



**रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश**

DEPARTMENT OF REGISTRATION AND STAMPS	
पंजीयन प्रमाणपत्र	
पंजीकरण का तिथि	
ई पंजीकरण संख्या:	MP119002022A1975799
पंजीकरण की तिथि:	26/09/2022
ई-पंजीयन प्रमाणपत्र के गिद कर लेने की तिथि:	26/09/2022
संपत्ति का मूल्य (यदि लागू है):	91748800
प्रातिफल राशि / प्रकृत राशि / प्रातिफल राशि (रूपये):	24284342
पंजीयन शुल्क (रूपये):	0
कुल स्टाम्प शुल्क (रूपये):	0
उप पंजीयक का नाम:	SANTOSH SOLANKI
उप पंजीयक कार्यालय का नाम:	मुख्यालय उप पंजीयक कार्यालय धार

पड़ताल स्वयं

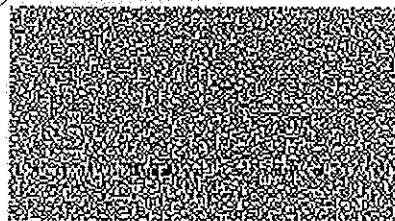
संगठन का नाम:	M.P. INDUSTRIAL DEVELOPMENT CORPORATION LIMITED
अधिकृत व्यक्ति का नाम:	MRS. JESSY THOMAS
पता:	REGIONAL OFFICE 1ST FLOOR ATULYA IT PARK NEAR CRYSTAL PARK, KHANDWA ROAD, INDORE (M. P.), इंदौर, मध्य प्रदेश, भारत

पड़ेदार स्वयं

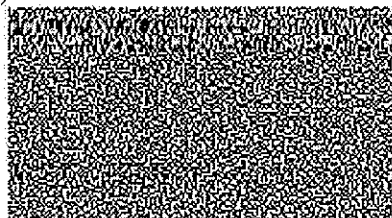
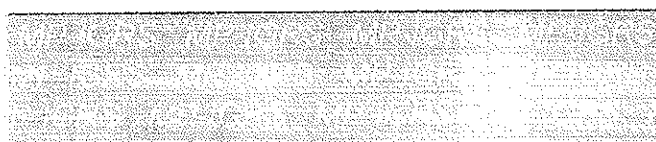
संगठन का नाम:	Felix Genex Private Limited
अधिकृत व्यक्ति का नाम:	SHRI PRAVEEN CHAUDHARY
पता:	5th Floor, Enkay Centre, A-Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana-122016, India, GURGAON District Gurgaon (Haryana)In Present SEZ Phase II (Processing unit), Pithampur , धार, मध्य प्रदेश, भारत

Digitally signed by
SANTOSH KUMAR SOLANKI
Date: 2022.09.26
17:22:20 IST

उप पंजीयक के हस्ताक्षर



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रजिस्ट्रीकरण एवं स्टाम्प विभाग

मध्य प्रदेश

स्टाम्प शुल्क का प्रमाण पत्र

ई स्टाम्प विवरण

ई स्टाम्प कोड 501011113092022006100

ई स्टाम्प राशि (रुपए) 0

शासकीय स्टाम्प ड्यूटी (रुपए) 246055

जनपद ड्यूटी (रुपए) 0

छूट दी गई राशि (रुपए) 370661

ई स्टाम्प का प्रकार गैर व्यापिक

निगमन तिथि एवं समय 13/09/2022-13:48:31

यूजर आईडी / जरीकत Simran Jain/SF011142910202100049

एस पी / एस आर ओ 96

डी आर ओ / एच पी विवरण Jawahar Marg Dhar Tehsil Dhar 454001 धार धार

टाइम विवरण

विलेख का प्रकार अटलास

लिखत पट्टा, जिसके अंतर्गत, खनन पट्टा से भिन्न अवर-पट्टा या उप-पट्टा तथा पट्टे या उप पट्टे पर देने या किसी पट्टे का नवीकरण करने के लिए कोई करार है - जहां कि पट्टा ऐसी अवधि के लिए ताल्परियत है जो तीस वर्ष या उससे अधिक है, या शाश्वतकालीन है या निश्चित कालावधि के लिए ताल्परियत नहीं है, - प्रीमियम या अग्रिम दिए गए या अग्रिम दिए जाने वाले धन तथा आरक्षित किए गए औसत वार्षिक माटक को रकम के योग का या सम्पत्ति के बाजार मूल्य का पांच प्रतिशत, इनमें से जो भी अधिक हो।

उद्देश्य LEASE DEED

पहले पक्ष के विवरण

संगठन का नाम M.P. INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

पता REGIONAL OFFICE 1ST FLOOR ATULYA IT PARK NEAR CRYSTAL PARK

व्यक्तियों की संख्या 1 KHANDWA ROAD, INDORE (M. P.)

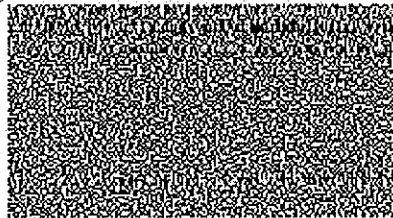
दूसरे पक्ष के विवरण

संगठन का नाम Felix Generics Private Limited

पता 5th Floor, Enkay Centre, A-Block, Vanijya Nikunj, Udyog Vihar Phase V Gurgaon

व्यक्तियों की संख्या 1 Haryana-122016, Andia, GURGAON District Gurgaon (Haryana) In Present SEZ Phase II (Processing unit), Pithampur

!! SHRI !!





**Registration and Stamp Department
Madhya Pradesh**

**Lease deed for Land Allotted in Industrial Area SEZ Phase II (Processing Unit),
Pithampur District Dhar (Madhya Pradesh)**

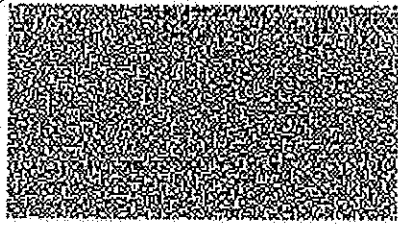
**This deed is made on 12 Day of September Year Two Thousand Twenty-Two
between**

**The Governor of Madhya Pradesh acting through Executive Director MPIDC
Regional Office Indore (herein after called the 'Lessor' which expression shall,
where the context so admits, include it's successor in office) of the one part.
Executive Director M.P. I.D.C REGIONAL OFFICE INDORE has further authorized
Mrs. Jessy Thomas (Assistant Manager) vide his order No. 18467 dated
09-03-2022 to execute E-Registry.**

AND
**M/s Felix Generics Private Limited (address) 5th Floor, Enkay Centre, A-Block,
Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana-122016, India,
GURGAON District Gurgaon (Haryana) acting through SHRI PRAVEEN
CHAUDHARY S/O SHRI OMVEER SINGH CHAUDHARY (Authorised Signatory) and
having its registered office at (herein after called the 'Lessee' which expression
shall, where the context so admits, include its successors and permitted
assigns) of the other part.**

**Whereas upon the request of lessee, the lessor has agreed to grant to the
lessee, subject to the terms and conditions herein after specified, a lease of
the piece of land in the industrial Area / Growth centre at SEZ-Phase II
(Processing unit), Pithampur comprising of an area measuring 16040.00
Square Metres situated in District Dhar (Madhya Pradesh) more particularly
described in the schedule hereto annexed and for greater clarity delineated on
the plan hereto annexed and thereon shown with boundaries in red colour
(hereinafter referred to as 'the said land') for a term of NINETY NINE YEARS
commencing from the date 12.09.2022 and ending on 11.09.2121 for the
purpose of Manufacturing (Pharmaceuticals) (herein after referred to as 'the
said activity' / business).**

**And whereas the lessee has agreed to take the lease on the said terms and
conditions.**





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

प्रस्तुति क्रमांक ।

Felix Generics Private Limited

प्रतिनिधित्व:- SHRI PRAVEEN
CHAUDHARY



Praveen



के द्वारा उप जिला धार जिला धार के उप पंजीयक कार्यालय में तारीख 26/09/2022 को मध्याह्न पूर्व/मध्याह्न पश्चात 01:01:36 बजे प्रस्तुत किया गया।

Solanki

SANTOSH KUMAR
SOLANKI
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR



Registration and Stamp Department
Madhya Pradesh

Now, therefore, this deed witnesses and it is hereby agreed and declared as follows:-

1. It is agreed upon that the referred land is allotted to the Lessee for the operations of business referred herein, under the provisions of the Madhya Pradesh Rajya Audyogik Bhumi Evam Bhawan Prabandhan Niyam 2019 issued by the Government of Madhya Pradesh vide Industrial Policy & Investment Department's order No. F-17-26-2019-A-eleven dated 10/01/2020 as amended from time to time (herein after called as Rules;

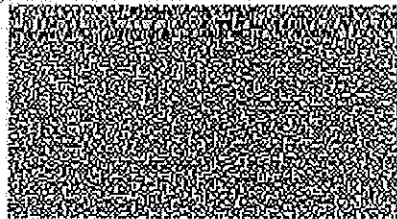
2. That all the provisions of and terms & conditions as referred to in the said Rules shall always be applicable and binding on the Lessee.

3. (i) In consideration of the premium, lease rent, development charges and maintenance charges herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land / building to hold the same for the Pharmaceuticals activity for a period of NINETY NINE YEARS commencing on the date of agreement on which the possession of said land / premises is handed over to the lessee.

(ii) The Lessee shall use the aforesaid demised land / premises, exclusively for the Industrial Activity mentioned hereinabove and the Lessee shall not be entitled to use the land / demised premises for any other purposes whatsoever.

(iii) Without prejudice to the aforesaid Clause 3(ii) mentioned herein above, it is hereby made clear that the Lessee shall not be entitled to carry on any such Industrial Activity from the demised premises, which has been regulated by any General or Special Law in force or regarding which any license / permission sanction is required under any General or Special Law in force, without first following the concerned regulations and / or without prior obtaining the license / permission / sanction as may be required under the relevant concerned Law.

4. The Lessee having paid the following amount to the Lessor for the said land:-





Registration and Stamp Department
Madhya Pradesh

Admission Seal:

M.P. INDUSTRIAL
DEVELOPMENT
CORPORATION LIMITED

Represented By:-

MRS. JESSY THOMAS

Address: REGIONAL OFFICE 1ST FLOOR
ATULYA IT PARK NEAR CRYSTAL PARK,
KHANDWA ROAD, INDORE (M. P.)

Felix Generics Private Limited

Represented By:-

SHRI PRAVEEN CHAUDHARY

Address: 5th Floor, Enkay Centre, A-Block,
Vandya Vikas, Udyog Vihar
Phase-V, Gurgaon, Haryana-122016, India,
GURGAON District Gurgaon (Haryana)In
Present SEZ Phase II (Processing unit),
Pithampur

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 26/09/2022

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SOLANKI
Sub Registrar
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A. Land Premium After Rebate : Rs. 77,77,680.00/- (Rs. Seventy Seven Lakh Seventy Seven Thousand Six Hundred Eighty only)

B. Development Charges : Rs. 1,60,40,000.00/- (Rs. One Crore Sixty Lakh Forty Thousand only)

C. Lease Rent per year (@2% of the Premium) : Rs. 1,55,554.00/- (Rs. One Lakh Fifty Five Thousand Five Hundred Fifty Four only)

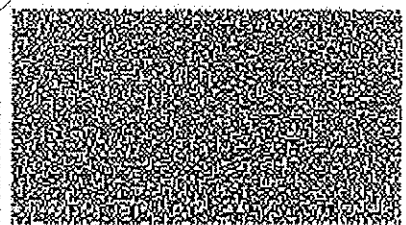
D. Annual Maintenance Charges of Industrial Area (@30/- per Sqmt.) : Rs. 4,81,200.00/- (Rs. Four Lakh Eighty One Thousand Two Hundred only)

E. security Deposit (3 times of Lease Rent) : Rs. 4,66,662.00/- (Rs. Four Lakh Sixty Six Thousand Six Hundred Sixty Two only)

5. Thereafter, during the term of the lease the lessee shall with respect to the demised Industrial / Logistic / Warehousing / Plot / Land, pay to the lessor, Lease Rent per year (@2% of the Premium) Rs. 1,55,554.00/- (Rs. One Lakh Fifty Five Thousand Five Hundred Fifty Three only) only Annual Maintenance Charges of Industrial Area (@30/- per Sqmt.) : Rs. 4,81,200.00/- (Rs. Four Lakh Eighty One Thousand Two Hundred only) and / or such other sum or at such other rates, as may be determined in accordance with the said Rules, in the month of April each year in the office of the MPIDC Regional Office through online portal or such place or places as the Managing Director / Executive Director may direct from time to time. 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.

6. 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.

7. The lessee shall from time to time and at all times during the term of the lease pay except as aforesaid, all taxes, rates, assessments and other charges, which are or may, at any time hereafter, during the said term be assessed, charged or imposed upon the said land / premises, whether on the lessor or





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

गवाह मुद्रा :

प्रमिलकुमार पालीवाल

S/O मोहनप्रसाद जी

पता: सत्यदेव नगर इन्दौर

योगेश पांडे

S/O आनंदवल्लभ जी

पता: राधा गंज रोड देवास

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 26/09/2022

SANTOSH KUMAR
SOLANKI
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR



Registration and Stamp Department
Madhya Pradesh

on the lessee

8. All sums such as due amount of premium, lease rent, development charges and maintenance charges or any other charges imposed by the lessor, may be recovered as arrears of land revenue, if the same are not paid before the respective due date or there after alongwith interest @10% per annum as mentioned hereinabove.

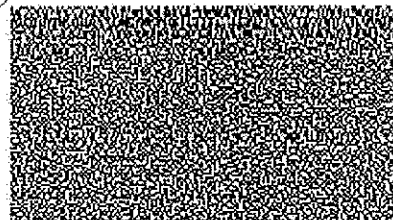
9. The lessee hereby agrees that he shall implement the project for the said Industrial Activity and start the production / commence the operation within the stipulated period, as prescribed in the said Rules, failing which action for cancellation of allotment for land / shed and termination of Lease Deed shall be undertaken.

10. The lessee further agrees that he shall utilize the land as per norms and within the prescribed period from the date of execution of lease deed or the date of taking over of the possession of land, failing which, action would be initiated for cancellation of allotment and termination of Lease Deed.

11. On the expiry of the lease period, the lessee shall pay 2% of the then prevailing premium amount in case of developed land and in case of undeveloped land, lessee shall pay 1% of the market value of the land assessed on the basis of the then prevailing un irrigated agriculture land, as per the Collector Market Value Guide Line, for the concerned area for the renewal of the lease. Further, at the time of renewal of lease, the lease rent will be increased by ten times of the existing lease rent or prevailing lease rent whichever is less.

12. The lessee shall be entitled to surrender the land and obtain refund of premium strictly as per the provisions of the Rules. In case, building / other assets have been constructed on the said land, the lessee shall have the right to remove & sale the assets at his / their own cost. In the event of sale of such assets, the purchaser shall have to execute a fresh lease deed after the payment of full premium and other charges / dues as per the Rules.

13. The lessee shall not undertake any construction activity without obtaining necessary approval of maps, building permissions & plans, as also





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अंगूठ चिह्न मुद्रा :



इस दस्तावेज के निष्पादक MRS. JESSY THOMAS के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 26/09/2022 को लिया गया ।

SANTOSH KUMAR
SOLANKI
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR



इस दस्तावेज के निष्पादक SHRI PRAVEEN CHAUDHARY के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 26/09/2022 को लिया गया ।

SANTOSH KUMAR
SOLANKI
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR

गवाह मुद्रा :



प्रमिलकुमार पार्लीवाल





Registration and Stamp Department
Madhya Pradesh

all other permissions / sanctions / approvals / objections required for the construction / project from the respective concerned competent authority.

14. The Lessee shall use the said premises, land and building structures and works erected or constructed thereon only for the purpose of the business stated herein above.

15. The lessee shall keep the said premises, land and building erected thereon secure and in good condition through maintenance and upkeep at his own cost. The lessee shall also develop his own parking arrangements on the land / building allotted and shall not park the vehicles on the road. Any activity of the lessee which may cause or is causing inconvenience to nearby allottee in proper functioning of their activities can be ground to cancel of the lease deed of lessee.

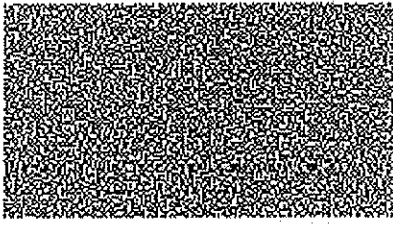
16. The development and maintenance works in the Industrial Area will be done by the lessor according to its plan which will be completed as early as possible, depending on availability of funds.

17. A) For Industrial land

The Lessee shall not acquire any title, proprietary right or claim in the demised land / premises, through this deed and nothing contained in this Lease Deed shall mean or create any title, proprietary right or claim whatsoever, in the demised land / premises, in favour of the Lessee. The lessee shall not sublet, assign or otherwise transfer the said premises / land or any part thereof or any building constructed thereon for any purpose whatsoever, except as provided in the said Rules.

B) For warehouse / logistic park hub // land

The Lessee shall not acquire any title, proprietary right or claim in the demised land / premises, through this deed and nothing contained in this Lease Deed shall mean or create any title, proprietary right or claim whatsoever, in the demised land / premises, in favor of the Lessee. The lessee may sublet built up space created there upon but shall not transfer the said premises / land or any





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मध्य प्रदेश

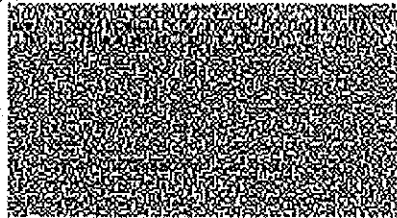
गवाह मुद्रा :



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योगेश पांडे





Registration and Stamp Department
Madhya Pradesh

part thereof or any building constructed thereon for any purpose whatsoever, except (as) provided in the said Rules / Order.

18. On the basis of change in the constitution of ownership of the unit, the Lessee may with the prior permission of the lessor in writing and by paying the required fee / charges, transfer the lease as per the provisions of the said Rules.

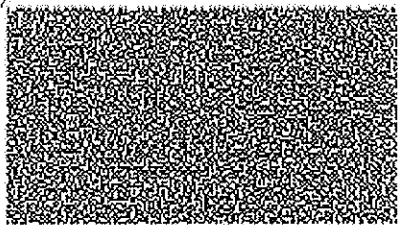
19. The lessee shall not carry on any illegal trade or business on the said land / premises.

20. For closure / transfer of the business, Lessee shall inform the Lessor at the earliest. In the case of NCLT or declared sick units or court cases, allotting authority will take decision as per the directions.

21. Without prejudice to the right of the Lessor to recover from the Lessee, any amount due or unpaid, with or without interest as the case and without prejudice to the right of the Lessor to avail any other simultaneous remedy against the Lessee, in terms of this Deed and in accordance with the Rules, this Lease Deed and the consequent lease of the demised land / premises to the Lessee, shall be deemed to have been terminated, on the happening / occurrence of any or more of the following events.

(a) If the lease rent hereby reserved or revised time to time or any part thereof, or any other charges or dues payable by the Lessee, shall at any time be in arrears and remain unpaid for a period of one (year) or more next after the date when the same shall have become due, whether the same shall have been lawfully demanded by the Lessor or not or whether a demand notice in this respect has been issued by the Lessor or not and an order communicating the termination of lease has been issued against the Lessee.

(b) The Lessee becomes insolvent and / or being a firm / company goes into liquidation voluntarily or otherwise or enters into an arrangement / agreement with his / its creditors for composition of the industry, or (in) case of Lessee being a Partnership Firm, the Lessee Firm is dissolved for reasons whatsoever.





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मध्य प्रदेश

स्टाम्प शुल्क मुद्रा:

स्टाम्प शुल्क	1246055
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
उपकर	124606
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	0

Solanki

SANTOSH KUMAR
SOLANKI
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REGISTRAR OFFICE DHAR



Registration and Stamp Department
Madhya Pradesh

(c) The demised premises / land is attached by any authority for any reason whatsoever.

(d) There is a breach, non-observance or non-compliance regarding any of the terms and conditions contained herein in this Deed or a breach of any of the provisions of the Rules or any applicable law in force, by the Lessee and the Lessee fails to rectify or remedy the said breach, within a period of sixty days of the notice in writing issued against the Lessee in this respect by the Lessor.

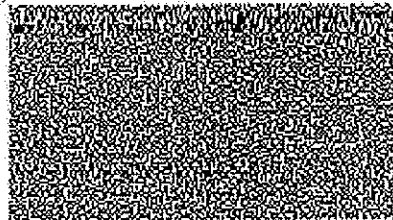
(ii) If the lease is terminated as aforesaid, then the Lessor may, notwithstanding the waiver of any previous dues and without prejudice to any other right or remedy available to the Lessor including the right to recover the dues of whatsoever nature, take recourse to right of re-entry upon the said demised land / premises and re-enter and take back its possession as if this demise had not been made.

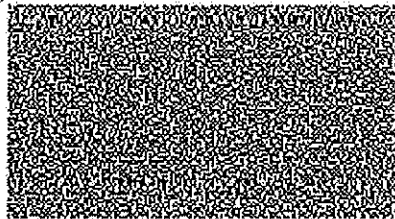
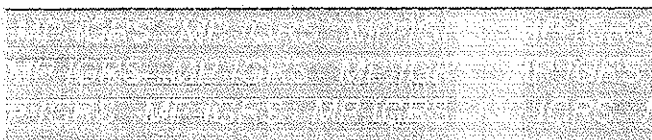
22. On the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed or the Rules, the lessor shall have the right of re-entry over the land / premises.

23. On termination / surrender of the lease, the lessee shall be given an opportunity to transfer or otherwise dispose of the building, plant and machinery and any other construction on the said premises within the period of three months. After the said three months' period, the lessor shall take back the possession of the land / premises as per Rules.

24. Lessee may surrender the leased area in part or whole, by serving upon the lessor, three calendar months' prior notice in writing of his intention to do so. The lessor shall have the right of re-entry over the surrendered land / premises. On such re-entry, the lessor may refund to the lessee part of the premium paid by the lessee at the time the land was allotted/leased out to the lessee in the following manner

(i) 90% if surrender of allotted / leased land occurs within two years from the date of taking over its possession in case of Micro / Small Scale Industrial Unit and three years from the date of taking over its possession in case of







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Large / Medium Industrial units and warehousing and logistic projects

(ii) 80% if surrender of allotted / leased out land occurs after two years but within three years from the date of taking over its possession, in case of Micro / Small Scale Industrial Unit and after three years, but within four years from the date of taking over its possession in case of Large / Medium Industrial units and warehousing and logistic projects.

(iii) 70% if the surrender of the allotted / leased out land occurs after three years but within four years from the date of taking over its possession in case of Micro / Small Scale Industrial Unit and after four years but within five years from the date of taking over its possession in case of Large / Medium Industrial Unit and warehousing and logistic projects.

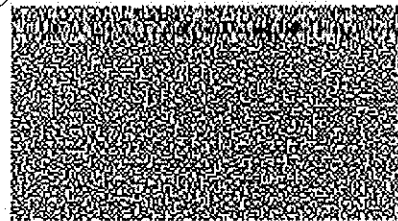
(iv) 50% if the surrender of the allotted / leased out land occurs after four years but within six years from the date of taking over its possession in case of Micro / Small Scale Industrial Unit and after five years but within seven years from the date of taking over its possession in case of Large / Medium Industrial unit and warehousing and logistic projects.

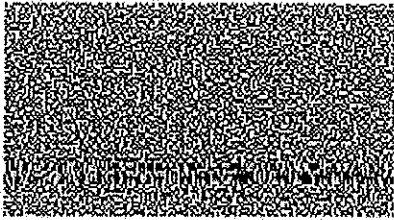
Explanation :- For the purpose of this clause, the period of possession of land with the lessee will be reckoned from the date of the lessee taking possession to handing over possession to the lessor. Where possession of land has not been taken over by the lessee, the time period available to the Lessee for the surrender of land / premises, as mentioned above shall be calculated from the date of execution of the lease deed, for the purpose of calculation of refund of premium.

25. All costs and expenses incurred or which may be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee.

26. The lessee shall, after execution and registration of the lease deed deposit a copy of lease deed, duly certified by the registering authority with the lessor and may retain original copy with him.

27. The Lessee shall be entitled to avail finance / loan facility from any







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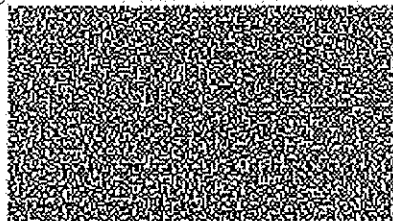
scheduled bank / financial institution in accordance with the provisions of the Rules and for the said purpose shall be entitled to assign the said land in favour of such Bank / Financial Institution, only to the extent his / its Lease Hold Rights in the said land, as referred to in the Rules. It is hereby made clear that such assignment of the Lease Hold Rights shall not mean or include, the assignment of the demised land and / or the assignment of any buildings / shed / structures which may be existing on the demised land, prior to the execution of the lease deed in favour of the Lessee, whether constructed by the Lessor or not and any finance arrangement / loan facility availed by the Lessee from any bank / financial institution, shall always be subject to this lease deed and all the terms and conditions contained herein as also subject to all the provisions of the Rules. In all circumstances, the charge of the Govt. of MP, Department of Industrial Policy & Investment promotion on land / shed shall be over and above any subsequent charges to be created.

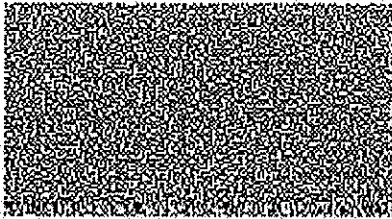
28. Consequent to the infringement / breach of any of clauses of the lease deed or the Rules, by lessee, the allotting authority will serve a notice to the lessee for the compliance of concerned clauses of lease deed / provisions of the Rules (i.e. rectification of breach) within 60 days and in case of non compliance of this notice, the lease deed shall be deemed to have been terminated.

29. The lessee, if aggrieved by any order passed by the Allotting Authority, may prefer an appeal to the designated authority with appropriate fee within a period of 90 days as per the provisions of the said Rules.

30. The allotting authority to which the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

31. This lease deed will be subject to the provision contained in the Madhya Pradesh Rajya Audyogik Bhumi Evam Audyogik Bhawan Prabandhan Niyam, 2019 and Industrial Policy and Investment Promotion Department's order No. - F-17-26-2019-A eleven dated 10/01/2020 and as amended from time to time. For amendments subsequent to the execution of this lease deed the lessee shall be bound to amend the lease deed incorporation such amendment on his own cost.







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32. The lessee shall comply with all Acts, Rules and Regulations of State Government/ Central Government / Local Bodies / any other competent authority, in force from time to time for the operation of industrial activity/ business from the demised premises.

33. The lessor shall not be liable to compensate any loss on account of any accident occurred or damage caused to any other persons / labour / workmen / third party etc. due to the operations being carried out by the lessee in the allotted premises.

34. The lessee, being a proprietorship entity intending to avail the option available in the said rules, hereby nominates (Shri/Smt/Ku Not Available, S/O W/O Not Available, Aadhaar Number Not Available, Resident of Not Available, having Relation – Not Available) as its sole successor of the said business. In the event of death of the lessee, such nominated person shall be accepted by the lessor, as lessee automatically for the remaining period of lease.

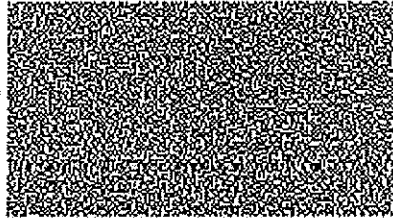
35. The partners in the lessee unit intending to avail the option available in the said rules, hereby nominate the following persons, their sole successors respectively, in the said partnership entity owing the said business—

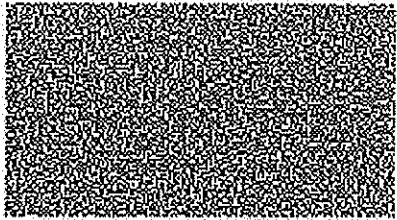
Name of the Partner Nominee Father's name Resident of

In the event of death of a partner, respective nominated person shall be accepted by the lessor, as partner on his behalf in the lessee partnership entity for the remaining period of (lease), automatically. However, if any of the original partners has ceased to be a partner in the lessee partnership entity at any point of time, such nomination exercised by him shall become null and void automatically.

36. The Lessee shall not restrict the entry of the Lessor or any person authorized by the Lessor, in the demised premises and shall provide all information sought, in writing by the Lessor or its authorized person.

37. That the Lessee shall indemnify and hold harmless, the Lessor against any claims damages or any legal actions whatsoever, initiated against the Lessor and arising out of and by virtue of any act, misdeed, offence, unlawful







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or illegal activity on the part of the 'Lessee' or non payment of any dues, duties, taxes or cess etc. payable by the 'Lessee', or any other cause attributable to the Lessee.

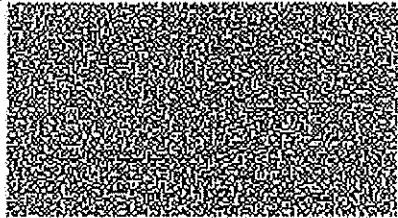
38. That any notice to be served upon the 'Lessee', under and by virtue of the provisions of the agreement, shall be deemed to have been properly served, if addressed to the 'Lessee' and if delivered at its address herein above mentioned, unless the 'Lessee' has given proper notice to the Lessor regarding the change of such address.

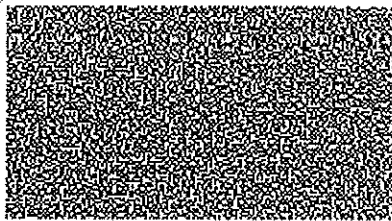
39. That notwithstanding any other agreement, deed or exchange of letters or discussions, hitherto exchanged between the parties, in the matter of the lease of the aforesaid Land / Premises, the terms of this lease agreement & the provisions of the said Rules alone, shall prevail and bind the parties. No term of this lease agreement shall be modified or altered, except by a document in writing, executed by both the parties. All the documents and annexures annexed with this deed, shall always remain a part and parcel of this deed and shall be read as a whole.

40. The Lessee hereby expressly and specifically agrees and consents that only the competent Courts of Law, within the territorial jurisdiction of which, the demised land / premises / building is situated shall have the exclusive jurisdiction to hear, decide and adjudicate upon any dispute, matter or issue, with respect to this Deed or any of the terms or conditions contained herein or with respect to the applicability, interpretation, performance or non performance of any the provisions of this Deed or the Rules, arising between the Parties to this Deed and it is further expressly agreed that the jurisdiction of all other Courts shall be specifically barred. In case any Appeal / Revision / Writ Petition needs to be preferred, then the Hon'ble High Court of M.P. at Jabalpur or its concerned Benches at Indore & Gwalior, within the jurisdiction of which the demised land / premises / building is situated, shall only have the jurisdiction to hear, decide and adjudicate upon the same.

SCHEDULE

Name of Village : SEZ Phase-II (Processing unit), Pithampur







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Name of District : Dhar (Madhya Pradesh)

Name of Industrial Area / Estate : SEZ Phase II (Processing unit) Pithampur

Plot No. : A9 AND A8

Total area : 16040.00 Sq. mt.

IP Address : 125.99.189.186

Bounded By :-

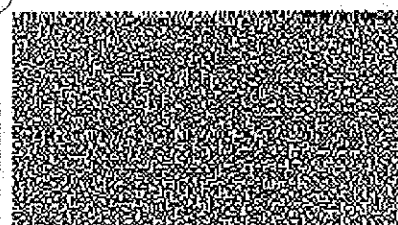
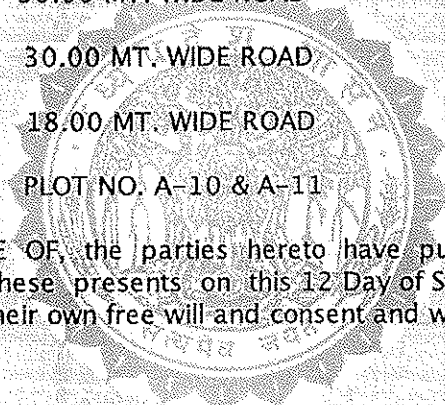
On The East : 30.00 MT. WIDE ROAD

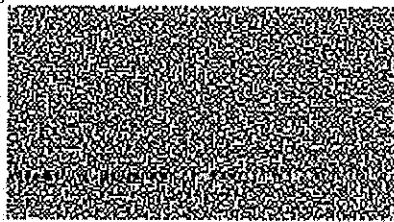
On The West : 30.00 MT. WIDE ROAD

On The North : 18.00 MT. WIDE ROAD

On The South : PLOT NO. A-10 & A-11

WITNESS WHERE OF, the parties hereto have put their ink, seal and signatures on these presents on this 12 Day of September Year 2022 at Indore, out of their own free will and consent and without any fear, coercion and pressure.





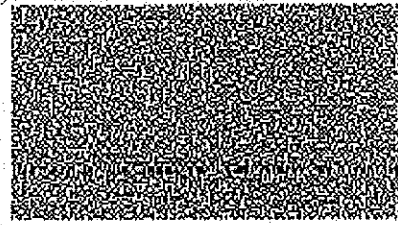


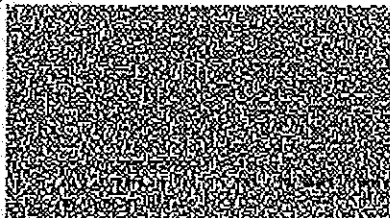
Registration and Stamp Department

Madhya Pradesh

संपत्ति विवरण अनुलघक

संपत्ति आईडी	1168202207806008						
संपत्ति का प्रकार	भूखंड						
संपत्ति का सीमा चिन्ह :	--						
संपत्ति का पता :	SEZ Phase II (Processing unit), Pithampur						
विकास खण्ड (विकास खंड) :	--						
राजस्व निरीक्षक वृत्त :	--						
लेआउट का विवरण :	---						
नजूल / शीट क्रमांक :	--						
भूखण्ड क्रमांक :	--						
खसरा का विवरण और चतुर्सीमा का विवरण							
खसरा क्रमांक	खसरा क्षेत्रफल	लगान / भूमि राजस्व (रूपये)	ऋण पुस्तिका क्रमांक	उत्तरी सीमा	दक्षिण सीमा	पूर्व सीमा	पश्चिम सीमा
A9 & A8	16040.00	0	0	18.00 MT. WIDE ROAD	PLOT NO. A-10 & A-11	30.00 MT. WIDE ROAD	30.00 MT. WIDE ROAD
अतिरिक्त अपलोड							
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B_1_1_1_1.jpg							
c_2_2_2_2.jpg							
d_3_3_3.jpg							
e_4_4_4.jpg							
जिला	धार						
तहसील	धार						
क्षेत्र प्रकार	नगरीय क्षेत्र						
आधेशासी नगरीय निकाय : NAGAR PALIKA PITHAMPUR							
वार्ड : वार्ड 16 बरदरी वार्ड							
ग्राम / मोहल्ला / कालोनी : बरदरी रोड से अंदर (औ.क्षेत्र)							







Registration and Stamp Department

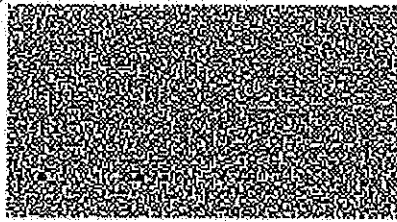
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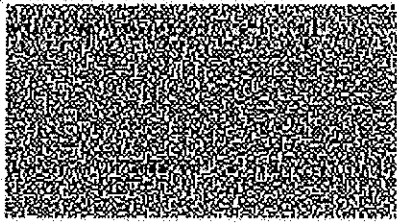
भूखण्ड का कुल क्षेत्रफल (वर्गमीटर)	16040
कुल क्षेत्रफल मे से आवासीय क्षेत्रफल (वर्गमीटर)	--
कुल क्षेत्रफल मे से व्यावसायिक क्षेत्रफल (वर्गमीटर)	--
कुल क्षेत्रफल मे से औद्योगिक क्षेत्रफल (वर्गमीटर)	16040
कुल क्षेत्रफल मे से नगर और ग्राम निवेश विभाग द्वारा अनुमोदित शैक्षिक इकाईयों का क्षेत्रफल (वर्गमीटर)	--
क्या ले आउट टाउन एण्ड मंड्रीप्लानिंग 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 मंड्रीप्लानिंग द्वारा पारित किया गया है?	--
कुल क्षेत्रफल मे से अन्य उपयोग का क्षेत्रफल (वर्गमीटर)	--
क्या भूखण्ड केवल आवासीय सह व्यावसायिक उद्देश्य के लिए इस्तेमाल किया जा रहा है	नही

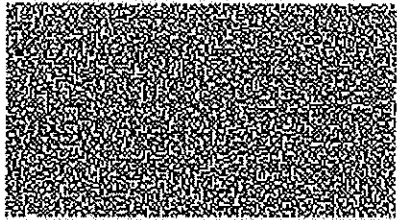
प्रॉपर्टी पर लागू उपबंध

क्या आपका भूखण्ड कार्नर पर स्थित है - हाँ

कुल मुदांक एवं छूट			
छूट मुदांक शुल्क (₹)	1370661.0	छूट पंजीयन शुल्क (₹)	934542.0
कुल देय शुल्क (₹)	0.0	कुल देय पंजीयन शुल्क	0.0
प्रीमियम की राशि (₹)	2.4284342E7		
औसत वार्षिक किराया (₹)	636754.0		
छूट का नाम			
दस्तावेज जो शासन द्वारा या उसके पक्ष में निष्पादित किये जाये			
विकासकर्ता या इकाई के द्वारा या की ओर से या के हित में निष्पादित या विशेष आर्थिक परिक्षेत्र के प्रयोजनों को क्रियान्वित करने से संबंधित कोई लिखत।			









पंजीकरण सूत्र :

रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 26/09/2022 को क्रमांक
MP119002022A1975799 दे कर किया गया है। जिसमें 38 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क	0
पंजीयन शुल्क	0
प्रतिलिपि शुल्क	0
अधिक	0
योग	0

SANTOSH KUMAR
SOLANKI
उप पंजीयक
मुख्यालय उप पंजीयक कार्यालय
धर