



Registration and Stamp Department
Madhya Pradesh

Registration Certificate

Registration Details

E-Registration Number	MP119002017A1484651
Registration Date	23/08/2017
Date of Printing e-Registration Certificate	23/08/2017
Market Value of Property (If Applicable)	39470000
Consideration / Secured / Premium Amount (Rs.)	104848
Registration Fee (Rs.)	9640
Total Stamp Duty (Rs.)	14139
SR Name	REKHA KIRADE
SRO Name	HEAD QUARTER SUB REGISTRAR OFFICE DHAR

Lessor-Self

Organisation Name
Authorized Person's Name
Address

M P AUDYOGIK KENDRA VIKAS NIGAM INDORE LTD
SHRI PADMNABH GETHEWALE
3/54 PRESS COMPLEX A. B. ROAD, INDORE, Madhya Pradesh, INDIA

Lessee-Self

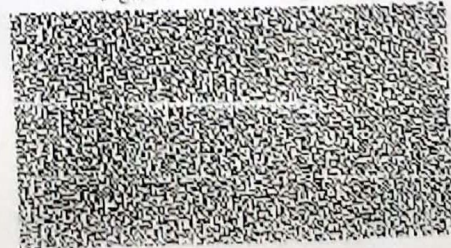
Organisation Name
Authorized Person's Name
Address

JAGDISH AGRI EXPORT PRIVATE LIMITED
SHRI JAGDISH PATIDAR
PLOT NO 115 INDUSTRIAL AREA PITHAMPUR SECTOR 1, DHAR, Madhya Pradesh, INDIA

Digitally signed
by Rekha
Date: 2017.08.23
12:58:36 IST

मुख्यालय उच्च पञ्जीयक
धार जिला धार (म.प्र.)

Signature of Sub-Registrar



44500002017A1484651 | 0101123082017000765



Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 23/08/2017 को क्रमांक
MP119002017A1484651 दे कर किया गया है। जिसमें 17 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 14139

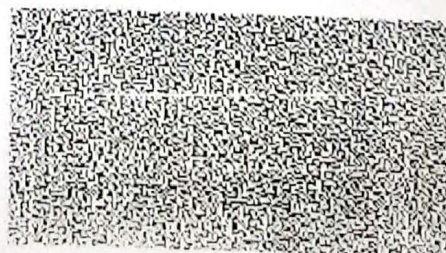
पंजीयन शुल्क 9640

प्रतिलिपि शुल्क 0

अधिक 0

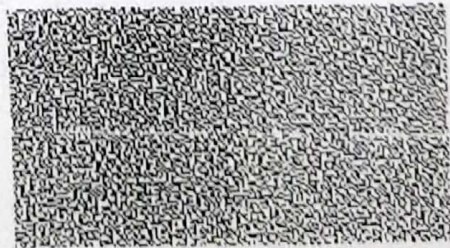
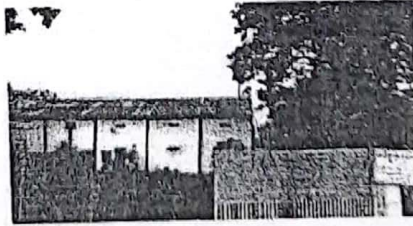
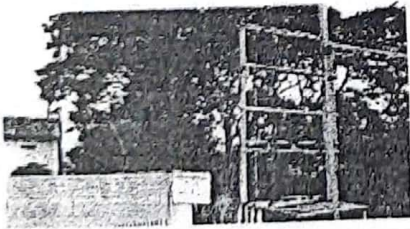
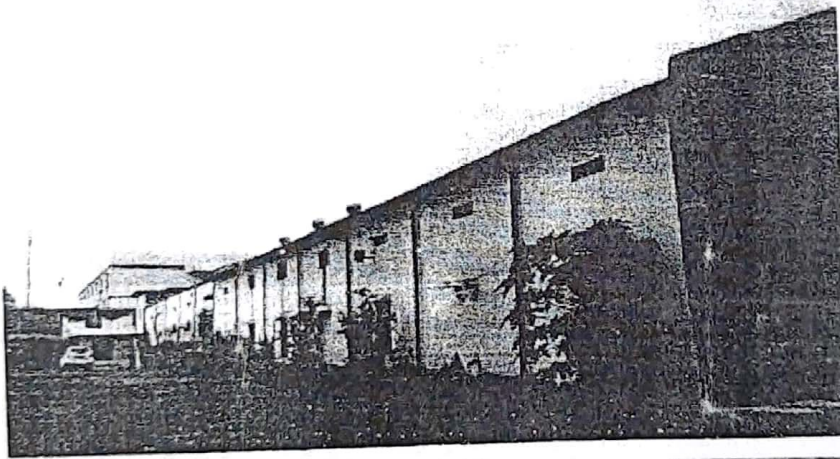
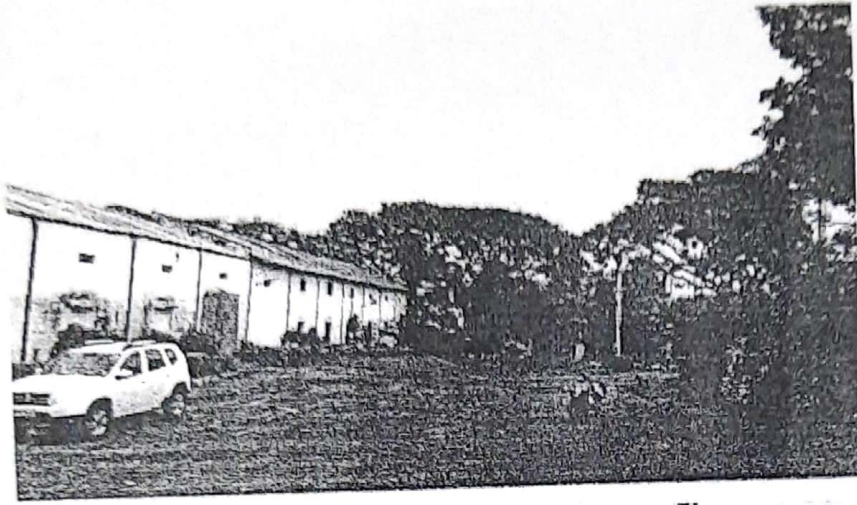
योग 9640

REKHA KIRADE
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR



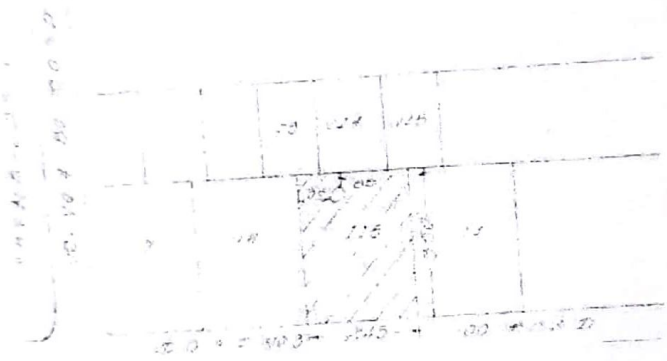
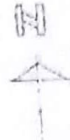
MP119002017A1484651 (09)11230*201700765

Registration and Stamp Department
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PROPOSED PLAN OF PITHAMPUR I/II
SHOWING THE ALLOTMENT OF PLOT NO 115
MEASURING 78.4 SQ.M IN FAVOUR OF
S/O. SAKHAI SINGH BASTING.



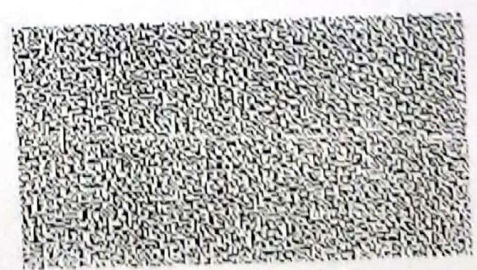
SCALE 1:1000

NOTE SCALE

For M.P. Assets Management, (Pvt.) Ltd.

MicroCam

2/15



MP119002017A1484651 | 01011123082017000763



Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:



इस दस्तावेज के निष्पादक SHRI PADMNABH GETHEWALE के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 23/08/2017 को लिया गया ।

REKHA KIRADE
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR



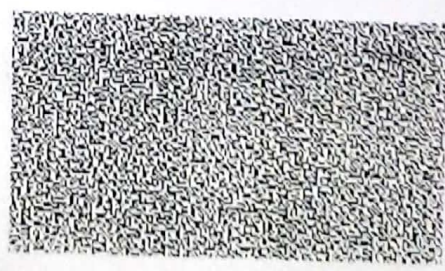
इस दस्तावेज के निष्पादक SHRI JAGDISH PATIDAR के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 23/08/2017 को लिया गया ।

REKHA KIRADE
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR

Witness Seal:



RAVI NINAMA





Registration and Stamp Department
Madhya Pradesh

2. The annual lease rent shall be read as Rs 1,04,848 /- (Rs One Lac Four Thousand Eight Hundred Forty Eight ONLY). per annum in place of Rs. 16,281/- (Rs Sixteen Thousand Two Hundred Eighty One ONLY).

That all other terms and conditions of original lease deed executed on 04-04-1986, and amended deed executed on 24-03-2003 shall be binding on both the parties. However, any conditions in the original lease deed, that are in contravention of the land allotment rules 2015 shall not be applicable. Any future rules/ enactment which may be notified by the Govt. of MP from time to time, shall be applicable.

Rest of the terms and conditions of the original lease deed executed on 04-04-1986 and amended deed executed on 24-03-2003 referred to above shall remain unchanged. The copy of the original Lease Deed executed on 04-04-1986 and amended deed executed on 24-03-2003 is appended herewith for the correct and undisturbed meaning of this Amended Deed.

SCHEDULE-A

Name of Village : PITHAMPUR
Name of Tehsil : DHAR
Name of District : DHAR
Name of I/ Area : PITHAMPUR SECTOR-1
Plot No. : 115
Size of plot : 7894 SQ MTR.

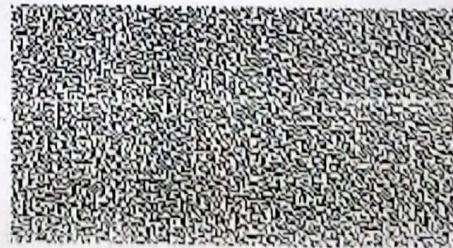
SURROUNDED BY:

On North : Plot No 123,124 and 125
On South : 100 Feet Wide Road
On East : Plot No 114
On West : Plot No 116

ABOVE details shown in the annexed plan.

In witness whereof, the parties hereto have put signed this deed on the date and year respectively mentioned against their signatures

Date 23-08-2017





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executed on 24-03-2003 was dually registered vide book no A-1, Volume No. 3942 on Pages no. 27-31 and bears Registration No. 53 dated 08-04-2003. In this amended deed the lease period was changed to 30 years in place of 99 years from 4-4-1986 and ending on 3-4-16. Thus the lease period expired on 03-04-2016
And whereas the lease period has ended on 03-04-2016 due to which the Lessee has requested the Lessee to renew the Lease period.

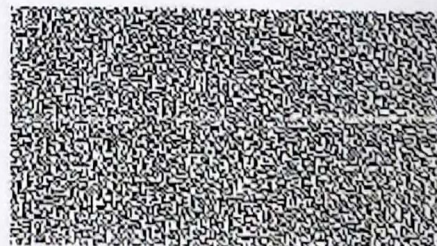
And Whereas as per clause 22 of the prevailing land allotment rules, the renewal in lease period for further period of 30 years, has been permitted by Managing Director, M.P. Audyogik Kendra Vikas Nigam (I) Ltd, Indore vide its letter No. AKVN/I/Infra/2017/13114 dated. 04-08-2017 commencing from 04-04-2016 and ending on 03-04-2046 therefore an amendment in the said Lease Deed executed on 04-04-1986 and amended deed executed on 24-03-2003, has become necessary.

And Whereas the lessor has agreed to change aforesaid by charging necessary charges and lessee has paid to the lessor,

- 1-Lease renewal Charges amounting to Rs. 1,04,848/- (Rs One Lac Four Thousand Eight Hundred Forty Eight ONLY)
- 2-Annual Lease Rent charges of Rs. 1,04,848/- (Rs. One Lac Four Thousand Eight Hundred Forty Eight ONLY).
- 3-Maintenance Charges Rs. 47,364/- (Rupees Forty Seven Thousand Three Hundred Sixty Four Only)
- 4-Land Premium not payable on renewal
- 5-Development Charges Not applicable on renewal.

Now, therefore, the said lease deed executed on 04-04-1986 & amended deed executed on 24-03-2003 to be read as follows:-

- 1.The extended Lease period shall be read as 30 years commencing from 03-04-2016 and ending on 02-04-2046.



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This Lease Deed Amendment is made this 23rd day of August Two Thousand Seventeen between The Governor of Madhya Pradesh acting through the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Indore) Limited, Indore (hereinafter called the "LESSOR" which expression shall where the context so admits include his successors in office) of the one part Managing Director AKVN Indore has further authorized Mr. PADHNABH GETHEWALE vide his order No. 9526 dated 06/08/2015 to execute e-registry.

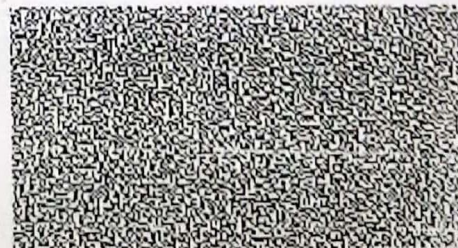
AND

M/S JAGDISH AGRI EXPORTS PVT LTD having CIN NO. U15139MP2003PTC015589 and having registered office Plot no. 115 Industrial Area Sector-1 Pithampur Dist. Dhar acting through SHRI JAGDISH PATIDAR S/O SHRI DHURJI PATIDAR (Designation in the Firm) Director having Aadhar No 7321-1466-2513 (hereinafter called the 'Lessee' which expression shall, were the context so admits, include its successors and permitted assigns) of the other part.

And Whereas the Lessor has leased out plot No.115 measuring 7894 Sq.mts. at INDUSTRIAL GROWTH CENTRE PITHAMPUR SECTOR-1, DISTT. DHAR, MP to M/s TOSHNIWAL METAL INDUSTRIES PVT. for manufacture of Automobile Heavy Jacks and other automobile components for a period of 99 year for which lease deed was executed on date 08-04-1986 & amended lease deed with sub register Dhar bearing Registration No. 67 & Amended deed registered on dated 03-08-1987 with sub register Dhar vide registration no 1158.

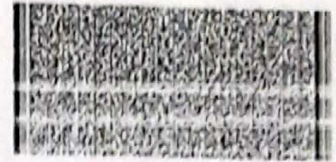
And Whereas M/S JAGDISH AGRI EXPORTS PVT. LTD. purchased assets of M/s TOSHNIWAL METAL INDUSTRIES PVT.LTD. From sale deed from M.P.S.I.D.C Bhopal dated 04-01-2003 which was registered at Sub Registrar office Dhar bearing Volume no A-I Book No 3894 pages 52 to 57 and registration No 195

Because of this sale deed lessor Changed the lessee firm from M/s TOSHNIWAL METAL INDUSTRIES PVT.LTD.. To M/S JAGDISH AGRI EXPORTS PVT. LTD and product AUTO MOBILE HEAVY JACKS, AUTOMOBILE MEDIUM JACKS & FLYERRLS AND WHEEL DRUMS NON FERROUS AALOY CASTED PRODUCTS TO PROCESSING OF VEGETABLES purpose ancillary in its records & this lease deed





Registration and Stamp Department
Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code 01011123082017000765
Total E-Stamp Amount 14139
Govt. Stamp Duty (Rs.) 12853
Janpad Duty (Rs.) 0
Exempted Amount(Rs.) 0
Municipality Duty (Rs.) 0
Upkar Amount (Rs.) 1286

E-Stamp Type NON-JUDICIAL
Issue Date & Time 23/08/2017 11:27:47
Service Provider or Issuer Details GOURAV SHRIVASTAVA/SP011142907201500179
SP/SRO/DRO/HO Details B-55 Chankyapuri Colony Dhar (M.P.) DHAR DHAR

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 D 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 LEASE DEED AMENDMENT

First Party Details

Organization Name M P AUDYOGIK KENDRA VIKAS NIGAM INDORE LTD
Address 3/54 PRESS COMPLEX A. B. ROAD
Number of Persons 1

Second Party Details

Organization Name JAGDISH AGRI EXPORT PRIVATE LIMITED
Address PLOT NO 115 INDUSTRIAL AREA PITHAMPUR SECTOR 1
Number of Persons 1

LEASE DEED AMENDMENT FOR LAND AT INDUSTRIAL AREA PITHAMPUR SECTOR-I, DIST. DHAR, MP
Consideration taken by AKVN Rs 2,57,060/-

