



175 (2) 175 10 FEB 2012 4948 (2185) - 4 -

# Registration and Stamp Department Madhya Pradesh

## Registration Certificate

Registration Details	
E-Registration Number	MP119002020A1829885
Registration Date	10/12/2020
Date of Printing e-Registration Certificate	10/12/2020
Market Value of Property (If Applicable)	13125600
Consideration / Secured / Premium Amount (Rs.)	48711
Registration Fee (Rs.)	3654
Total Stamp Duty (Rs.)	5360
SR Name	REKHA KIRADE
SRO Name	HEAD QUARTER SUB REGISTRAR OFFICE DHAR

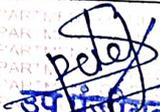
### Lessor-Self

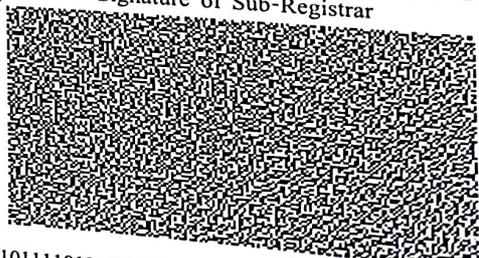
**Organisation Name** Madhya Pradesh Industrial Development Corporation Limited  
**Authorized Person's Name** Rajendra Singh Bhanwar  
**Address** 35-A, Sangam Nagar Indore, DHAR, Madhya Pradesh, INDIA

### Lessee-Self

**Organisation Name** Central India Agro Chemicals  
**Authorized Person's Name** Pramod Hardia  
**Address** 302 Navlakha Nemawar Road Indore, DHAR, Madhya Pradesh, INDIA

Digitally signed  
 by REKHA  
 KIRADE  
 Date: 2020.12.10  
 13:37:06 IST

  
 उपरिस्थितिक  
 सिवा धार  
 Signature of Sub-Registrar





175 (2) 175 10 FEB 2012 4948 (2105) - 433

## Registration and Stamp Department Madhya Pradesh

### Registration Certificate

Registration Details	
E-Registration Number	MP119002020A1829885
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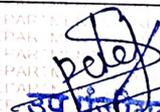
#### Lessor-Self

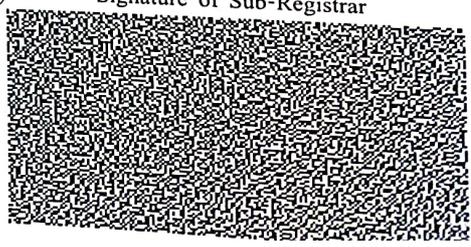
**Organisation Name** Madhya Pradesh Industrial Development Corporation Limited  
**Authorized Person's Name** Rajendra Singh Bhanwar  
**Address** 35-A, Sangam Nagar Indore, DHAR, Madhya Pradesh, INDIA

#### Lessee-Self

**Organisation Name** Central India Agro Chemicals  
**Authorized Person's Name** Pramod Hardia  
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 Signature of Sub-Registrar





Registration and Stamp Department  
Madhya Pradesh

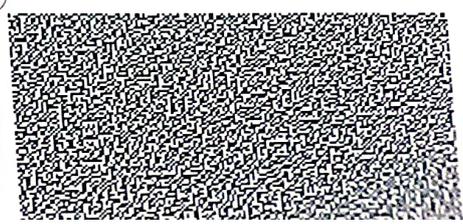
10 FEB 2012 (2185 - 4)

Certificate of Stamp Duty



<b>E-Stamp Code</b>		01011110122020000801	
<b>Total E-Stamp Amount</b>		5360	
<b>Govt. Stamp Duty (Rs.)</b>		4872	
<b>Janpad Duty (Rs.)</b>		0	
<b>Exempted Amount(Rs.)</b>		0	
<b>E-Stamp Type</b>		NON-JUDICIAL	
<b>Issue Date &amp; Time</b>		10/12/2020 11:12:04	
<b>Service Provider or Issuer Details</b>		Priyanka Jain/SP011142906201501513	
<b>SP/SRO/DRO/HO Details</b>		01 Kashibag Colony Court road Dhar DHAR DHAR	
<b>Deed Type</b>		Lease Deed	
<b>Deed Instrument</b>		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.	
<b>Purpose</b>		Lease Deed	
<b>Organization Name</b>		First Party Details	
<b>Address</b>		Madhya Pradesh Industrial Development Corporation Limited	
<b>Number of Persons</b>		35-A, Sangam Nagar Indore	
<b>Organization Name</b>		Second Party Details	
<b>Address</b>		Central India Agro Chemicals	
<b>Number of Persons</b>		302 Navlakha Nemawar Road Indore	

LEASE DEED AMENDMENT FOR LAND IN THE INDUSTRIAL AREAPITHAMPUR SECTOR-1, TEHSIL DHAR, DISTT.DHAR, MADHYA PRADESH This Lease Deed Amendment is made this 10TH day of December Two Thousand Twenty between The Governor of Madhya Pradesh acting through the Executive Director, M.P. I.D.C. REGIONAL OFFICE INDORE represented by its duly authorized signatory (hereinafter called the "LESSOR" which Expression shall where the context so admits include his successor in office) of the one part Executive Director M.P. I.D.C. REGINOAL OFFICE INDORE has further authorized Mr. R.S.Bhanwar (General Manager) vide his order No 10614 dated 11-08-2020 to execute E-Registry AND





मध्य प्रदेश

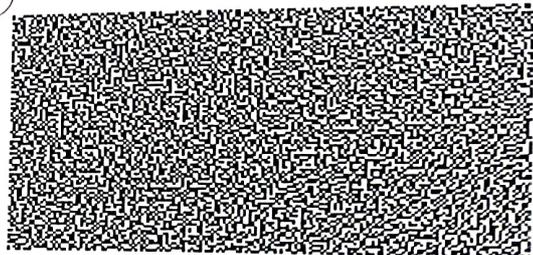
M/S CENTRAL INDIA AGRO CHEMICALS having GST NO. 22AAGPH8657JIZG and acting through SHRI PRAMOD HARDIA S/O MURARILAL HARDIA (Designation in the Company) PROPRIETOR having PAN No AAGPH8657J (hereinafter called the 'Lessee' which expression shall, were the context so admits, include its successors and permitted assigns) of the other part.

And Whereas the Lessor has leased out plot No. 175 measuring 3646 Sq.mts. at INDUSTRIAL GROWTH CENTRE PITHAMPUR SECTOR-1, DIST. DHAR, to M/S SURYA ALUMINIUM PRODUCTS PVT LTD for which a lease deed was executed on 08-02-1990 and was duly registered with the Sub-Registrar, DHAR, and entered in document Book No. A-1, Volume No. 1880 on Pages 01-15 and bears Registration No. 2256 dated 12-02-1990 & amendment deed dated 16-04-1991 and entered in document Book No. A-1, Volume No. 2074 on Pages 01-12 and bears Registration No. 155 dated 18-04-1991.

And whereas the lessee firm M/S KAPUR COACH AND COMPONENTS PVT.LTD. has purchased assets of M/S SURYA ALUMINIUM PRODUCTS PVT LTD. Industrial area Pithampur Sector-1 Dist-Dhar vide SUPARDGINAMA POSSESSION Dated. 14-03-1997 for which a amendment lease deed was executed on 11-04-1997 & amendment deed executed for the change in name of the company from M/S KAPUR COACH AND COMPONENTS PVT.LTD TO M/S CHOUHAN ENTERPRISES & PRODUCTS for which a amendment lease deed was executed on 24-03-2005.

And whereas the lessee firm M/S CENTRAL INDIA AGRO CHEMICALS. has purchased assets of M/S CHOUHAN ENTERPRISES & PRODUCTS. Industrial area Pithampur Sector-1 Dist-Dhar vide registered sale deed dated 28-09-2010 for which a amendment lease deed was executed on 20-01-2012 and was duly registered with the Sub-Registrar, DHAR, and entered in document Book No. A-1, Volume No. 6829 on Pages 07-12 and bears Registration No. 4948 dated 10-02-2012.

And Whereas the lease period of the Lease has ended on 07-02-2020 due to which the Lessee has requested the Lessor 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 Executive Director, M.P.I.D.C. Regional Office Indore vide its letter No.





रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

AKVN/I/Infra/2020/13949 dated 29-10-2020, therefore an amendment in the said Lease Deed executed on 08-02-1990 and further amendments executed on 16-04-1991, 11-04-1997, 24-03-2005 & 20-01-2012 has become necessary.

And Whereas the Lessor has agreed to change aforesaid by charging necessary charges and Lessee has paid to the Lessor, Lease renewal Charges amounting to Rs.48,711/- (Rs. Forty Eight Thousand Seven Hundred Eleven Only) & Annual Lease Rent charges of Rs.48,711/- (Rs. Forty Eight Thousand Seven Hundred Eleven Only).

Now, therefore, the said lease deed executed on 08-02-1990 and further amendments executed on 16-04-1991, 11-04-1997, 24-03-2005 & 20-01-2012 has to be amended and to be read as follows:-

1-The Lease period to be read as 30 years commencing from 08-02-2020 and ending on 07-02-2050

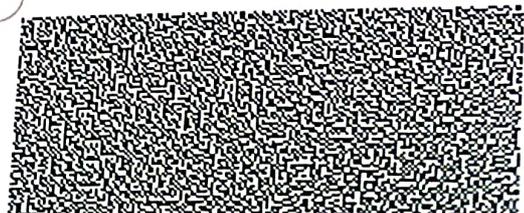
2-The annual lease rent to be read as Rs.48,711/- (Rs. Forty Eight Thousand Seven Hundred Eleven Only) per annum in place of Rs. 30,080/- (Rs. Thirty Thousand Eighty Only).

3-It is agreed upon that the referred land is allotted to the Lessee for the operations of business referred herein, under the provision of the Madhya Pradesh Rajya Audyogik Bhumi Evam Bhawan Prabandhan Niyam-2019 issued by the department of Industrial Policy & Investment Promotion Madhya Pradesh as amendment from time to time (herein after called as "Rules").

4-The lessee hereby agrees to pay the maintenance charges at the rates as may be fixed/ revised from time to time by the lessor /concerned Authority.

The rest of the terms & conditions of the said lease deed & amendment deed referred to above shall remain unchanged.

In witness where of the parties here to have signed this deed of amendment to the lease deed on the date and year respectively mentioned against their signatures.





**राजस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश**

**The copy of the original Lease Deed executed on 08-02-1990 and further amendments executed on 16-04-1991, 11-04-1997, 24-03-2005 & of this Amended Deed.**

**Schedule A**

**Name of Industrial Area - Pithampur Sector 01**

**Name of Tehsil - Dhar**

**Name of District - Dhar**

**Plot No. - 175**

**Size of Plot - 3646 square Meter**

**Surrounded by**

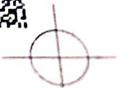
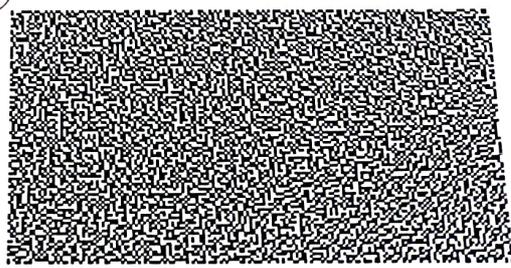
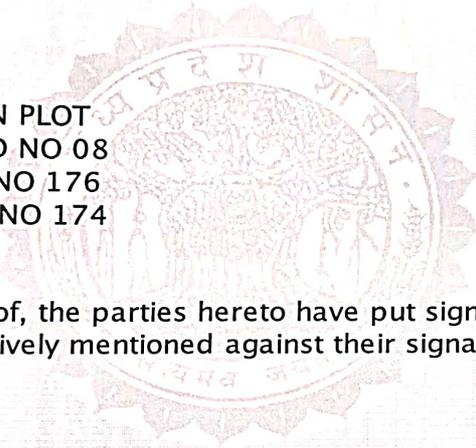
**On North - AKVN PLOT**

**On South - ROAD NO 08**

**On East - PLOT NO 176**

**On West - PLOT NO 174**

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



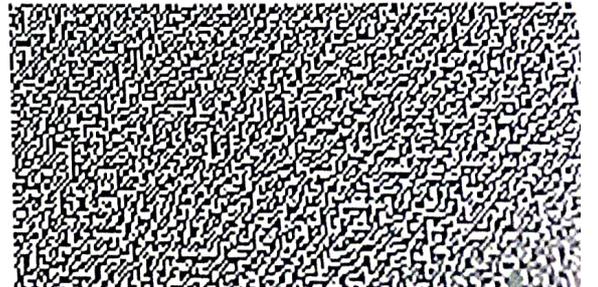


## रजिस्ट्रीकरण एवं स्टाम्प विभाग

मध्य प्रदेश

### संपत्ति विवरण अनुलग्नक

संपत्ति आईडी	1168202005151388																
संपत्ति का प्रकार	भूखंड																
संपत्ति का सीमा चिन्ह : --																	
संपत्ति का पता : Industrial Area Sector-01 Pithampur Distt. Dhar																	
विकास खण्ड (विकास खंड) : --																	
राजस्व निरीक्षक वृत्त : --																	
लेआउट का विवरण : --																	
नजूल / शीट क्रमांक : --																	
भूखण्ड क्रमांक : Plot-No-175																	
खसरा का विवरण और चतुर्सीमा का विवरण																	
<table border="1"><thead><tr><th>खसरा क्रमांक</th><th>खसरा क्षेत्रफल</th><th>लगान / भूमि राजस्व (रूपये)</th><th>ऋण पुस्तिका क्रमांक</th><th>उत्तरी सीमा</th><th>दक्षिण सीमा</th><th>पूर्व सीमा</th><th>पश्चिम सीमा</th></tr></thead><tbody><tr><td>Plot-No-175</td><td>3646</td><td>0</td><td>No</td><td>AKVN Plot</td><td>Road No 08</td><td>Plot-No-176</td><td>Plot-No-174</td></tr></tbody></table>	खसरा क्रमांक	खसरा क्षेत्रफल	लगान / भूमि राजस्व (रूपये)	ऋण पुस्तिका क्रमांक	उत्तरी सीमा	दक्षिण सीमा	पूर्व सीमा	पश्चिम सीमा	Plot-No-175	3646	0	No	AKVN Plot	Road No 08	Plot-No-176	Plot-No-174	
खसरा क्रमांक	खसरा क्षेत्रफल	लगान / भूमि राजस्व (रूपये)	ऋण पुस्तिका क्रमांक	उत्तरी सीमा	दक्षिण सीमा	पूर्व सीमा	पश्चिम सीमा										
Plot-No-175	3646	0	No	AKVN Plot	Road No 08	Plot-No-176	Plot-No-174										
अतिरिक्त अपलोड																	
latter_0_0.jpg																	
जिला	धार																
तहसील	धार																
क्षेत्र प्रकार	नगरीय क्षेत्र																
अधिशाली नगरीय निकाय : NAGAR PALIKA PITHAMPUR																	
वार्ड : वार्ड 03 नई धनुनड वार्ड																	
ग्राम / मोहल्ला / कालोनी : धन्नड़खुर्द रोड से अंदर (औ.क्षेत्र)																	
भूखण्ड का कुल क्षेत्रफल (वर्गमीटर)	3646																
कुल क्षेत्रफल मे से आवासीय क्षेत्रफल (वर्गमीटर)	--																
कुल क्षेत्रफल मे से व्यावसायिक क्षेत्रफल (वर्गमीटर)	--																
कुल क्षेत्रफल मे से औद्योगिक क्षेत्रफल (वर्गमीटर)	3646																
कुल क्षेत्रफल मे से नगर और ग्राम निवेश विभाग द्वारा अनुमोदित शैक्षिक इकाईयों का क्षेत्रफल (वर्गमीटर)	--																





राजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

क्या ले आउट टाउन एण्ड कंट्रीप्लानिंग द्वारा पारित किया गया	--
कुल क्षेत्रफल मे से नगर और ग्राम निवेश विभाग द्वारा अनुमोदित स्वास्थ्य सेवायों का क्षेत्रफल (वर्गमीटर)	--
क्या ले आउट टाउन एण्ड कंट्रीप्लानिंग द्वारा पारित किया गया हे?	--
कुल क्षेत्रफल मे से अन्य उपयोग का क्षेत्रफल (वर्गमीटर)	--
क्या भूखण्ड केवल आवासीय सह व्यावसायिक उद्देश्य के लिए इस्तेमाल किया जा रहा है	नही

कुल मुद्रांक एवं छूट			
छूट मुद्रांक शुल्क (रु)	0.0	छूट पंजीयन शुल्क (रु)	0.0
कुल देय शुल्क (रु)	5360.0	कुल देय पंजीयन शुल्क	3654.0
प्रीमियम की राशि (रु)		48711.0	
औसत वार्षिक किराया (रु)		48720.0	



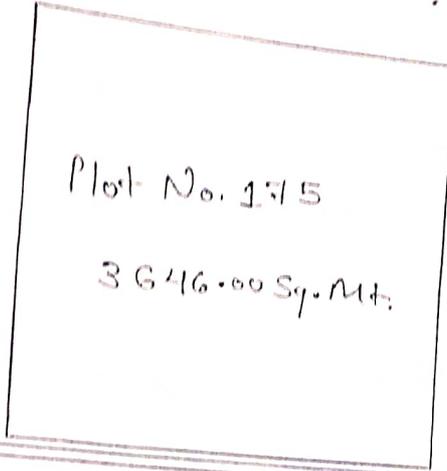


Industrial Area Sector - 1  
Pithampur Dist. Dhar  
Map

North -

AKVN-Plot

West -  
Plot No. 174



East -  
Plot No. 176

South -  
Road No. 08

Date :- 10/12/2020

