

04/10/24

Felix Generics Pvt. Ltd. Plot no. 889
SEZ

① Admin
production

Utility

Boiler shed - Oil Tanks + ETP+STP

Utility Gf → Pre Treatment, Chiller, Compressor
(DM)

ff - Engineering office - Canteen
LT Distribution Room

rf - Meeting Hall Cooling Towers

Admin - G+1 Ready Second floor - RCC

production → G+1 Ready Second - RCC coln

Existing

Adn.	G+1	
prod.	G+1	→ + Boiler House + ETP + STP
Uti	G+2	

② Expansion: Admin - Second Floor
production, Second Floor
production front + back
(G+2)

280 TR x 2 Tr. Chiller Compressor - 30000
Boiler - 3 Tr./Hour DG - 500 KV Rented.

* Kulkir Jha - Sr. Manager Engineering - 91099 68701 - 704
mobile: 9725045104

Lift → General purpose - 6 passengers.

GF - production - manufacturing packing +
warehouse

FF - HVAC + RC Micro + water system

SF → Unplanned.

power: 33 kVA - 1600 kVA Transformer
120 kVA + 60 kVA + 20 kVA → UPS

Fire fighting: - 120 KL X 2 water Tanks
10+10 KL - overhead

Sprinklers + Smoke detectors

Road fire hydrant system
N. ~~Open Area~~ plot no. A-7

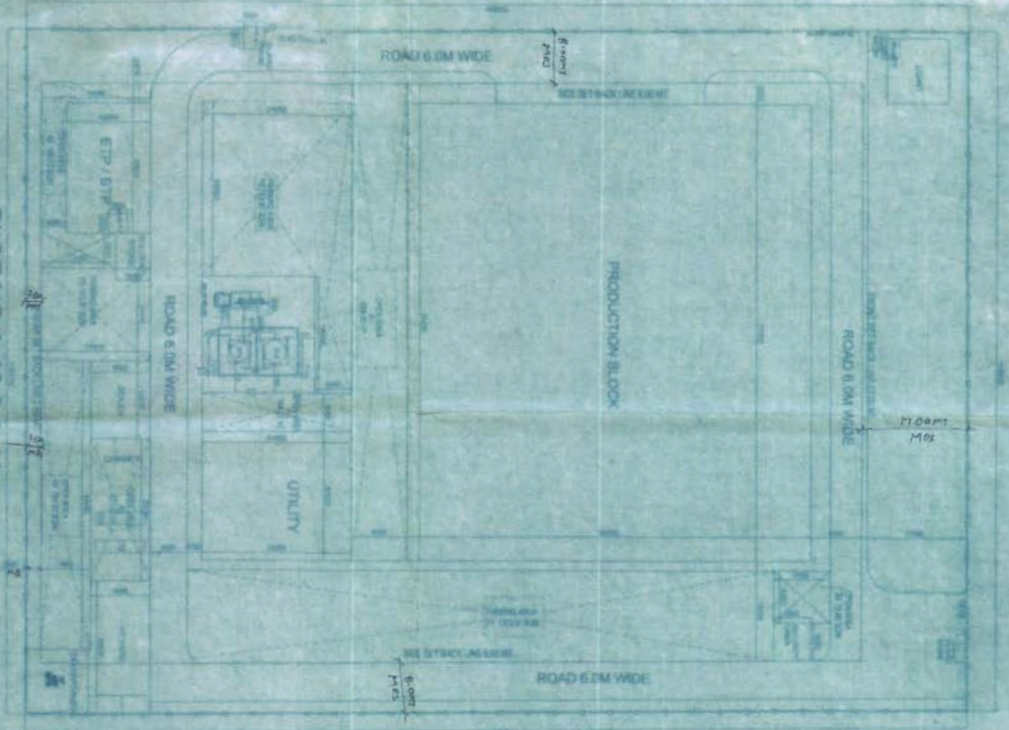
S. plot no. A-10 & A-11 GPACK

E. ~~Open Area~~ outer road 30M

W. Access Road. 30M

Width - 40m ~

OUTER ROAD 30M WIDE



PLOT NO A-10 & A-11



OUTER ROAD 30M WIDE



ADM BLOCK GROUND FLOOR SCALE 1:500

PRODUCTION BLOCK / ADM BLOCK FIRST FLOOR

ADM BLOCK SECOND FLOOR SCALE 1:500

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

as per the site plan & the
 structural drawings (if any)

Signature
 12/05/2023
 12/05/2023

CONTRACTOR
Felix
 Felix Generics Private
 Limited
 PLOT NO. 10/11, SZZ II
 PRIVATE INDUSTRIAL ZONE
 MASTER SITE PLAN
 A-101

Signature
 12/05/2023

ips
 INTERNATIONAL
 Integrated Project Services
 41-43, Phase 1, Industrial Estate, Sui Chi Road, Tuen Mun, New Territories, Hong Kong
 Tel: +852 2428 1133
 Fax: +852 2428 1134
 Email: ips@ips.com.hk
 Website: www.ips.com.hk

Vashishtha Inani

High Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900

Email: inanivashishtha@gmail.com

Felix

To,

THE BRANCH MANAGER
UNION BANK OF INDIA
Branch, Indore

1-	Date of receipt of original title deed/documents from the Branch.	Name & designation of the official who delivered the original title deed/documents	Date of delivery of original title deed/document s along with Title Search report.	Name & designation of the official to whom the original title deed/documents along with Title search report is delivered.
	NA <u>MAHESH C. SOLANKI & CO.</u>		<u>12.10.2023</u>	12.10.2023
1.	Name & Address of the Branch to whom the title report is given	THE BRANCH MANAGER UNION BANK OF INDIA ULP Branch, Indore		
2.	Name of the Account and details of the Borrower/Prospective Purchaser	M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05 th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016		
3.	Full Description of Property	Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon. BOUNDARIES :- East : 30.00 mtr. wide Road West : 30.00 mtr. wide Road North : 18.00 mtr. wide Road South : Plot No. A-10 and A-11		
3.1	NATURE OF IMMOVABLE PROPERTY (Please describe the property details here properly. General and vague description should be avoided)	Leasehold Property		
3.2	(i). Survey No. (ii). Hissa No. (iii). Ghat No. (iv). Town Survey No. (v). Khasra No. (vi). Patta No. (vii). Khata No. (viii). Plot No. (Local name of the field as applicable including sub-division should be mentioned)	Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon		
3.3	Number/Identification details as per building map/plan (mention here numbers like flat numbers	As above		

Office : First Floor, 137, Rampura Building
70, M.G. Road, Opp. District Court,
Indore (M.P.) - 452007



पंजीयन एवं स्टाम्प विभाग (वाणिज्य कर) मध्य प्रदेश



रसीद

संक्रम आईडी	34121020234126172
भुगतान संव्यवहार आईडी	PTID1210202357595962
सर्विस	दस्तावेज खोज शुल्क - मैनअल प्रक्रिया
राजस्व मेजर हेड	0030
राजस्व सब मेजर हेड	03
राजस्व माइनर हेड	800
भुगतान का प्रकार	सेवा प्रदत्ता क्रेडिट सीमा
भुगतान राशि	1500
भुगतान किया गया	pooja inani
संफदा में भुगतान प्राप्ति की तिथि	12-10-2023 08:54 am
उपयोग की स्थिति	CONSUMED
प्रकरण संख्या	NA
पार्टी का नाम	VASHISHTHA INANI ADVOCATE
कार्यालय का नाम जहाँ उपयोग किया गया	मुख्यालय उग्र पंजीयक कार्यालय धार
उपयोगकर्ता का नाम	REKHA KIRADE
समय अग्रिम(वर्ष में)	30
अवधि	1993-1994 To 2022-2023

Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon.

Vashishtha Inani

High Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900

Email: inanivashishtha@gmail.com

	etc. mentioned as per map/plan in the case of flats/condominium/apartments)	
3.4	Extent of Property (Please mention as described in document/title deed and show it in Sq.ft. also)	Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon
3.5	Name/s of the Owner/s (Full description of the owner/s should be given)	M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05 th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016
3.6	Nature of ownership (i). Freehold (ii). Leasehold (mention the residual lease term clearly) (iii). License (iv). Undivided interest (mention the shares) (v). Trust Property (mention whether the borrower is a Trustee or beneficiary) (vi). Assignee/Grantee of Govt. (vii). Cultivating tenant (viii). Title only by possession (mention whether adverse possession/or others) (ix). As a Member/Share holder of society (x). As a mortgagee (xi). As a servant owner of easement right (xii). Any other (Please mention the nature of ownership here)	Leasehold Property Lease Period is 99 years i.e. commencing from the date 12-09-2022 and ending on 11-09-2121.
4.	Tracing of Title :	

1. That the, Governor of Madhya Pradesh through Executive Director, MPIDC, Indore (M.P.) had Leased out the Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) in favour of M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 by Regd. Lease Deed No. MP119002022A1975799 dt. 26-09-2022 to hold the same on lease for the period of 99 years commencing from date 12-09-2022 and ending on d. 11-09-2121 for the purpose of Manufacturing (Pharmaceuticals).
2. That the, M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 had obtained sold Plot No. 41, Industrial Area, Rau, Distt. Indore (M.P.) having area 532 sq.mtr. (5730 sq.ft.) had obtained Building Construction Permission and Sanctioned Map vide Memo No. C-111/ISEZ/Proj./2016-17/700 dt. 06-09-2017 and Letter No. 14212 dt. 31-08-2017 and Letter No. C-145/ ISEZ/Proj./2022-23/1625 dt. 01-03-2023 and D-263/ISEZ/Proj./2022-23/1475 dt. 23-01-2023 and Extension of Validity of Letter of Approval No. C-145/ ISEZ/Proj./2022-23/545, dt. 25-07-2022 by Letter No. C-145/ ISEZ/Proj./2022-23/404 dt. 21-07-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.) for construction thereon.
3. Thus, considering above M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 has clear and marketable title of Plot No. A9 and A8, Industrial Area, SEZ Phase-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon.

5.	Title deed/document details under which	As per above mentioned documents.
----	---	-----------------------------------

Office : First Floor, 137, Rampura Building
70, M.G. Road, Opp. District Court,
Indore (M.P.) - 452007

Vishishtha Inani

High Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900

Email: inanivashishtha@gmail.com

	ownership is acquired	
6.	List of encumbrances	N.A.
6.1	Nature of encumbrance : (i). Charge under contract (ii). Mortgage (iii). Negative Lien (iv). Lease/Tenancy (v). Right of Maintenance/reversion (vi). Charge by operation of Law (vii). Preemption rights (viii). Right to specific performance under an agreement to sell (ix). Liens/first charge under laws (x). Right of reversion to Government (xi). Lispendens	N.A.
6.2	Name of the person in whose favour encumbrance is subsisting	N.A.
6.3	Date on which encumbrance has come into existence	N.A.
7.	View on encumbrance In the case of encumbrance, the advocate should clearly opine as to : (i). How far such an encumbrance would affect the value of the property (ii). Any permission/approvals are required for the Bank to create security (iii). The extent to which bank's security would be jeopardized because of encumbrance (iv). Manner and cost of removal of encumbrance	N.A.
8.	Regulatory Issues : (i). Whether the property is affected by Land Ceiling Law (ii). Whether the property is affected by Land fragmentation law (iii). Whether the property is affected by Forest Law (iv). Whether the property is affected by Planning Law (v). Whether the property is affected by Urban Land Ceiling Law (vi). Whether the property is affected by Restriction/Control Law (vii). Whether the property is affected by Environment Law (viii). Whether the property is affected by user restrictions under Municipal/revenue law (ix). Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to Industrial parks. <u>Advocate has to give a report clearly that property is not subject to any regulatory issue, if nothing above is applicable.</u>	Not Applicable. Property is not subject to any regulatory issue.
9.	View on regulatory hurdles If the property is affected by regulatory	Not Applicable

Vishishtha Inani

High Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900

Email: inanivashishtha@gmail.com

	issues, the advocate has to give a clear View, as to :- (i). How far such an encumbrance would affect the value of the property. (ii). Any permission/approvals are required for the Bank to create security (iii). The extent to which Bank's Security would be jeopardized because of encumbrance (iv). Manner and cost of removal of encumbrances	
10.	List of Documents/deeds provided to the Advocate and perused by him. The Advocate has to give full description of the documents received and perused by him one by one	
	1. Original Regd. Lease Deed No. MP119002022A1975799 dt. 26-09-2022.	
	2. Original Construction Permission and Sanctioned Map vide Memo No. C-111/ISEZ/Proj./2016-17/700 dt. 06-09-2017 and Letter No. 14212 dt. 31-08-2017 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	3. Photocopy of Letter No. C-145/ ISEZ/Proj./2022-23/1625 dt. 01-03-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	4. Photocopy of Letter No. D-263/ISEZ/Proj./2022-23/1475 dt. 23-01-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	5. Photocopy of Letter No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
	6. Photocopy of Extension of Validity of Letter of Approval No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 by Letter No. C-145/ ISEZ/Proj./2022-23/404 dt. 21-07-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
11.	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined. Advocate should take out certified copies and examine the same in the case of documents found out by him during examination as above in column 9.	I have examined the title documents described above, relating to the above mentioned property offered as security to the Bank and certify that these documents are valid evidence of right, title and interest of M/s. Felix Generics Pvt. Ltd. through Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05 th Floor, Enkay Centre, A Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 has clear and marketable title over the said property. I confirm that I have searched / got searched on 03.10.2023 Sub Registrar office, Dhar for the period of 30 years from 1993-94 to 12.10.2023 on the basis of record as available and maintained in the Office of Sub-Registrar, Dhar, some Indexes and current year index are not available or are in tattered condition and as available do not find anything adverse which would prevent the title holder from creating a valid Mortgage. I confirm that the documents are genuine and the mortgage if created would be enforceable.
12.	List of further documents called for,	Property Tax payment Receipt for current

Office : First Floor, 137, Rampura Building
70, M.G. Road, Opp. District Court,
Indore (M.P.) - 452007

Vashishtha Inani

High Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900

Email: inanivashishtha@gmail.com

examined and perused.	year.
13. Whether the document examined are duly stamped as per the Stamp Act. F Advocate should clearly state as to whether the documents are duly stamped are not as per stamp act.	Yes
14. Whether the Registration endorsements are in order. Advocate should clearly state as to whether registration endorsement are regular	Yes
15. Certificate of examination	This is to certify that I have examined the original copy of sale deed required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.
16. Certificate of Title	This is to certify that the title to the property of the borrower is clear and marketable without any further act on the part of mortgagor and can be mortgage in Union Bank of India.
17. <u>List of Documents to be deposited for creating the mortgage by deposit of Title deeds :-</u>	
1. Original - Regd. Lease Deed No. MP119002022A1975799 dt. 26-09-2022.	
2. Original Construction Permission and Sanctioned Map vide Memo No. C-111/ISEZ/Proj./2016-17/700 dt. 06-09-2017 and Letter No. 14212 dt. 31-08-2017 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
3. Original Letter No. C-145/ ISEZ/Proj./2022-23/1625 dt. 01-03-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
4. Original Letter No. D-263/ISEZ/Proj./2022-23/1475 dt. 23-01-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
5. Original Letter No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
6. Original Extension of Validity of Letter of Approval No. C-145/ ISEZ/Proj./2022-23/545 dt. 25-07-2022 by Letter No. C-145/ ISEZ/Proj./2022-23/404 dt. 21-07-2023 from Asst. Development Commissioner, Govt. of Bharat, Ministry of Commerce and Industry, Special Economic Zone, Indore (M.P.).	
7. Photocopy of AOA of M/s. Felix Generics Pvt. Ltd.	
8. Photocopy of MOA of M/s. Felix Generics Pvt. Ltd.	
9. Photocopy of Registration certificate of M/s. Felix Generics Pvt. Ltd.	
10. Original intimation by the Bank to MPIDC for mortgaged the said property in the bank.	
11. Updated Property Tax Paid Receipt	
12. Updated Lease Rent Paid Receipt	
13. Affidavit from Mortgagor	
18. Any other suggestion of Advise to protect the security interest of the Bank	Spot inspection should be taken to verifying the aforesaid Boundaries, area & possession.

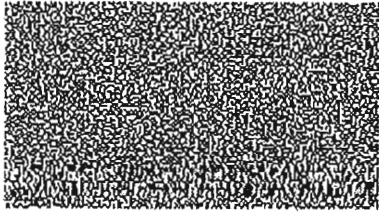
Place : Indore (M.P.)

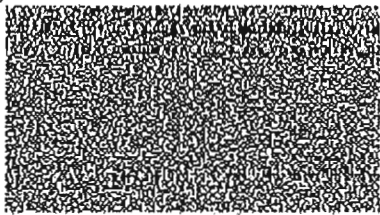
Date : 12.10.2023

(VASHISHTHA INANI)
ADVOCATE

Office : First Floor, 137, Rampura Building
70, M.G. Road, Opp. District Court,

MP119002022A1975799 | 0101113092022006100







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

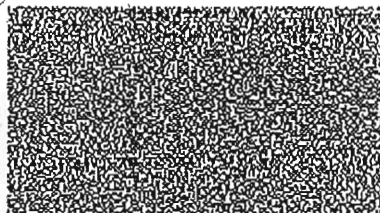
The Governor of Madhya Pradesh acting through Executive Director MPIDC Regional Office Indore (herein after called the Lessor which expression shall, where the context so admits, include it's successor in office) of the one part. Executive Director M.P. I.D.C. REGIONAL OFFICE INDORE has further authorized 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, Vanliya 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 पुत्र ।

Felix Generics Private Limited

प्रतिनिधित्व:- SHRI PRAVEEN
CHAUDHARY



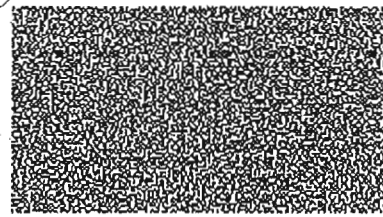
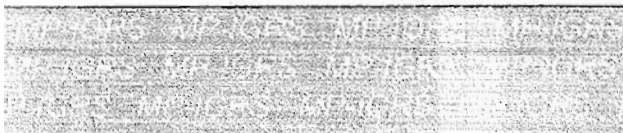
Praveen Chaudhary



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।

Santosh Kumar

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 Raja Audyogik Bhum, 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;

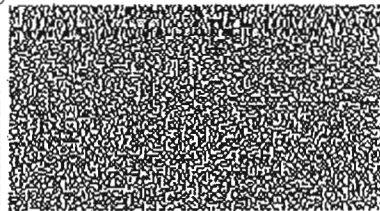
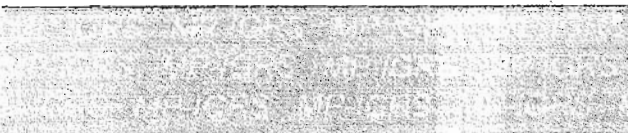
2. That all the provisions of and terms & conditions as referred to in the said Rules shall always be applicable and binding on the Lessee.

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 herein above 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 if 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 is





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,
Vasujya Mikunj, 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

SANTOSH KUMAR
SOLANKI
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR



Registration and Stamp Department
Madhya Pradesh

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).

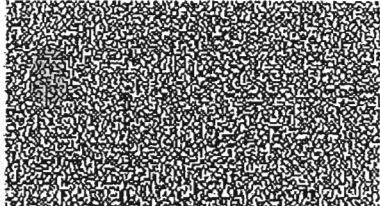
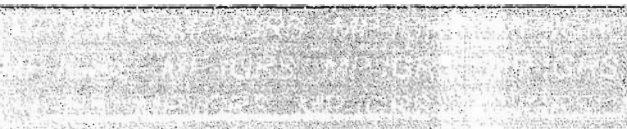
D. Annual Maintenance Charges of Industrial Area (@30/- per Sqmt.) : Rs. 4,81,200.00/- (Rs. Four Lakh Eighty One Thousand Two Hundred only).

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

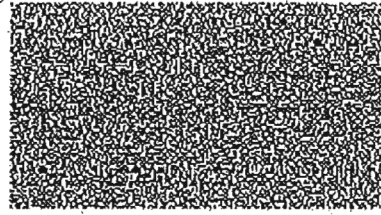
योगेश पांडे

S/O आनंदवल्लभ जी

पता: राधा गंज रोड देवास

की जांच पूर्वोक्त निष्पादक / निष्पादको 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 of there after, along with interest @10% per annum as mentioned hereinabove.

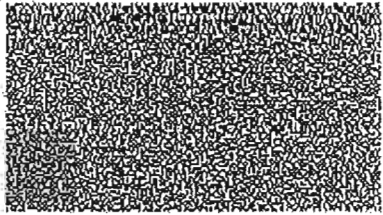
9. The lessee hereby agrees that he shall implement the project for the said Industrial Activity and start the production / commence the operation within the stipulated period, as prescribed in the said Rules, failing which action for cancellation of allotment for land / shed and termination of Lease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





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

अंगुष्ठ चिन्ह मुद्रा :



इस दस्तावेज के निष्पादक MRS. JESSY THOMAS के अंगुष्ठ 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



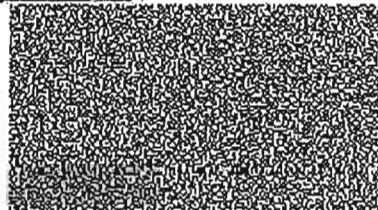
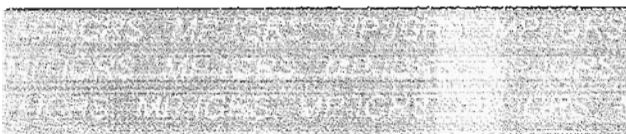
इस दस्तावेज के निष्पादक SHRI PRAVEEN CHAUDHARY के अंगुष्ठ का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 26/09/2022 को लिया गया ।

SANTOSH KUMAR
SOLANKI
Sub Registrar
HEAD QUARTER SUB
REGISTRAR OFFICE DHAR

गवाह मुद्रा :



प्रमिलकुमार पालीवाल





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 allotted in proper functioning of their activities can be ground to cancel of the lease deed of lessee.

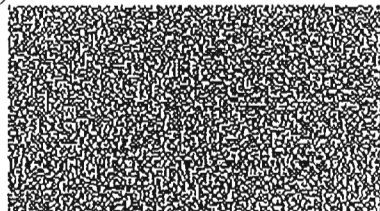
16. The development and maintenance works in the Industrial Area will be done by the lessor according to its plan which will be completed as early as possible, depending on availability of funds.

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



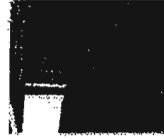


रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

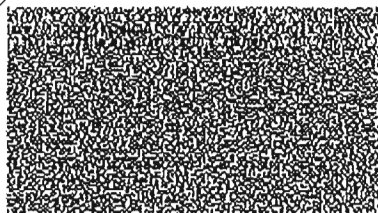
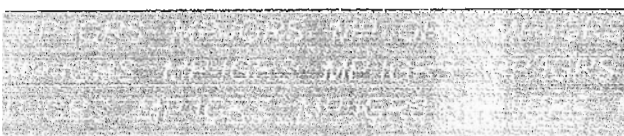
यथाह मुद्रा :



Handwritten signature



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.

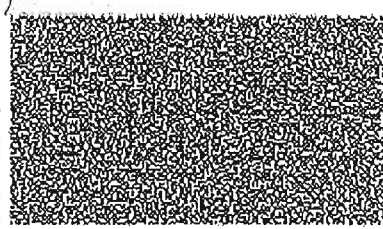
19. The lessee shall not carry on any illegal trade or business on the said land / premises

20. For closure / transfer of the business, Lessee shall inform the Lessor at the earliest. In the case of NCIT 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 of 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.





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

स्टाम्प शुल्क मुद्रा:

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

Solanki

SANTOSH KUMAR
SOLANKI
Sub Registrar
HEAD QUARTER SUB
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.

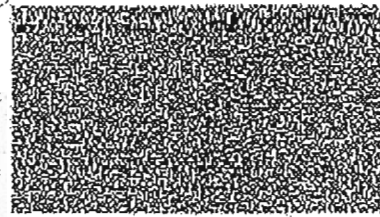
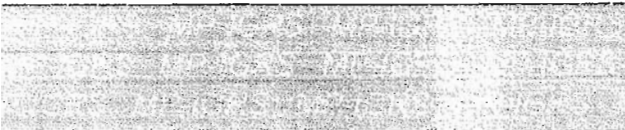
(ii) If the lease is terminated as aforesaid, then the Lessor may, not withstanding the waiver of any previous dues and without prejudice to any other right or remedy available to the Lessor including the right to recover the dues of whatsoever nature, take recourse to right of re-entry upon the said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

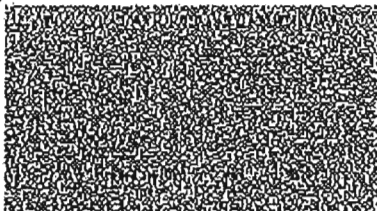
22. On the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed or the Rules, the lessor shall have the right of re-entry over the land / premises.

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







Registration and Stamp Department
Madhya Pradesh

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.

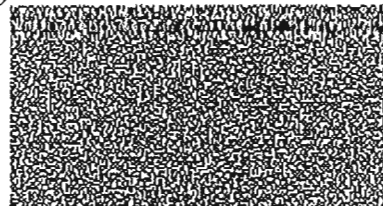
(iv) 50% if the surrender of the allotted / leased out land occurs after four years but within six years from the date of taking over its possession in case of Micro / Small Scale Industrial Unit and after five years but within seven years from the date of taking over its possession in case of Large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

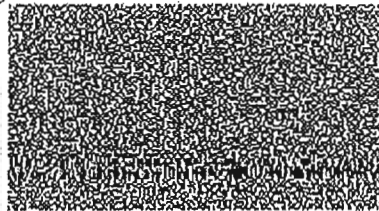
Explanation :- For the purpose of this clause, the period of possession of land with the lessee will be reckoned from the date of the lessee taking possession to handing over possession to the lessor. Where possession of land has not been taken over by the Lessee, the time period available to the Lessee 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







Registration and Stamp Department
Madhya Pradesh

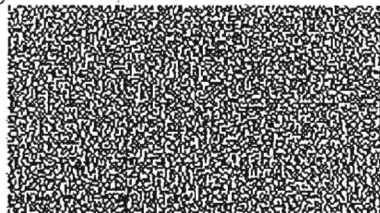
scheduled bank / financial institution in accordance with the provisions of the Rules and for the said purpose shall be entitled to assign the said land in favour of such Bank / Financial Institution, only to the extent his / Its Lease Hold Rights in the said land, as referred to in the Rules. It is 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.

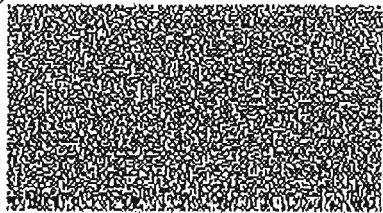
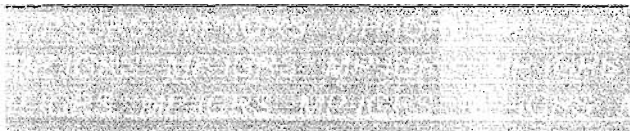
28. Consequent to the infringement / breach of any of clauses of the lease deed or the Rules, by lessee, the allotting authority will serve a notice to the lessee for the compliance of concerned clauses of lease deed / provisions of the Rules (i.e. rectification of breach) within 60 days and in case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







Registration and Stamp Department
Madhya Pradesh

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 -

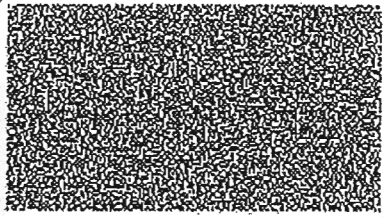
Name of the Partner Nominee Father's name Resident of

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

MEMBERS OF THE MEDICAL PROFESSION
THROUGH THE MEDICAL PROFESSION
MEMBERS OF THE MEDICAL PROFESSION





Registration and Stamp Department
Madhya Pradesh

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.

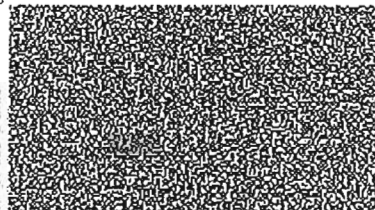
38. That any notice to be served upon the 'Lessee' under and by virtue of the provisions of the agreement, shall be deemed to have been properly served, if addressed to the 'Lessee' and if delivered at its address herein above mentioned, unless the 'Lessee' has given proper notice to the Lessor regarding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

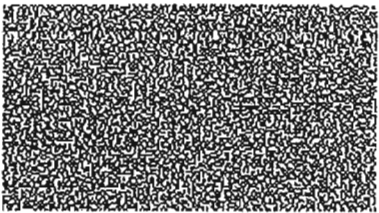
SCHEDULE

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





1 1





Registration and Stamp Department
Madhya Pradesh

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 :

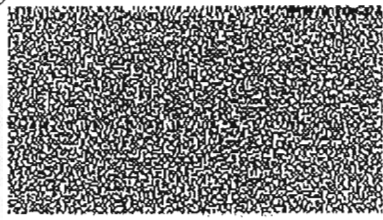
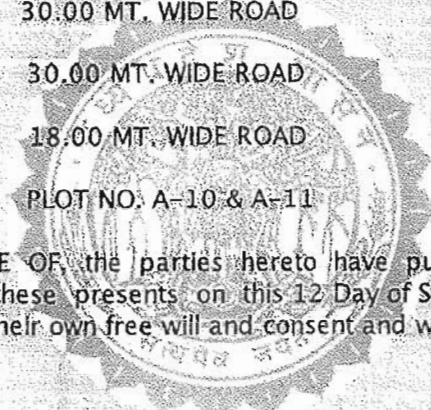
On The East : 30.00 MT. WIDE ROAD

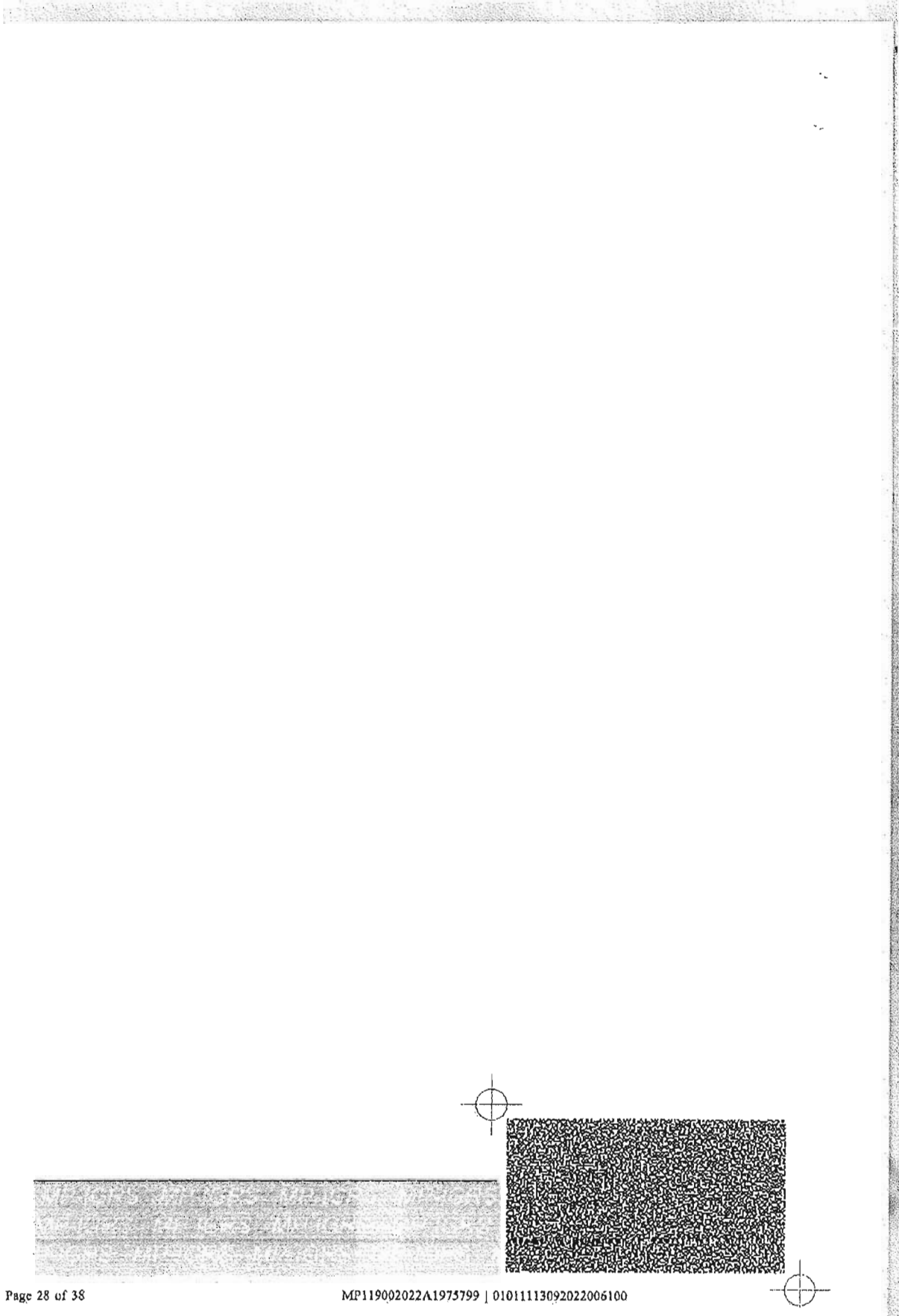
On The West : 30.00 MT. WIDE ROAD

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.





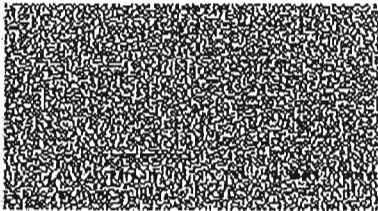
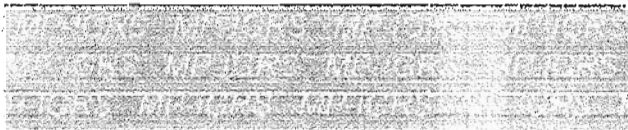


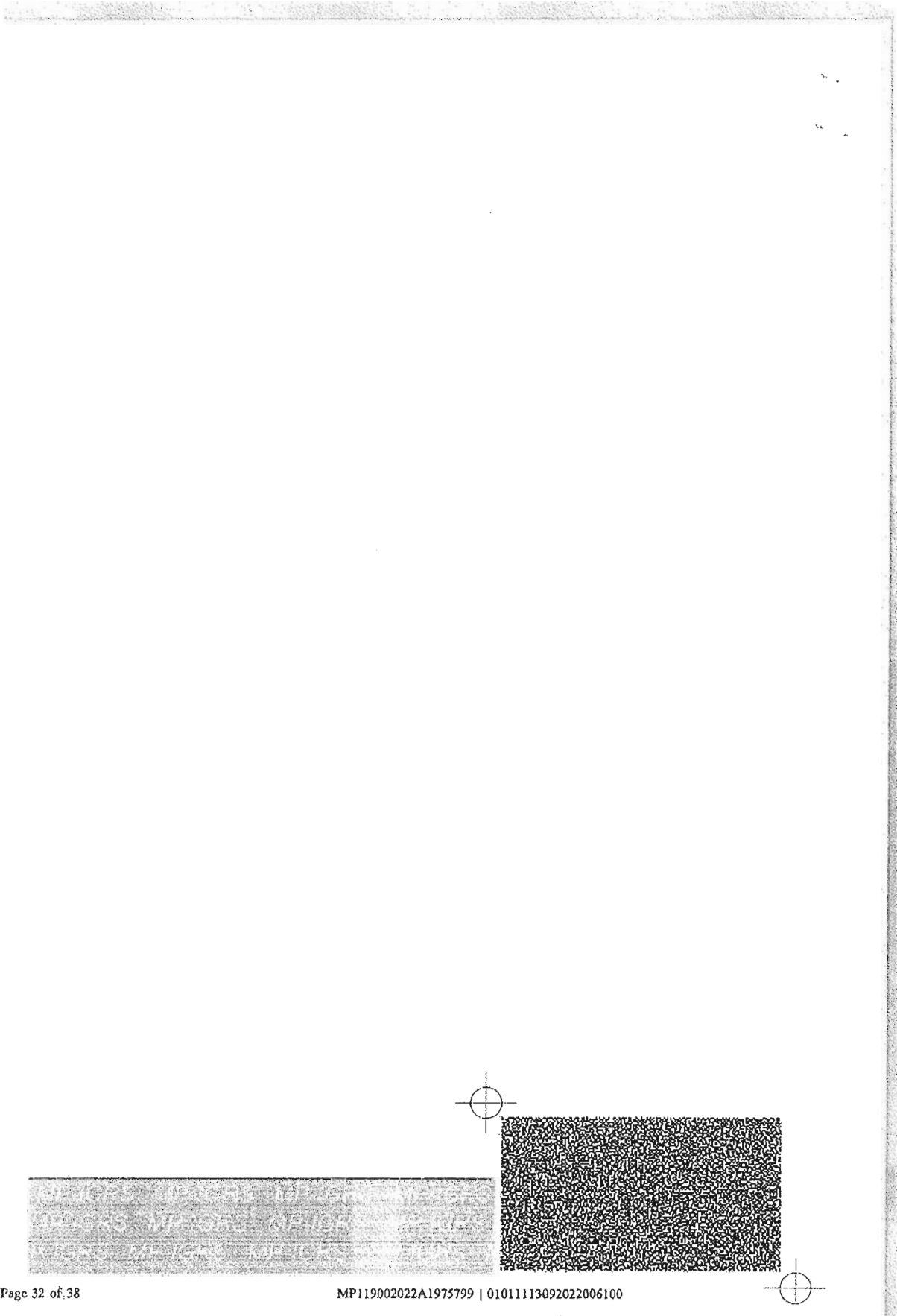
Registration and Stamp Department

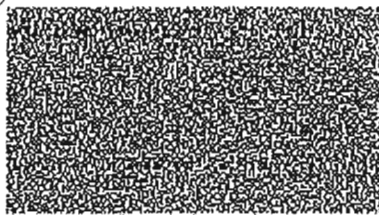
Madhya Pradesh

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)	कृषि 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							
A_0_0_0_0.jpg							
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						
अधिशासी नगरीय निकाय :	NAGAR PALIKA PITHAMPUR						
वार्ड :	वार्ड 16 बरदरी वार्ड						
ग्राम / मोहल्ला / कालोनी :	बरदरी रोड से अंदर (औ.क्षेत्र)						

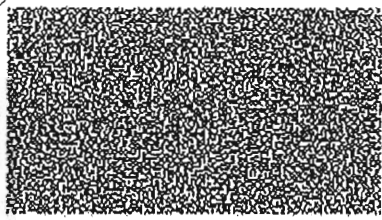








4
2





पंजीकरण मुद्रा :

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