homes, Tower 7, Flat 901 Sector 70, Gurugram, 122101
2. **Ms. SUPRIYA VERMA**

Hereinafter referred to as **"the Client"** (which expression unless it is repugnant to the context or meaning thereof, shall mean and include its successors in title and permitted assignees) being the Party of the SECOND PART.

The Service Provider and Client are hereinafter jointly referred to as the "Parties" and shall individually be referred to as a "Party".

Service provide has let out the following said property to **"the Client"** for their business operations

Address: **716, 7th FLOOR, ILD TRADE CENTRE, SECTOR 47, GURUGRAM, HARYANA – 122018**

WHEREAS:

- The Service Provider has acquired the right to possess, refurbish and subsequently operate the Scheduled Property (as defined below) for Coworking business/commercial purposes. By virtue of acquiring this right in the Scheduled Property, the Service Provider has the right to permit any of its clients to use the Scheduled Property.

- The Client being in need of a suitable premise for conducting its business approached the Service Provider and expressed the desire for the right to use the Scheduled Property. The Service Provider has agreed to (a) grant the Client a right to use the Scheduled Property as its principal place of business and (b) provide such services as detailed below in relation to the occupation of the Scheduled Property by the Client on the terms and conditions agreed by and between the Parties herein as stated below;

NOW THEREFORE THIS AGREEMENT RECORDS AND WITNESSES THE TERMS AND CONDITIONS WHICH ARE HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. CONFIRMING RECITALS

The Parties hereby confirm that all that they have stated/represented in the above recitals is true and correct and record that they have entered into this Agreement believing and accepting in good faith the truth and correctness of their respective state ments and representations therein.

2. DEFINED TERMS

Definitions. In this Agreement, the following terms, to the extent not inconsistent with the context thereof or otherwise defined herein, shall have the following meanings assigned to them herein below:

2.1. "**Scheduled Property** " shall mean such location as described in Annexure A;

2.2. "**Due Date"** is the date by which the Client shall pay the Service Fee to the Service Provider.

2.3. "**Commencement Date"** will be **09th Sep 2025** and "**Expiration Date**" will be **08th Sep 2026.**

2.4. "**Service Fee**" shall mean the amount of **13000 INR** (plus GST) payable by the Client to the Service Provider at the Commencement Date for the Office Services provided by the Service Provider every year.

3. OBLIGATIONS OF THE SERVICE PROVIDER

3.1. The name, logo, and GSTIN of the Client shall be displayed inside the entrance of the Schedule Property by the service provider.

3.2. Inform the personnel of the Client of any document received through courier/post/hand delivered at the Scheduled Property in the name of the client.

3.3. Attend to any tax/GST/Govt officers and connect to the client, including their authorized representatives at the earliest. Client's representative to be physically present during any govt official verification.

4. TERM AND TERMINATION

4.1. This Agreement is valid during the Term and is subject to auto-renewal at the end of the term unless expressed otherwise by either party. If the agreement is not renewed, the Client is prohibited from using the address as a principal place of business either on their official website or in the GST registration, If found to do so, Space reserves the right to convey this information to the GST/Govt official for such discrepancies.

5. PROPERTY TAX

5.1. Property taxes payable for the property to any statutory authorities or departments will be borne by the Service Provider during the subsistence of this Agreement.

6. CLIENT'S REPRESENTATIONS, WARRANTIES AND COVENANTS

6.1. The Client shall not do, cause, allow or permit to be done in or around the Scheduled Property any activity, which is illegal, immoral or anti-social in nature under the court of law.

6.2. The Client shall comply with all applicable government laws and operate the business in line with the legal structure in the country and should be wholly responsible for any legal escalation arising due to the way the business is operated.

7. SERVICE PROVIDER'S REPRESENTATIONS, WARRANTIES AND COVENANTS

7.1. The Service Provider has valid rights in its capacity as a lessee of the Scheduled Property and has all the necessary authority and capacity to enter into this Agreement.

7.2. The Service Provider will ensure Space availability for the client as per the standard working hours(**9:30 AM to 7:0 PM)**

8. INDEMNITY

8.1. The Client shall indemnify and hold the Service Provider harmless against any claim, action, loss, damage or proceedings brought against the Service Provider arising from: (a) gross negligence, fraud, or willful misconduct; (b) violation of any applicable law; or (c) Operation of the said business.

8.2. Notwithstanding anything to the contrary elsewhere contained in this Agreement, both Parties, in any event, regardless of the form of claim, shall not be liable for any indirect, special, punitive, exemplary, speculative or consequential damages, including, but not limited to, any loss of use, loss of data, business interruption, and loss of income or profits, irrespective of whether it had advance notice of the possibility of any such damages.

9. GOVERNING LAW

The provisions of this Agreement shall be governed by the applicable laws in India and depending upon the nature of the pro ceedings to be adopted, the Courts in Gurgaon shall have exclusive jurisdiction to entertain, try and adjudicate the suit/dispute filed by and between the Parties herein.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS DEED THE DAY AND YEAR FIRST HEREIN-ABOVE WRITTEN.

1st WITNESS **2nd WITNESS** NAME: NAME:

SIGNATURE: SIGNATURE :

SIGNED AND DELIVERED BY THE SERVICE PROVIDER

"Seven Canvas (LIGHT AND DIRECTION COWORKING)

LIGHT AND DIRECTION

Authorized Signatory Name: **Garima Somani**

Designation/Signature: Manager

SIGNED AND DELIVERED BY THE "CLIENT"

EQSTRIVE DIGITAL SERVICES LLP

Authorized Signatory Name: **Mr. Rahul Kumar**

Designation/Signature: Proprietor

ANNEXURE A : "Scheduled Property" :- LIGHT AND DIRECTION COWORKING, ADD-No. 716, 7th FLOOR, ILD TRADE CENTRE, SECTOR 47, GURUGRAM, HARYANA – 122018.

TO WHOM IT MAY CONCERN/NOC

We, **Light And Direction Coworking (Lessor)** declare that I have ***no objection*** if the premises situated at 716, ILD Trade Centre, Sector-47, Sohna Road Gurgaon,122018 (Haryana) is used for operation and as the registered office by **EQSTRIVE DIGITAL SERVICES LLP** for their business operation being carried out legitimately under the law of the land.

Light and Direction Coworking

Name : Garima

Designation : Manager

Date : 09th Sep, 2025

