



Registration and Stamp Department
Madhya Pradesh

Registration Certificate

Registration Details

E-Registration Number	MP179152020A1385115
Registration Date	10/07/2020
Date of Printing e-Registration Certificate	10/07/2020
Market Value of Property (If Applicable)	4395600
Consideration / Secured / Premium Amount (Rs.)	1996328
Registration Fee (Rs.)	19041
Total Stamp Duty (Rs.)	25388
SR Name	Vikash Jain
SRO Name	SUB REGISTRAR OFFICE INDORE 4

Lessor-Self

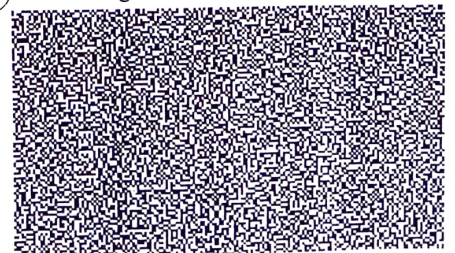
Name SHRI HEMANT CHOUHAN ON BEHALF OF GENERAL MANAGER DIC
INDORE
Father/Husband's Name --
Address GENERAL MANAGER DISTRICT TRADE AND INDUSTRIES CENTRE,
POLOGROUND, INDORE, INDORE, Madhya Pradesh, INDIA

Lessee-Self

Organisation Name KRAZY KIDS FOOD PVT. LTD.
Authorized Person's Name SHRI SUNIL JAIN
Address Plot no. 214-B, Sector 'F', Industrial Area, Sanwer Road, Indore , INDORE,
Madhya Pradesh, INDIA

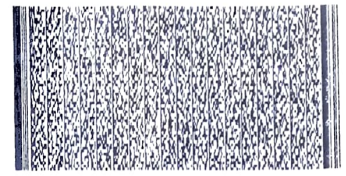
Digitally signed
by VIKASH
KUMAR JAIN
Date: 2020.07.10
17:17:27 IST

Signature of Sub-Registrar





Registration and Stamp Department
Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code 01011708072020016722
Total E-Stamp Amount 25388
Govt. Stamp Duty (Rs.) 25388 Municipality Duty (Rs.) 0
Janpad Duty (Rs.) 0 Upkar Amount (Rs.) 0
Exempted Amount(Rs.) 0
E-Stamp Type NON-JUDICIAL
Issue Date & Time 08/07/2020 19:20:17
Service Provider or Issuer Details Ashverya Goswami/SP011743007201500957
SP/SRO/DRO/HO Details 309, Anukul Apartment, 4/2, Snehlataganj, Indore MP INDORE INDORE

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 - where the lease purports to be for a term exceeding ten years but up to twenty years'. One 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 DEED

First Party Details

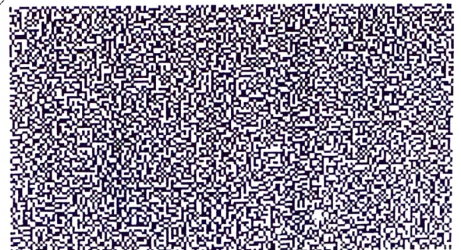
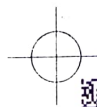
Name SHRI HEMANT CHOUHAN ON BEHALF OF GENERAL MANAGER DIC INDORE
Address GENERAL MANAGER DISTRICT TRADE AND INDUSTRIES CENTRE, POLOGROUND, INDORE

Number of Persons 1

Second Party Details

Organization Name KRAZY KIDS FOOD PVT. LTD.
Address Plot no. 214-B, Sector 'F', Industrial Area, Sanwer Road, Indore
Number of Persons 1

AMENDED DEED





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

AMENDED DEED

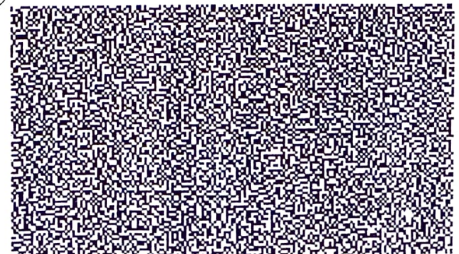
The original lease deed is executed on 26/08/2004 and registered in the office of the Sub- Registrar Indore Vide registration no. 702 (cha), book no. A-1, volume no. 864 dated 31/08/2004 & amendment deed executed on 27/09/2004 vide registration no. 930 (Cha), book no. A-1, volume no. 881 dated 03/11/2004 Between the Governor of Madhya Pradesh acting through General Manager, District Trade & Industries Centre, Indore (hereinafter called the Lessor which expression shall, where the context so admits, include his successors) in office of the one part M/s. GOLDEN INGOTS PRIVATE LIMITED, Indore in Tehsil and District of Indore acting through its Director: Smt. Kavita w/o. Shri Nirmaldas Ahuja R/o. 404, Royal Park, 19/3, New Palasia, Indore registered under companies act 1956 and having its registered office at Plot nos. 216/B, 217, 218, 219 & 220, Sector 'F', Industrial Area, Sanwer Road Indore, (hereinafter called the 'Lessee' which expression shall where the context so admits include their/his/her theirs, successors, executers administrators and assigns) of the other part.

Where upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of land of Plot nos. 216/B, 217, 218, 219, & 220, admeasuring 13320 Sq. Mtrs. at the Industrial Area, Sector-F, Sanwer Road, Indore 'for a term of THIRTY YEARS commencing from 2004 and ending on 2033 'for the purpose of establishing & operating a factory for the 'Manufacture of STEEL INGOTS, RE-ROLLING OF STEELS AND AGRICULTURAL EQUIPMENTS.'

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

AMENDMENT

Now, this Amendment is made on this 01st Day of July 2020 on the request of the Lessee, the Lessor has granted permission to this change by the vide order No. एफ-313/जिव्याउकेई/अधोसविकसे-एफ/2020-21/1589 dated 12/06/2020 on the





रजिस्ट्रीकरण एवं स्टाम्प विभाग
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प्रस्तुति मुद्रा :

SHRI HEMANT CHOUHAN
ON BEHALF OF GENERAL
MANAGER DIC INDORE



Hemant Chouhan



के द्वारा उप जिला इन्दौर जिला इंदौर के उप पंजीयक कार्यालय में तारीख 10/07/2020 को मध्याह्न पूर्व/मध्याह्न पश्चात
03:32:20 बजे प्रस्तुत किया गया।

Vikash Kumar Jain

Vikash kumar Jain
उप पंजीयक
उप पंजीयक कार्यालय इन्दौर



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name of M/s. KRAZY KIDS FOOD PVT. LTD. Since, new lessee has purchased the shed area of land 13320 Sq. Mtrs. in Rs. 1,11,00,000/- as registry of sale deed and stamp duty Rs. 9,50,814/- has been paid to District Registrar office at Indore vide E-registration no. MP179152019A1829869 dated 09/12/2019. The new lessee has applied to the lessor to transfer the lease hold rights of Plot nos. 216-B, 217, 218, 219 & 220, Sector 'F', Industrial Area, Sanwer Road, Indore in favor of M/s. KRAZY KIDS FOOD PVT. LTD.

The amendment is as under :-

M/s. KRAZY KIDS FOOD PVT. LTD. (Director & authorized signatory)- SHRI SUNIL JAIN s/o. Shri Prakash Jain r/o. 19/16, Vishram Colony, Indore and having its registered office at Plot no. 214-B, Sector 'F', Industrial Area, Sanwer Road, Indore Establishing and operating the factory for the 'Mfg. of All type of Confectionery products & food products, Printing, Packaging, Plastic Items, Pet bottle etc.'

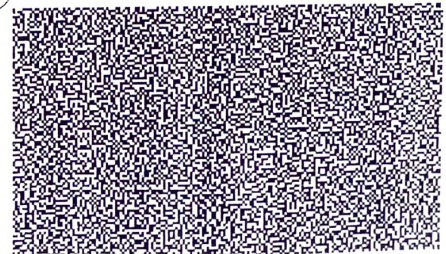
(A)The Period of this amended Lease deed will be operative up to 25-08-2034 years. Effective from executed amended lease deed. The Lessee having paid the following amount to the Lessor for the said land :-

- (i) Transfer Fee of Rs.19,96,328 /-One time Paid.
- (ii)Annual Lease rent of Rs. 3,99,265/-.
- (iii)Advance annual maintenance charges of Rs.1,33,200/-.
- (iv)Lease amendment fee of Rs.10,000/-.

From Challan No. 0851380 of Rs. 22,26,907/-, Challan No. 0851379 of Rs. 3,11,390/- dated 22/06/2020 & Challan No. 0851493 of Rs. 496/- dated 26/06/2020. Total sum of Rs. 25,38,793/- only.

Paid by the unit in the account of SBI Y.N. Road, Indore

Thereafter, during the term of the lease the Lessee shall with respect to the demised industrial plot/land, pay to the lessor the annual lease rent of Rs. 3,99,265/-and maintenance charges of Rs. 1,33,200/- and/or such other sum





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निष्पादन की मुद्रा :

SHRI HEMANT CHOUHAN
ON BEHALF OF GENERAL
MANAGER DIC INDORE

पता: GENERAL MANAGER DISTRICT
TRADE AND INDUSTRIES CENTRE,
POLOGROUND, INDORE

KRAZY KIDS FOOD PVT.
LTD.

प्रतिनिधित्व:-

SHRI SUNIL JAIN

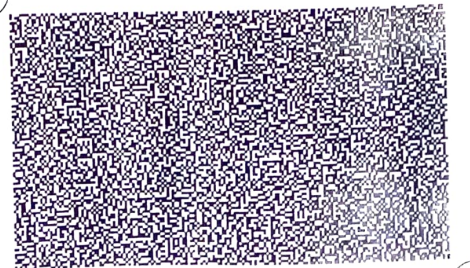
पता: Plot no. 214-B, Sector 'F', Industrial
Area, Sanwer Road, Indore

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 10/07/2020

Vikash kumar Jain

उप पंजीयक

उप पंजीयक कार्यालय इन्दौर 4





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or at such other rates, as may be determined in accordance with the said rules, in the month of April each year. In case of any delay in payment of the due Lease Rent and/or Maintenance charges by the Lessee, simple interest @ 10% shall also be payable by the Lessee on the aforesaid due amount/s. from the date when they become due till the actual payment by the Lessee.

The rent liable to be increased on the expiry of 10 years.

Now, the "lessee" shall utilize the property on the land within a period of two year. If the lessee fails to utilize the complete land leased out to him within the period of five 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 26/08/2004 & amendment deed dated 27/09/2004 it will remain the same and there is no change in it.

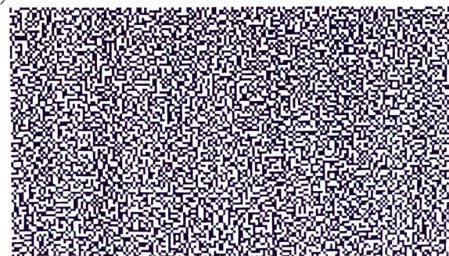
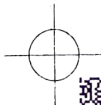
Amendment/Revision, addition/deletion to the relevant 'paras' of original deed dated 26/08/2004 & amendment deed dated 27/09/2004 as applicable under the Madhya Pradesh Rajya Audyogik Bhumi Evam Bhawan Prabandhan Niyam 2015 effective from 01/04/2015 will be deemed to apply hereinafter without causing any financial loss to the lessor & binding on both the parties.

All that piece or parcel of land of Plot nos. 216/B, 217, 218, 219 & 220 admeasuring 13320 Sq. Mts. at the Industrial Area, Sector-F, Sanwer Road, Indore, containing admeasuring 13320 Sq. Mts. bounded by red colored boundary line on as the plan annexed here to that is to say :-

::SCHEDULE::

Name of Village :- NARVAL

Name of Tehsil :- Indore





Registration and Stamp Department
Madhya Pradesh



Witness Serial

Khazana Hoteldwala

पुत्र/ आत्मज Inayat Husain

Address - 89, Doulat Ganj, Indore

Sudhal Jain

पुत्र/ आत्मज Mohanlal ji

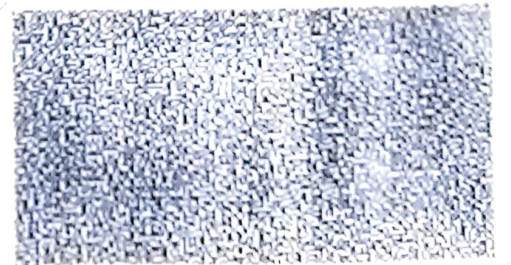
Address - 34/1 Jangam Pura, Indore

की बाब पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है। तारीख 10/07/2020

Vikash kumar Jain

उप पंजीयक

उप पंजीयक कार्यालय इन्दौर





रजिस्ट्रीकरण एवं स्टाम्प विभाग
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Name of Industrial Area :- Industrial Area, Sanwer Road, Indore

Sector-F,

Plot Nos.:- 216/B, 217, 218, 219, 220

Size :- $39+88 \times 180+21 \times 90 = 11430 + 1890 = 13320$ Sq. Mtrs.

2

Surrounded by

On the East:- 30 Mt. wide Road

On the North:- 30Mt. wide Road

On the West:- Plot no. 216/A & 221

On the South:- 30 Mt. wide Road

In witness thereof the parties here to have signed this amended lease deed on the this 01st day of July 2020 respectively mentioned against their signature.

Signature of the General Manager
District Trade & Industries Centre
Indore on behalf of

Governor of Madhya Pradesh

NAME: AJAY SINGH CHAUHAN

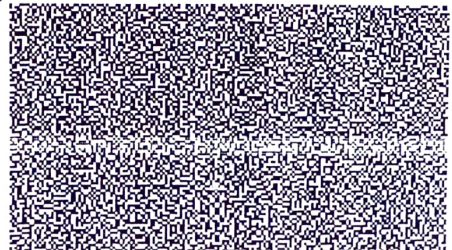
Dated:- 01/07/2020

Signature on behalf of

M/s: KRAZY KIDS FOOD PVT. LTD.

Director & Authorized Signatory

Name :: SUNIL JAIN

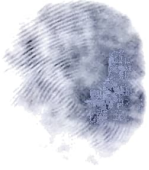




Registration and Stamp Department
Madhya Pradesh



Thumb Impression Seal



Vikasb



इस दस्तावेज के विस्थापन के अंगुठी का चिह्नान पर द्वारा की गई प्रमाणित की दिनांक 04/07/2020 को किया गया

Vikasb Kumar Jain
एव पत्नीयक
एव पत्नीयक कार्यालय इन्दीर 4



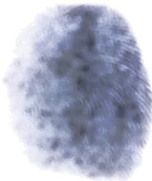
Vikasb



इस दस्तावेज के विस्थापन SHREY SHREY LADN के अंगुठी का चिह्नान पर द्वारा की गई प्रमाणित की दिनांक 04/07/2020 को किया गया

Vikasb Kumar Jain
एव पत्नीयक
एव पत्नीयक कार्यालय इन्दीर 4

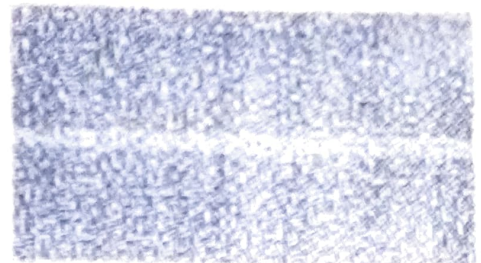
Witness Seal



Chuzoma



Chuzoma Bhatnagar





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

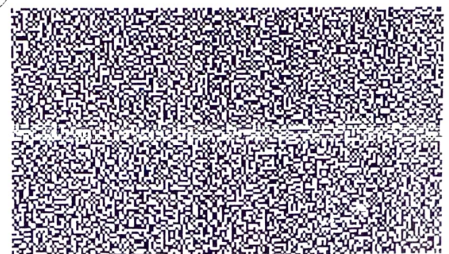
Property Details Annexure

Property Id	1797202004596484
Property Type	PLOT
Property Landmark : Plot nos. 216-B, 217, 218, 219 & 220, Sector 'F', Industrial Area, Sanwer Road, Indore	
Property Address : Plot nos. 216-B, 217, 218, 219 & 220, Sector 'F', Industrial Area, Sanwer Road, Indore	
Vikas Khand (development block) : --	
R. I. Circle : --	
Layout Details : --	
Nazool/Sheet No : --	
Plot Number : Plot nos. 216-B, 217, 218, 219 & 220	

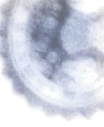
Khasra Details and Four Boundary Details

Khasra Number	Khasra Area	Lagaan	Rin Pustika	East	West	North	South
216-B_217_218_219_and_220	13320	00	na	30 Mt. wide Road	Plot no. 216/A & 221	30Mt. wide Road	30 Mt. wide Road

District	INDORE
Tehsil	INDORE
Area Type	URBAN AREA
Governing Municipal Body : NAGAR NIGAM INDORE	
Ward : WARD NO. 18 (SANT KABIR)	
Village/Mohalla/Colony : SANWER ROAD INDUSTRIAL KSHETRA SAMPURN	
Total Area of Plot (sqm)	13320
Residential Area out of Total Area (sqm)	--
Commercial Area out of Total Area (sqm)	--
Industrial Area out of Total Area (sqm)	13320
Educational Units area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--
Whether Educational Units layout is passed by	--



Registration and Stamp Department
Madhya Pradesh



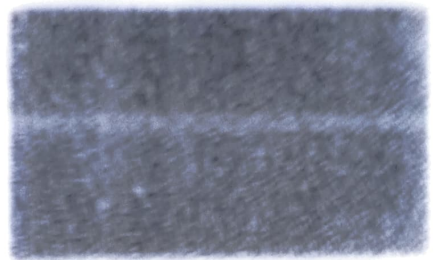
Signature



Signature



Signature





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

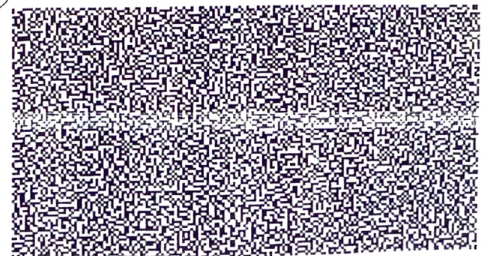
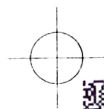
Health Services area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--
Whether Health Services layout is passed by T&CP ?	--
Area for Other usage out of Total Area (sqm)	--
Is the plot being used for Residential Cum Commercial purpose only?	No

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)	25388.0		
Total Payable Registration fee(INR)	19041.0		
Amount of Premium(INR)	1996328.0		
Annual Average Rent(INR)	532476.0		





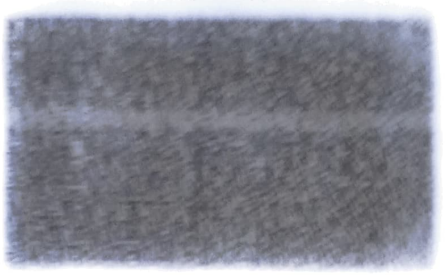
Registration and Stamp Department
Madhya Pradesh



Madhya Pradesh

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 17951777 and e-Stamp code 01011708072020016722, and also execute the deed with my/our signatures below.

Signature of First Party/
Name and Father's Name
INDORE (M.P.)

Arjun
ASSISTANT MANAGER
Distt. Trade & Industries Centre
Indore (M.P.)

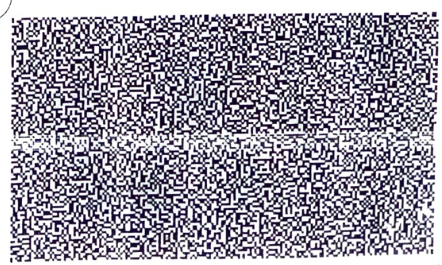
FOR KINAZY KIDS FOOD PVT. LTD.
Sunil Jain
Director
Signature of Second Party/ Parties:
Name and Father's Name

SUNIL JAIN S/O PRAKASH JAIN.

Signature of Third Party/Parties:
Name and Father's Name.

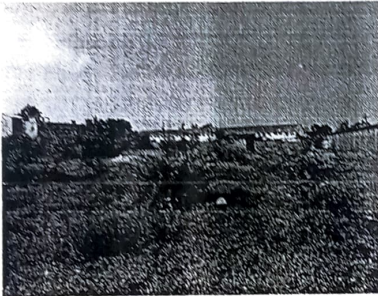
Witness 1 Name *सुनील जैन*
Address *34/1 गंगापुर (सी. 2/अमरावती)*
Signature *सुनील जैन*
ID Proof type and number
5659 85006998

Witness 2 Name *सुनील*
Address *89/1 वी.एन. रोड इ.टी.ए.*
Signature *सुनील*
ID Proof type and number
4079 1511 2870
(सिध्दा)

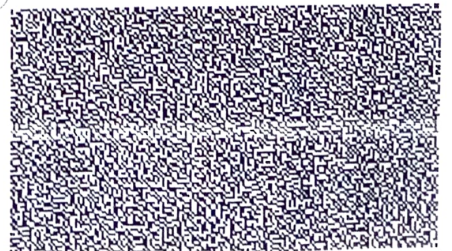




रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश



यह स्थल मध्य प्रदेश सरकार द्वारा अधिग्रहित किया गया है।
यह स्थल मध्य प्रदेश सरकार द्वारा अधिग्रहित किया गया है।
यह स्थल मध्य प्रदेश सरकार द्वारा अधिग्रहित किया गया है।





ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ವಿಳಾಸ

ಮಧ್ಯ ಭಾಗ

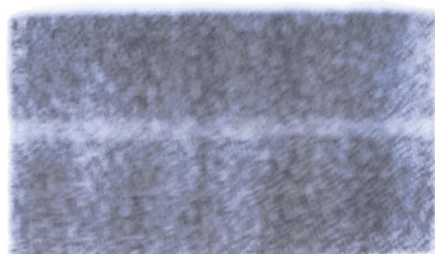
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ವಿಳಾಸವು ಈ ಕೆಳಕಂಡಂತಿರುತ್ತದೆ. ಈ ವಿಳಾಸವು ಸರ್ಕಾರದ ವಿಳಾಸವಾಗಿ ಮತ್ತು ಸರ್ಕಾರದ ವಿಳಾಸವಾಗಿ ಬಳಸಿಕೊಳ್ಳಬಹುದಾದ ವಿಳಾಸವಾಗಿ ಕೆಳಕಂಡಂತಿರುತ್ತದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ವಿಳಾಸ

100000 ಕರ್ನಾಟಕ ರೂ.

ಕರ್ನಾಟಕ

ಪುಸ್ತಕ	ಶಾ. ಸಿ. 100000 ರೂ.
ಪ್ರತಿಭಟನೆ	ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ವಿಳಾಸ
ಕರ್ನಾಟಕ	ಶಾ. ಸಿ. 100000 ರೂ.
ಕರ್ನಾಟಕ	ಶಾ. ಸಿ. 100000 ರೂ.





Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 10/07/2020 को क्रमांक
MP179152020A1385115 दे कर किया गया है। जिसमें 22 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 25388

पंजीयन शुल्क 19041

प्रतिलिपि शुल्क 0

अधिक 0

योग 19041

Vikash kumar Jain
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 4

