



Registration and Stamp Department
Madhya Pradesh

Registration Certificate

Registration Details

E-Registration Number	MP108942020A1613776
Registration Date	29/09/2020
Date of Printing e-Registration Certificate	29/09/2020
Market Value of Property (If Applicable)	42240000
Consideration / Secured / Premium Amount (Rs.)	181900
Registration Fee (Rs.)	14317
Total Stamp Duty (Rs.)	20998
SR Name	ASHVIN SAVALIYA
SRO Name	SUB REGISTRAR OFFICE DEWAS

Lessor-Self

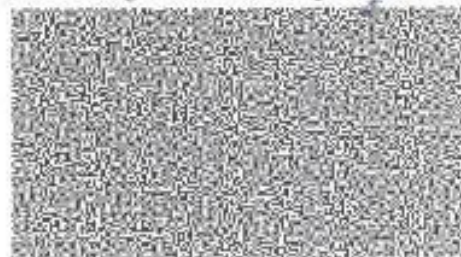
Name: RAJ KUMAR TIWARI
Father/Husband's Name: --
Address: DISTRICT TRADE AND INDUSTRIES CENTRE, A.B. ROAD, DEWAS, Madhya Pradesh, INDIA

Lessee-Self

Organisation Name: MS V STAINLESS LLP
Authorized Person's Name: YOGESH BHANDARI
Address: 403 SHAKUN VILLA, 7/3 NEW PALASIA, INDORE, Madhya Pradesh, INDIA

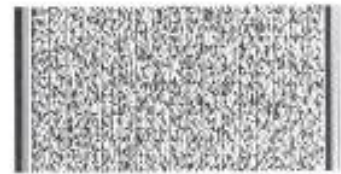
Digitally signed by
ASHVIN KUMAR
SAVALIYA
Date: 2020.09.29
12:26:36 IST

Signature of Sub-Registrar





Registration and Stamp Department
Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code 01011029092020000081
Total E-Stamp Amount 20998
Govt. Stamp Duty (Rs.) 19089
Janpad Duty (Rs.) 0
Exempted Amount(Rs.) 0
Municipality Duty (Rs.) 0
Upkar Amount (Rs.) 1909
E-Stamp Type NON-JUDICIAL
Issue Date & Time 29/09/2020 02:07:02
Service Provider or Issuer Details Sushma Gyanendra Dubey/SP011042806201500108
SP/SRO/DRO/HO Details 37, YASHWANT COLONY, DEWAS DEWAS
DEWAS

Deed Details

Deed Type Lease Deed
Deed Instrument Lease / Leave and License or Conducting license, including an under lease, or sub lease and any agreement to let or sub let or any renewal of lease other than mining lease B where the lease purports to be for a period of thirty years or more, or in perpetuity, or does not purport to be for a definite period. - Five percent of the sum of the amount of premium or money advanced or to be advanced and the average annual rent reserved, or of the market value of the property, whichever is higher.
Purpose Amended Lease Deed

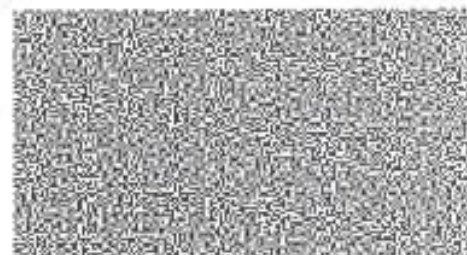
First Party Details

Name RAJ KUMAR TIWARI
Address DISTRICT TRADE AND INDUSTRIES CENTRE, A.B. ROAD
Number of Persons 1

Second Party Details

Organization Name MS V STAINLESS LLP
Address 403 SHAKUN VILLA, 7/3 NEW PALASIA
Number of Persons 1

AMENDED DEED





Registration and Stamp Department
Madhya Pradesh

AMENDED DEED

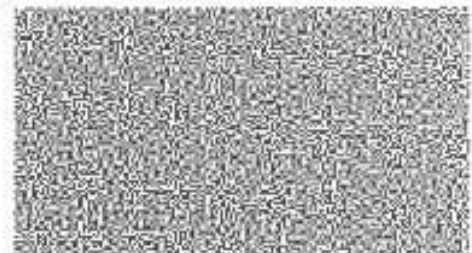
The original lease deed is executed on 08/02/2007 and registered in the office of The Sub-Registrar Dewas Vide registration no 1-A/5968 dated 23/03/2007 Between the Governor of Madhya Pradesh acting through General Manager, District Trade & Industries Centre, Dewas (hereinafter called the Lessor) Which expression shall, where the context so admits, include his successors in office of the one part M/S Salem Steel Suppliers Pvt. Ltd. Authorised Signatory Mr. Vinod Jain S/o Shri Manoharlal Ji Jain registered office at 12/1 Mooker Nallamuthu Streeel, Chennai Pin 600001, Tamilnadu (hereinafter called the Lessee Which expression shall, where the context so admits, include their/his/her heirs, successors, executors administrators and assigns of the others part) where upon the request the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, The Plot no. 177 to 181 admeasuring 16000 Sq. Me. At the Industrial Area Gram Siya, Dewas for the term of 30 years commencing from 08-02-2007 to and ending on 27/02/2037 for the purpose of establishing & operating a factory for manufacturing of S.S. Fitting & Pipes, S.S. Scrap.

Hence, the first Amendment in the original deed to read as under.

First Amendment

Now this amendment is made on this 29TH day of Sep. 2020 on the request of the lessee, the General Manager, District Trade & Industries Centre, Dewas has granted permission to this change by the vide order NO. DTIC/DWS/IDS/2020-21/1138 dated 10-08-2020 issued by the GM Dewas in the name of M/S V STAINLESS LLP.

Since M/S V STAINLESS LLP has purchased the shade area 864 sq. Mts. In Rs. 8,00,000/- and registry of sell deed and stamp duty Rs. 110075/- has been paid to District Sub Registrar office at Dewas. E-registration No. MP108942020A1185368 Dated 08.03.2020.





Registration and Stamp Department
Madhya Pradesh

Presentation Seal:

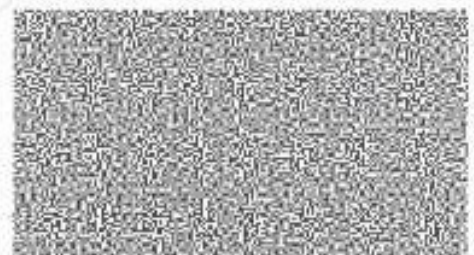
MS V STAINLESS LLP

Represented By:- YOGESH
BHANDARI



के द्वारा उप जिला देवास
जिला देवास के उप पंजीयक कार्यालय में तारीख 29/09/2020 को मध्याह्न पूर्व/मध्याह्न पश्चात 12:15:01 बजे प्रस्तुत किया
गया।

ASHVIN SAVALIYA
उप पंजीयक
उप पंजीयक कार्यालय देवास





Registration and Stamp Department
Madhya Pradesh

The amendment is as under :-

A) M/S V STAINLESS LLP Partner Sh. Yogesh Bhandari S/o Shri Girish Bhandari, Add- 403 Sukun Villa 7/3 New Palasia, Indore for the purpose of establishing and operating the Manufacturing unit.

B) The period of this amended lease deed will be operative up to 29/09/2020 and ending 27/02/2037 years. Effective from executed amended lease deed The Lessee having paid the following amount to the Lessor for the said land:-

(i) Transfer Fee of Rs. 181900/- One time paid by the unit by Challan No. 08519 Dated 01-09-2020

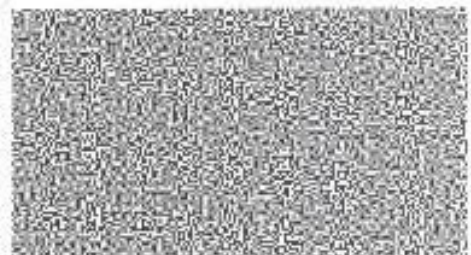
(ii) Annual Lease rent Rs. 105470/- per year paid by the unit by Challan No. 085111 dated 01-09-2020

(iii) Annual maintenance fee will be Rs.80000.00+14400.00 (GST) Total Rs.94400.00 and applicable under the Madhya Pradesh Rajya Audyogik Bhumi Evam Bhawan Prabandhan Niyam 2015 effective from 01-04-2015.

M/S V STAINLESS LLP now the "lessee" shall utilize the property on the land within a period of one year. If the lessee fails to utilize the complete land leased out to him within the period of Two years the lessee will surrender the surplus land to the lessor or the lessor has rights of re-entry in that portion. The lessee also agrees that if he fails to surrender the surplus land he will pay rent along with penal amount at the prevalent rate of rent and as per condition of original deed.

All other terms & conditions of the original lease deed executed on 08/02/2007 will remain the same and there is no change in it.

Amendment/Revision, addition/deletion to the relevant paras of original deed dated 08/02/2007 as applicable under the Madhya Pradesh Rajya Audyogik Bhumi Evam Bhawan Prabandhan Niyam 2015 effective from 01-04-2015 will be deemed to apply hereinafter without causing any financial loss to the lessor & binding on both the parties.





Registration and Stamp Department
Madhya Pradesh

Admission Seal:

RAJ KUMAR TIWARI

Address: DISTRICT TRADE AND
INDUSTRIES CENTRE, A.B. ROAD

MS V STAINLESS LLP

Represented By:-

YOGESH BHANDARI

Address: 403 SHAKUN VILLA, 7/3 NEW
PALASIA

स्वीकार करते हैं कि कथित पट्टा विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी। तारीख 29/09/2020

ASHVIN SAVALIYA
उप पंजीयक
उप पंजीयक कार्यालय देवास



Registration and Stamp Department
Madhya Pradesh

The Plot no. 177 to 181 admeasuring 16000 Sq. Me. at the Industrial Area Gram Siya, Dewas, bounded by boundary line on as the plan annexed here to that is to say:-

::SCHEDULE::

Name of village :- Dewas

Name of Tehsil :- Dewas

Name of Industrial area :- Industrial area Gram Siya

Plot No. :-

17750 x 100 = 5000

17825 x 100 = 2500

17925 x 100 = 2500

18050 x 100 = 5000

181 10 x 100 = 1000

Total Land :- 16000 Sq. Me.

Surrounded by :-

East :- Plot no. 176 and Plot no. 180 remaining part

West :- 16 M Wide Road

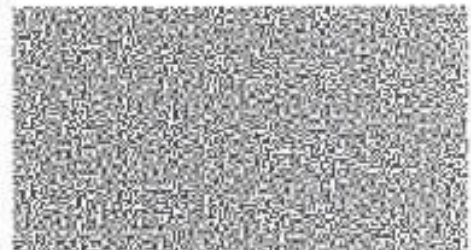
North :- 30 M Wide Road

South :- 24 M Wide Road

In witness thereof the parties here to have signed this amended lease deed on the this 29th day of sep. 2020 respectively mentioned against their signature.

Date : 29.09.2020

Place: Dewas.





Registration and Stamp Department
Madhya Pradesh

Witness Seal:

PRASHANT JADHAV

पुत्र/आत्मज BABA SAHEB

Address: 44 KAROLI NAGAR DEWAS

ADITYA SINGH

पुत्र/आत्मज VENI MADHAV

Address: 16/2 HATE SINGH GOYAL
COLONY DEWAS

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 29/09/2020

ASHVIN SAVALIYA
उप पंजीयक
उप पंजीयक कार्यालय देवास



Registration and Stamp Department
Madhya Pradesh

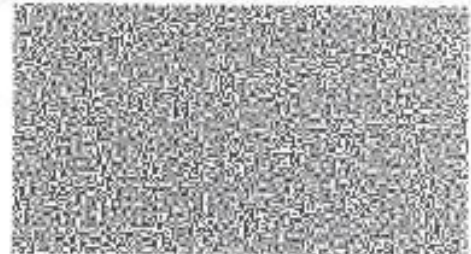
Property Details Annexure

Property Id	1066202004892407
Property Type	PLOT
Property Landmark :	--
Property Address :	PLOT NO. 177-181, INDUSTRIAL AREA, SIYA, A.B. ROAD, DEWAS
Vikas Khand (development block) :	--
R. I. Circle :	--
Layout Details :	--
Nazool/Sheet No :	--
Plot Number :	--

Khasra Details and Four Boundary Details

Khasra Number	Khasra Area	Lagaan	Rin Pustika	East	West	North	South
177-181	16000	0	NA	PLOT NO. 176 AND REMAINING PART PLOT NO. 180	16M WIDE ROAD	30M WIDE ROAD	24MT WIDE ROAD

District	DEWAS
Tehsil	DEWAS
Area Type	RURAL AREA
Sub-Area Type : NON-PLANNING AREA	
Patwari Halka/Village : PATWARI HALKA NUMBER-49	
Village/Mohalla/Colony : SIYA ROAD SE ANDAR	
Total Area of Plot (sqm)	16000
Residential Area out of Total Area (sqm)	--
Commercial Area out of Total Area (sqm)	--
Industrial Area out of Total Area (sqm)	16000
Educational Units area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--





Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:



इस दस्तावेज के निष्पादक के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 29/09/2020 को लिया गया ।

ASHVIN SAVALIYA
उप पंजीयक
उप पंजीयक कार्यालय देवास



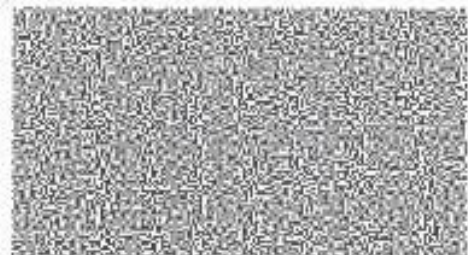
इस दस्तावेज के निष्पादक YOGESH BHANDARI के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 29/09/2020 को लिया गया ।

ASHVIN SAVALIYA
उप पंजीयक
उप पंजीयक कार्यालय देवास

Witness Seal:



PRASHANT JADHAV





Registration and Stamp Department
Madhya Pradesh

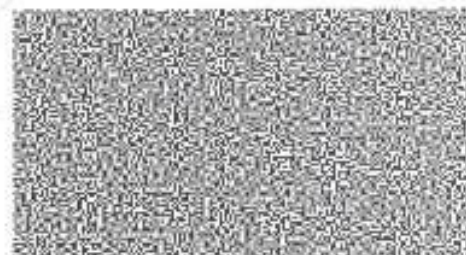
Whether Educational Units layout is passed by	--
Health Services area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--
Whether Health Services layout is passed by T&CP ?	--
Area for Other usage out of Total Area (sqm)	--
Is the plot being used for Residential Cum Commercial purpose only?	No

Applicable Sub-Clauses on the Property

WHETHER PLOT IS A CORNER PLOT - YES

TOTAL DUTY AND EXEMPTION

Exempted Duty	0.0	Exempted Reg Fee	0.0
Total Payable Duty(INR)	20998.0		
Total Payable Registration fee(INR)	14317.0		
Amount of Premium(INR)	181900.0		
Annual Average Rent(INR)	199870.0		





Registration and Stamp Department
Madhya Pradesh

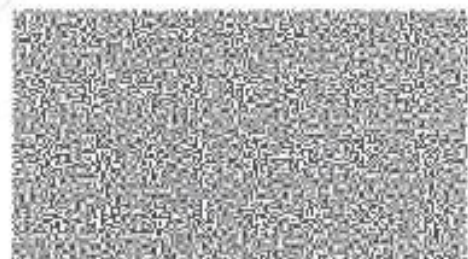
Witness Seal:



Aditya Singh



ADITYA SINGH





Registration and Stamp Department
Madhya Pradesh

I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 7 of this deed with Deed ID 19117707 and e-Stamp code 0101102909202000081, and also execute the deed with my/our signatures below. DATE: 29.09.2020

SIGNATURE OF FIRST PARTY

[Signature]
General Manager
The Registration Centre
[Address]

SIGNATURE OF SECOND PARTY

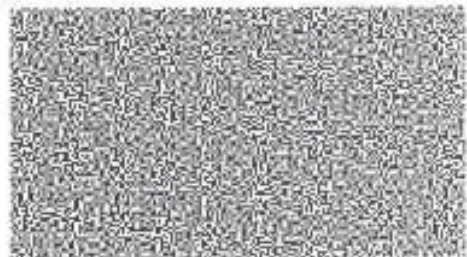
[Signature]
YOGESH BHANDARI

Witness 1:

[Signature]
Name: ADITYA SINGH RATHOD
S/O. Sh. V. K. Mundeew Singh, Ratan
ADDRESS: LG/2, HATE SINGH GOYAL COLONY, DEWAS
ID NO. MPV10039371/04

Witness 2:

[Signature]
Name: PRUSHANT INDIYAY
S/O. Sh. Babu Sahab Jadhav
ADDRESS: 44, KANDLI NAGAR, DEWAS
ID NO. MP41R-2017-0141951





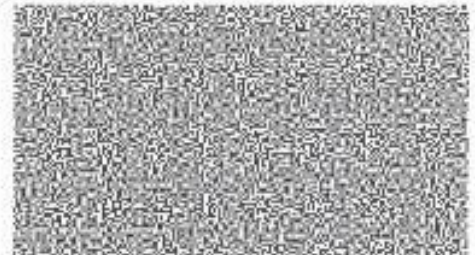
Registration and Stamp Department
Madhya Pradesh

Stamp Duty Seal:

स्टाम्प शुल्क	19089
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
टैपकर	1909
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	20998

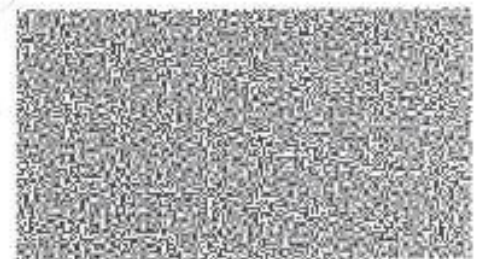
Ashvin Savaliya

ASHVIN SAVALIYA
उप पंजीयक
उप पंजीयक कार्यालय देवास



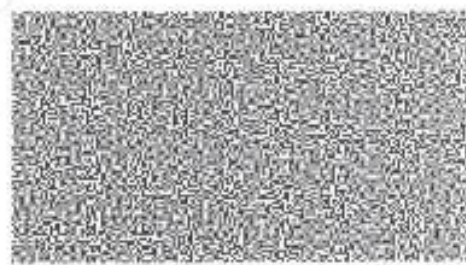
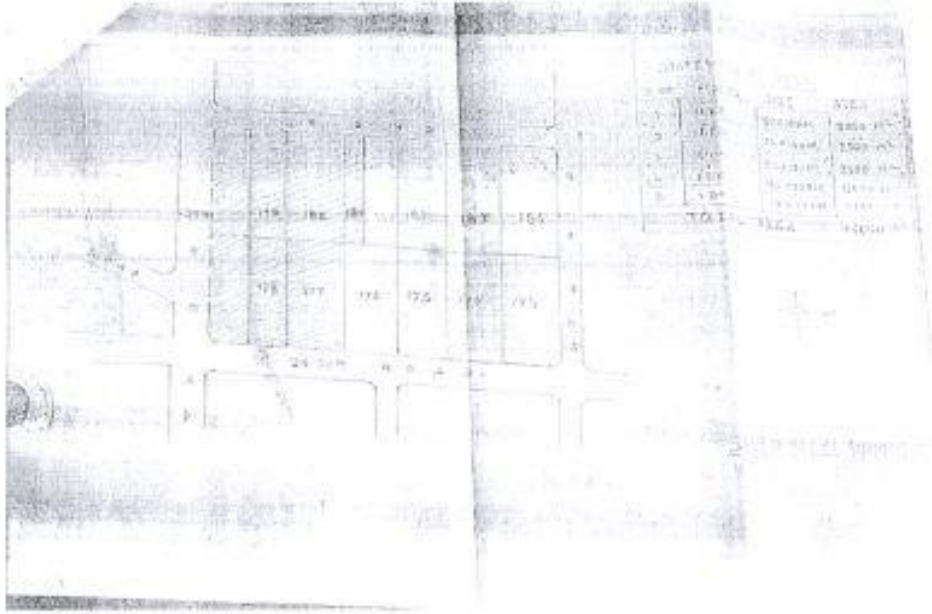


Registration and Stamp Department
Madhya Pradesh





Registration and Stamp Department
Madhya Pradesh





Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 29/09/2020 को क्रमांक
MP108942020A1613776 दे कर किया गया है। जिसमें 20 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 20998

पंजीयन शुल्क 14317

प्रतिलिपि शुल्क 0

अधिक 0

योग 14317

ASHVIN SAVALIYA
Sub Registrar
SUB REGISTRAR OFFICE
DEWAS

