



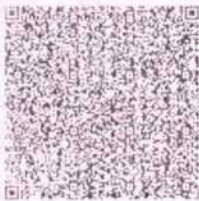
सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty

Certificate No. : IN-GJ42169378005131U  
Certificate Issued Date : 13-Apr-2022 01:25 PM  
Account Reference : IMPACC (SV)/ gj13050204/ UMARGAM/ GJ-VL  
Unique Doc. Reference : SUBIN-GJGJ1305020416530649414715U  
Purchased by : TECHNO KITCHENWARE PVT LTD  
Description of Document : Article 30 A Leave and License Agreement  
Description : LEAVE AND LICENSE AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : TECHNO KITCHENWARE PVT LTD  
Second Party : TECHNO TARP AND POLYMERS PVT LTD  
Stamp Duty Paid By : TECHNO KITCHENWARE PVT LTD  
Stamp Duty Amount(₹s.) : 300  
(Three Hundred only)



*Perthod HJ*



KC 0033661067

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The only way of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please refer to the Competent Authority.



## Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorized collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost.

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offense.

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printed artificial watermarks and other Overt and Covert features."

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## LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT is made and entered into at Sarigam on this 13 day of April 2022 Between –

M/s. Techno Tarp and Polymers Private Limited (100% EOU), (PAN No. AACCT3607R), Occupation- Manufacturer, Residing at Plot No. 4913, 4914, 4915, 4920, 4921, Plastic Zone, G.I.D.C., Sarigam, Dist. Valsad, Gujarat-396 155. Hereinafter referred to as the "LICENSOR"

AND

M/s. Techno Kitchenware Private Limited, (PAN No. AAFCT4342L), Occupation- Manufacturer, Residing at Plot No. 4922, Plastic Zone, G.I.D.C., Sarigam, Dist. Valsad, Gujarat-396 155. Hereinafter referred to as the "LICENSEE"

AND WHEREAS the Licensor is absolutely seized and possessed of or otherwise well and sufficiently entitled to Industrial Plot/Shed No. 4922 (Area 1505 Sq. Mtrs.). hereinafter referred as "THE SAID PROPERTY"



AND WHEREAS the Licensee approached the Licensor for permission of using the said property of the Licensor's more particularly described in the schedule hereunder written for its use on leave and license basis.

AND WHEREAS the Licensor agreed to grant the Licensee and the Licensee have agreed to accept the said shed more described in the schedule followed hereunder:

**THIS AGREEMENT WILL BE AS UNDER**

1. The Licensor hereby grant on leave and license basis to the licensee to use THE SAID PROPERTY hereinafter referred to as the LICENSED PREMISES more particularly described in the schedule hereunder written for the period of 60 months commencing from 13.04.2022 to 12.04.2027. The Agreement can be extended for further period as decided by both the parties as per terms and condition decided by them.

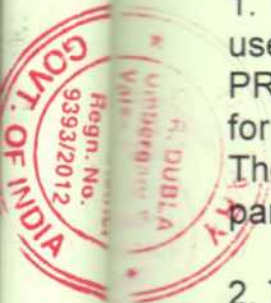
2. The Licensee has to pay Rent Rs. 1, 00,000/- Per month (Rupees One Lakh Only) Rental shall be paid to the Licensor within 10<sup>th</sup> day of every month. All the Water charges, Drainage Charges and electricity charges are to be borne by the Licensee.

3. The Licensee has paid a sum of Rs. 1, 00,000/- (Rupees One Lakh Only) as a Security Deposit paid by Techno Kitchenware Private Limited. This shall be refunded peacefully without any Interest to the Licensee after the completion of the agreement and handing over of said property to the Licensor.

4. The Licensee shall keep the shed in good condition while using Normal wear and tear is acceptable.

5. Licensee will not make any major alteration or structural changes in the said property without prior permission from the Lessor.

6. The Licensor will be fully responsible for the payment of any demand made by any financial institution for loan if taken or likely to be availed during the lease period.







7. The Licensee shall take any bank loan or GSFC loan or any other loan from financial institution in respect of shed with prior permission or consent from Licensor.

8. The Licensee shall not be entitled to sublet or underlet the above said property or any part thereof in favor of any person or persons.

9. The premises shall not be used for immoral or illegal purpose. No explosive materials (except Gas Connection or cylinder) should be kept/stored in the said property.

10. The Licensee shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown from his said property in the compound or any portion of the said property.



11. During the entire term of the agreement the material kept in the premises will be the property of the Licensee and Licensor cannot claim or withhold material.

12. There will be a lock in period of 6 months after lock in period is over the Licensee can give the Licensor and Licensee shall be entitled to terminate this agreement by giving One month's prior written notice to the party during the continuance of this agreement.

13. After the agreement term is over, the first right of refusal will be with the Licensee.

14. In case of force Majeure or the business has to be closed down due to unforeseen circumstances than the Licensor give 30 days' notice to the Licensor for termination of the agreement during the entire term.

15. Any Liabilities of Government authorities of GPCB, Sales Tax, Income Tax, Goods and Service Tax and Excise & Customs pertaining to the business in the premises will be borne by Licensee.

16. Property taxes, municipality taxes if any for the Notified Area will be born by the Licensor.

IN WITNESS WHEREOF the LICENSOR and the LICENSEE have hereunto set and subscribed their respective hands, seals the day and the year first herein above written.



**SCHEDULE OF THE PROPERTY**

All the piece and parcel of Industrial Plot/Shed No. 4922 (Area 1505 Sq. Mtrs.), Plastic Zone, G.I.D.C., Sarigam, Dist. Valsad, Gujarat-396 155.

SIGNED SEALED AND DELIVERED

By the within named LICENSOR  
For Techno Tarp & Polymers Pvt. Ltd.

(Kunal Ojha) Director

For, Techno Tarp and Polymers Private Limited (100% EOU)



SIGNED SEALED AND DELIVERED

By the within named LICENSEE  
For TECHNO KITCHENWARE PVT. LTD.

(Disha Ojha)

For, Techno Kitchenware Private Limited



NOTARY

*J. B. B.*

Book No. 01  
Page No. 52  
Serial No. 471  
Date 13/04/22

Witness: 1)

Witness: 2)

**ATTESTED**

**C. R. DUBLA**  
ADVOCATE & NOTARY PUBLIC  
UMBERGAON TALUKA  
VALSAD DISTRICT  
GOVT OF INDIA







भारत सरकार  
Government of India

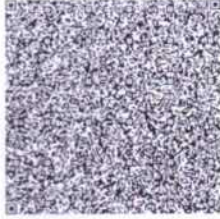
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0640/82115/07366

Download Date: 08/09/2021

To  
दिशा ओझा  
Disha Ojha  
W/O Kunal Ojha  
Apartment 302, The Moorings,  
56 St Pauls Road  
Bandra West  
Mumbai  
Mumbai Maharashtra - 400050  
9899710485

Signature Not Verified  
Details: https://www.uidai.gov.in/faq/faq-about-qr-codes  
UIDAI, Ministry of India, Govt. of India  
13/2/2018



आपका आधार क्रमांक / Your Aadhaar No. :

**8092 3608 9250**

VID : 9181 2154 1992 3057

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 08/09/2021



दिशा ओझा  
Disha Ojha  
जन्म तिथि/DOB: 18/07/1991  
महिला/ FEMALE

Issue Date: 05/06/2018

**8092 3608 9250**

VID : 9181 2154 1992 3057

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

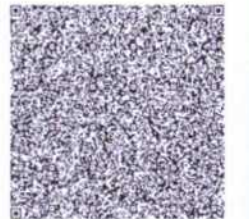


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
W/O कुनाल ओझा, अपार्टमेंट 302, द मूरिंग्स, 56 स्ट  
पोल्स रोड, बान्द्रा वेस्ट, मुंबई, मुंबई,  
महाराष्ट्र - 400050

Address:  
W/O Kunal Ojha, Apartment 302, The  
Moorings, 56 St Pauls Road, Bandra West,  
Mumbai, Mumbai,  
Maharashtra - 400050



**8092 3608 9250**

VID : 9181 2154 1992 3057

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ACOPW8638G

QR Code

नाम / Name  
DISHA OJHA

पिता जी का नाम / Father's Name  
ANIL WADHWA

जन्म की तारीख / Date of Birth  
18/07/1991

*Disha*  
Signature

180537A







भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



नोंदणी क्रमांक:/Enrolment No.: 2085/29859/20409

Kunal Ojha (कुणाल ओझा)

सूचना

S/O: Vijay Ojha, 302, the mooring, 58 st paul road,  
BANDRA west, Mumbai, Mumbai,  
Maharashtra - 400050

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.



सुद्धा आधार क्रमांक/ Your Aadhaar No.:

2678 2149 7345



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Date: 2016.12.03 13:29:20 IST

माझे आधार, माझी ओळख



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www.uidai.gov.in

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

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भारत सरकार  
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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



कुणाल ओझा  
Kunal Ojha  
जन्म तारीख/ DOB: 23/07/1987  
पुरुष / MALE



पत्ता:

वडिलाचे/आईचे नांव: विजय  
ओझा, 302, दा मूरिंग, 58  
स्ट पॉल रोड, बांद्र वस्त,  
मुंबई, मुंबई,  
महाराष्ट्र - 400050

Address:

S/O: Vijay Ojha, 302, the  
mooring, 58 st paul road,  
BANDRA west, Mumbai, Mumbai,  
Maharashtra - 400050

2678 2149 7345

2678 2149 7345

माझे आधार, माझी ओळख

MERA AADHAAR, MERI PEHACHAN



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KUNAL OJHA  
VIJAY KUMAR OJHA

23/07/1987  
Permanent Account Number  
ABUPO4992J

*Kunal Ojha*  
Signature

18/12/2014

