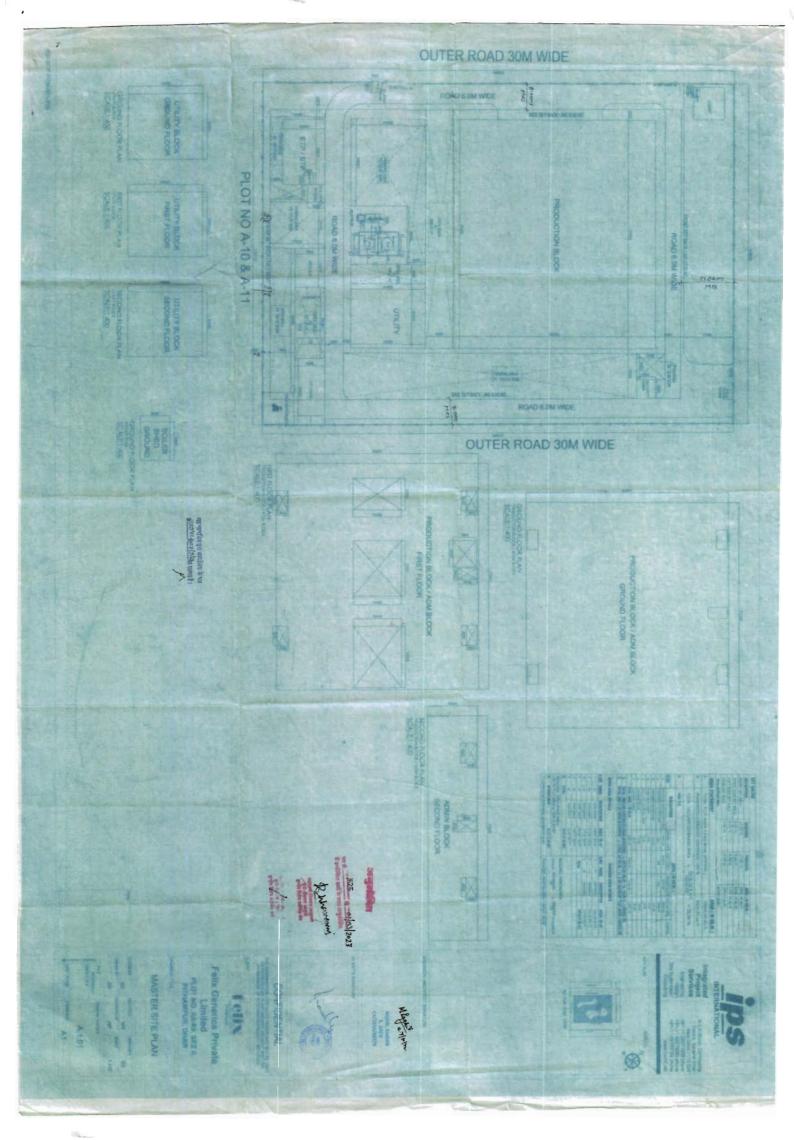
04/10/24 felix Generics Par. Itd. portuo. 889 SEZ (Admin production Otility rooler shed - oil Tarks + ETP+STP Otility Gf - pre Treatment, chiller Compression Enforcemy office - Canteen Dosthbusion Kom Meety Hall Cooling Towers Ready Sceonel Har-RCC Ready Second - RCC Coli Exactery > + Wover Howe + ETP toTP GTZ Admy- Second Plan For pansion! production. Second Plow from + back productor (G+2) 290 TR x 2 Tr. Chiller Compressor-300ctor Boiler - 3 Tr./How DG-500 KV Routed 40 Mehir Tha - Sr. Manager Engineering - 9109 9 68701 - 764 lift -> General purpose - 6 pavengens GF - pooduction- manyadmin packey + ware howed HVACT &C Micro twater &yotem SF- unplanned. DOWER . 33 KVA - 1600 KVA TRANSPORMER 120 KVA+ 60 KVA+20 KVA -> UPS (20KL X2 water Tanks 10+10 KL- overhead Connelled + Smoke detectors ne, trydraut system Open Area | plot no. A-7 Nplot us. A10 & A-11 GPACK Open Area owner food 30M W- Agest Boad. 30M width- 40m ~



High Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900 Email: inanivashishtha@gmail.com



To,

THE BRANCH MANAGER UNION BANK OF INDIA Branch, Indore

Date of receipt of original title designation of the official who delivered the original title ded/documents from the Branch. Search delivered the original title deed/document salong with Title Search report is delivered.		Branch, Indore			,
MAHESH C. SOLANKI & CO. 1. Name & Address of the Branch to whom the title report is given 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 3. Full Description of Property 4. Block, Vanijya Nikuni, Udyog Vihar Phase-V, Gurgaon, Haryana - 122016 3. Full Description of Property 4. 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. 80UNDARIES:: East : 30.00 mtr. wide Road West : 30.00 mtr. wide Road North : 18.00 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) 3.2 (i) Survey No. (ii) Hissa No. (iii) Ghat No. (iv) Town Survey No. (iv) Town Survey No. (iv) Town Survey No. (v) Khasra No. (vi) Patta No. (vii) Khata No. (viii) Plot No. 4. (Local name of the field as applicable including sub-division should be mentioned) 3.3 Number/Identification details as per building map/plan	1-	original title deed/documents from	designation of the official who delivered the original title deed/documen	of original title deed/document s along with Title Search	the official to whom the original title deed/documents along with Title search report
1. Name & Address of the Branch to whom the title report is given 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 2. Name of the Account and details of the Borrower/Prospective Purchaser 3. Full Description of Property 4. Block, Vanijya Nikunj, Udyog Vihar Phase-V, Gurgaon, Haryana – 122016 4. 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. 8. BOUNDARIES: East: 30.00 mtr. wide Road West: 30.00 mtr. wide Road North: 18.00 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) 3.2 (i). Survey No. (ii). Hissa No. (iii). Ghat No. (iv). Town Survey No. (iv). Expanse-II (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon (vi). Patta No. (vii). Khata No. (vii). Plot No. (viii). Hold No. (viii). Plot No. (viii). Khata No. (viii). Plot No. (viii). Whata No. (viii). Plot No. (viii). Plot No. (viii). Plot No. (viii). Plot No. (viii). Whata No. (viii). Plot No. (vi				12.10.2023	12.10.2023
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2. Name of the Account and details of the Borrower/Prospective Purchaser Praveen Choudhary, Add. 05th 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 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) 3.2 (i). Survey No. (ii). Hissa No. (iv). Town Survey No. (v). Khasra No. (vi). Town Survey No. (vi). Rasra No. (vii). Khata No. (vii). Khata No. (viii). Rhata No. (viii). Plot No. (viii). Plot No. (Local name of the field as applicable including sub-division should be mentioned) 3.3 Number/Identification details as per building map/plan	1.	Name & Address of the Bra	nch to whom the	THE BRANCH MA	NAGER
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Borrower/Prospective Purchaser Praveen Choudhary S/o Shri Omveer Singh Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanliya Nikuni, 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 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) 3.2 (i). Survey No. (ii). Hissa No. (iii). Ghat No. (iv). Town Survey No. (v). Khasra No. (vi). Patta No. (vi). Patta No. (vii). Plot No. (Local name of the field as applicable including sub-division should be mentioned) 3.3 Number/Identification details as per building map/plan Praveen Choudhary, Add. 05th Floor, Enkay Centre, A Block, Vanliya Nikuni, Udyog Vihar Phase-V. Gurgaon, Haryana – 122016 Plot No. A9 and A8, Industrial Area, SEZ Phase-III (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon Plot No. A9 and A8, Industrial Area, SEZ Phase-III (Processing Unit), Pithampur Distt. Dhar (M.P.) having area 16040 sq.ft. (1091.00 sq.mtr.) and constructed thereon As above			- Mary Property	ULP Branch, Indo	ore
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building map/plan	33			As above	
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Office: First Floor, 137, Rampura Building 70, M.G. Road, Opp. District Court, 10E9



पंजीयन एवं स्टाम्प विभाग (वाणिज्य कर) मध्य प्रदेश



रसीद

संदर्भ आईडी	34121020234126172
भुगतान संव्यवहार आईडी	PTID1210292357595962
सर्थिस	दस्ताबेज खोज शुल्क - मेनुअल प्रक्रिया
रागस्य मेंगर हंड	0036
राजस्य सब मेगर हेड	03
राजस्य माइनर हेड	800
भुगतान का प्रकार	सेवा प्रदाता क्रेडिट सीमा
भुगतान राशि	1500
भुंगतान किया गया	pooja inani
संपदा में भुगतान प्राप्ति की तिथि	12-10-2023 08:54 am
उपयोग की स्थिति	CONSUMED
प्रकरण संख्या	NA .
पार्टी का नाम	VASHISHTHA INANI ADVOCATE
कायांत्रय का नाम जहाँ उपयोग किया गया	मुख्यालय उप पंजीयक कार्यालय धार
उपयोगकर्ता का नाम	REKVIA KIRADE
समय अवधि(यर्ष में)	30
अर्याध	1993-1994 To 2022-2023

Vigh Court Advocate

10b.: 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. 05th 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)	Leasehold Property Lease Period is 99 years i.e. commencing from the date 12-09-2022 and ending on 11-09-2121.
	(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)	
4.	(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) 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

W

igh Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900 Email: inanivashishtha@gmail.com

	Owne	ership is acquired	
6.		of encumbrances	N.A.
<u>6.1</u>		re of encumbrance :	N.A.
0.1			N.A.
	(i).	Charge under contract	
	(ii).	Mortgage	
	(iii).	Negative Lien	1
	(iv).	Lease/Tenancy	
	(v).	Right of Maintenance/reversion	1
	(vi).	Charge by operation of Law	1
	(vii).	Preemption rights	
	(viii).	Right to specific performance under	· ·
		an agreement to sell	1
	(ix).	Liens/first change under laws	
	(x).	Right of reversion to Government	
	(xi).	Lispendens	
5.2		of the person in whose favour	N.A.
J. Z		mbrance is subsisting	N.A.
			AL A
5.3		on which encumbrance has come into	N.A.
_	existe		
7.		on encumbrance	N.A.
		e case of encumbrance, the advocate	
	shoul	d clearly opine as to :	
	(i).	How far such an encumbrance would	
	` ′	affect the value of the property	1
	(ii).	Any permission/approvals are	1
	().	required for the Bank to crate	
		•	
	ciii	security	1
	(iii).	The extent to which bank's security	
		would be jeopardized because of	
		encumbrance	j i
I	(iv).	Manner and cost of removal of	1
		encumbrance	
3.	Regul	atory Issues :	Not Applicable. Property is not subject to
- 1	(i).	Whether the property is affected by	
	()	Land Ceiling Law	
	(ii).	Whether the property is affected by	
Ì	()	Land framention law	<u> </u>
- {	(iii).	Whether the property is affected by	
	(m)	A Proposition of the Control of the	
U	<i>c</i> : \	Forest Law	A K DE VALUE OF THE
ı	(iv).	Whether the property is affected by	To g
Ų		Planning Law	
	(v).	Whether the property is affected by	I
- [Urban Land Ceiling Law	L.
	(vi).	Whether the property is affected by	1
-	• •	Restriction/Control Law	4
- 1	(vii).	Whether the property is affected by	
- {	(*11).	Environment Law	
	(:::)		
1	(viii).	Whether the property is affected by	
		user restrictions under	
		Municipal/revenue law	J
- 1	(ix).	Any other regulatory issue relating to	
- 1		property such as requirement of	Į.
		permission from Development	
		Authority under Law relating to t	
		Authority under Law relating to Industrial parks.	1
		Industrial parks.	1
		Industrial parks. Advocate has to give a report clearly	1
		Industrial parks. Advocate has to give a report clearly that property is not subject to any	
		Industrial parks. Advocate has to give a report clearly that property is not subject to any regulatory issue, if nothing above is	j.
		Industrial parks. Advocate has to give a report clearly that property is not subject to any regulatory issue, if nothing above is applicable.	Not Applicable

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figh 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.
 - 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.).
 - 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.).
 - 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.).
 - 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.).
 - 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. 05th 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 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

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High Court Advocate

Mob.: 9826505600 | Ph.: 0731-4909900 Email: inanivashishtha@gmail.com

		T
13.	examined and perused. Whether the document examined are duly	year. Yes
13.	stamped as per the Stamp Act.	ies
Ì	F	f
1	Advocate should clearly state as to whether	1
	the documents are duly stamped are not as	
	per stamp act.	
14.	Whether the Registration endorsements are	Yes
	in order. Advocate should clearly state as to	
	whether registration endorsement are	
	regular	
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
	W 2011	marketable without any further act on the
	- James de Batt 19	part of mortgagor and can be mortgage in Union Bank of India.
17.	List of Documents to be deposited for creating	
	Original - Regd. Lease Deed No. MP11900	
		d Sanctioned Map vide Memo No. C-
		-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	
Ī		2022-23/1625 dt. 01-03-2023 from Asst.
Į		harat, Ministry of Commerce and Industry,
	Special Economic Zone, Indore (M.P.).	2022-23/1475 dt. 23-01-2023 from Asst.
		harat, Ministry of Commerce and Industry,
	Special Economic Zone, Indore (M.P.).	maray or commerce and industry,
İ		/2022-23/545 dt. 25-07-2022 from Asst.
l	Development Commissioner, Govt. of B	harat, 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-
		45/ ISEZ/Proj./2022-23/404 dt. 21-07-2023
	Industry, Special Economic Zone, Indore (Govt. of Bharat, Ministry of Commerce and
ŀ		
1		
ŀ		
ļ.		DC for mortgaged the said property in the
	 Original intimation by the Bank to MPII bank. 	po for mortgaged the said property in the
	11. Updated Property Tax Paid Receipt	
	12. Updated Lease Rent Paid Receipt	
-	13. Affidavit from Mortgagor	
18.		Spot inspection should be taken to
		verifying the aforesaid Boundaries, area &
		possession.

Place : Indore (M.P.) Date : 12.10.2023



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



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Felix Generics Private Limited Subject to the construction of the constructio SHRI PRAVEEN CHAUDHARY

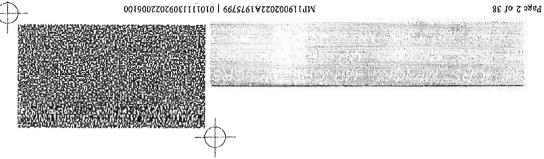
EF RESISTRATION AND STAMPS FOF REDISTRATION AND STAMPS OF REDISTRATION AND STAMPS 5th Floor, Enkay Centre, A. Block, Vanijya Nikunj, Udyog Vihar Phase-ViGurgaon, Haryana-122016, India, GURGAON District Gurgaon (Haryana) In Present SEZ Phase II (Processing unit), Pithampur , धार, मध्य प्रदेश, भारत CERS TWENT OF RECEIVATION AND STAMES DEFINITION OF RECEIVATION AND STAMES DEPARTMENT
KUMAR SOLANKI Date: 2022.09.26 17:22:20 IST

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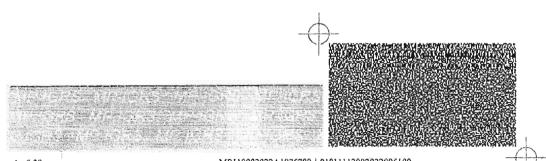
विलेखकायाकारका of Registration and अट्टा॰s Des िखतं विकास कि कि अपने पहुं , जिसके अंतर्गत, जनन पृष्टा से भिन्न अवर-पृष्टा या उपपूर्व, तथा पहुं या उपपूर्व पर रेने या किसी पहें का कि अपने कि अपने कि कि अपने कि अप अधिक है, या शास्त्रतकालीन है या निश्चित कालावधि के लिए तालर्थित नहीं है; प्रीमियम या अग्रिम दिए गए या अग्रिम दिए जाने वाले पन तथा आरक्षित किए गए औसत वार्षिक माटक की रकम के योग का, या राग्पति

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पहले पक्ष के वियरण M.P. INDUSTRIAL DEVELOPMENT CORPORATION LIMITED THE DEPOSIT OF A COURT REGIONAL OFFICE IST FLOOR ATULYA IT PARK NEAR CRYSTAL PARK KHANDWA ROAD, INDORE (M. P.)) GISTALOR ALL STAM CHETATRIA ALL STAM CHETATRIA ALL STAM CHETATRIA DE AND STAM

दूसरे पहा के विवस्म THE PROPERTY OF PERSONS AND THE PERSONS AND TH Felix Conerics Private Limited. 5th Floor Enkay Centre, A-Block, Vanijy Wikuni, Udyog Vihar Phase-V, Gurgaon, Haryana 122016, India; GURGAON District Gurgaon (Haryana) in Present SEZ Phase II THE PROPERTY OF A PROPERTY OF (Processing unit) Pithampur I

DEPARTMENT OF REGISTRATION AS STARRS DEPARTMENT OF REGISTRATION AND ST



Page 4 of 38



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This deed is made on 12 Day of September Year wo Thousand Twenty-Two DEPARTAENT DE RECENTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEFARTMENT DE WESSTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DIFFARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DIFFARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS

The Governor of Madhya Pradesh acting through Executive Director MPIDC Regional Office indore therein after called the Lessor which expression shall, where the context so admits, include it's successor in office) of the one part. OEFAR LIGHT SEFAR SIGN SEFAR DERN DEFAR TUBER 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.

PARTMENT OF REGISTRATION A DEPARTMENT AND ISTRATION

M/s Fellx Generics Private Limited (address) 5th Floor, Enkay Centre, A-Block, Vanilya Nikuni, Udyog Vihar Phase-V, Gurgaon, Haryana-122016, India. GURGAON District Gurgaon (Haryana) acting through SHRI PRAVEEN CHAUDHARY 5/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 IP ... (Processing unit), Pithampur comprising of an area measuring 16040.00 Square Metres situated in District Dhar (Madhya Pradesh) moreparticularly 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 DEPARTMENT SAIDS OF VITA AD DUSINESS) MENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS

And whereas the lessee has agreed to take the lease on the said terms and DEPARTMENT CONDITIONS AND STAMES DEPARTMENT OF THE RESTRATION ARCS



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रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

भरसुति पुत्रा ।

Felix Generics Private Limited

प्रतिनिधित्वः- SHRI PRAVEEN CHAUDHARY



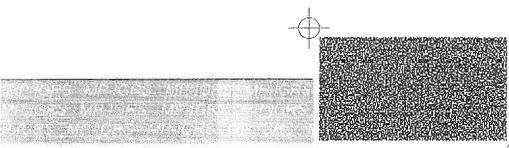
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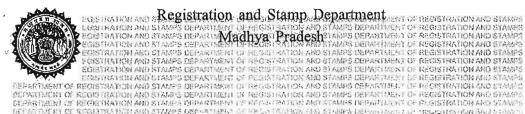


के द्वारा उप जिला धार जिला धार के उप पंजीयक कार्यालय में तारीख 26/09/2022 को मध्यान्त पूर्व/मध्यान्ह पश्चात 01:01:36 बजे प्रस्तुत किया गया।

- Solani

SANTOSH KUMAR SOLANKI Sub Registrar HEAD QUARTER SUB REGISTRAR OFFICE DHAR





A-MARIE LABORET

EGISTRATION AND STREET AND PROPERTY OF REGISTRATION AND STATES

Now therefore, this deed witnesses and it is hereby agreed and declared as DISTRICTION TO MANERALMON AND STAMPS REPARTMENT OF RECORDERATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS CLIPHTMCHT GOTO BEGISTRATION AND STAMPS DEPARTMENT OF RECORDERATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF RECORDERATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS OF REGISTRATION AND STAMPS OF RECORDERATION AND STAMPS OF REGISTRATION
- of decision and states personated of decision and states department of decision and states of the lessent of th operations of business referred herein, under the provisions of the Madhya. Bradesh Rajya Audyogik Bhumi Evam Bhawan Prabandhan Niyam 2019 issued by the Covernment 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 or registration and states
- 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.(j) 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 here nabove and the Lessee shall not be entitled to use the land / demised primises for any other purposes whatsoever.
 - (iii) Without prejudice to the aforesald 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 7 or without prior obtaining the license / permission / sanction, as may be required under the relevant concerned Law
- 4The Lessee having paid the following amount to the Lessor for the said department de resignation and stages department de neuestration and sympte department of registration and ethang Department (A NOES-tration and ethangs department de registration and stames department of registration and stages Department of registration and stages department de registration and sympte department de registration and stages Department of registration and stages department of segistration applicants of department of registration and stages PROPERTYEENS





Registration and Stamp Department Madhya Pradesh

Admission Seal:

M.P. INDUSTRIAL
DEVELOPMENT
CORPORATION LIMITED

Represented By:-

MRS. JESSY THOMAS

Address: REGIONAL OFFICE 1ST FLOOR ATVLYA IT PARK MEAR CRYSTAL, PAKK, KHANDWA ROAD, INDORE (M. P.)

Felix Generics Private Limited

Represented By:-

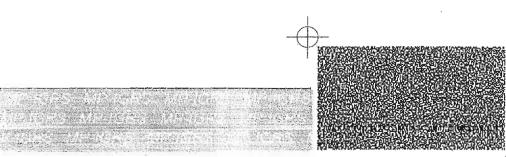
SHRI PRAVEEN CHAUDHARY

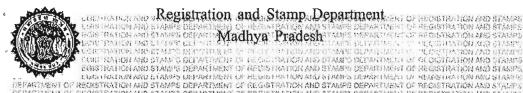
Address: 5th Floor, Enkay Centre, A-Block, Vanljya Mikmij, Udyng Vihui Phase-V,Gurgaon, Haryana-122016, India, GURGAON District Gurgaon (Haryana Iln Present SEZ Phase II (Processing unit), Pithampur

स्वीकार करते हैं कि कियत पट्टा विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूपए 0 प्राप्त हो गये हैं तथा रूपए 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूपए 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

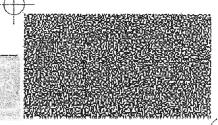




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 - B. Development Charges of Rs. 1,60,40,000,00% (Rs. One Crore Sixty OT DE PROBERATION AND STAMPS GEBARTMENT OF RECISTRATION AND STAMPS DEPARTMENT OF RECISTRATION AND STAMPS OF DEPARTMENT OF RECISTRATION AND STAMPS OF PECISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS OF DEFINITION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS OF DEPARTMENT AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS
 - Lease Rent per year (@2% of the Premium) Rs. 1,55,554.00% (Rs. One Lakh Fifty Pive Thousand Five Hundred Fifty Four only).
 - D. Annual Maintenance Charges of Industrial Area (@30/~ per Sgmt.) Rs. 4,81,200,007 = (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). OF REGISTRATION AND STAIR OF REGISTRATION AND STAIR
- 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 Jor 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 andor Maitenance 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 LIBERT METE OF RESISTRATION AND STAMPS DEPARTMENT. PARTMENT OF REGISTRATION AND STAM CEPARTMENT LESS. SEE PARTMENT OF REGISTRATION AND STAMPS DEPARTMENT. PARTMENT OF REGISTRATION AND STAMPS DEPARTMENT DEPARTM
 - 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.
- 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



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रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

गवाह मुद्रा :

प्रमिलकुमार पालीवाल

S/O मोहनप्रसाद जी

पताः सत्यदेव नगर इन्दौर

योगेश पांडे

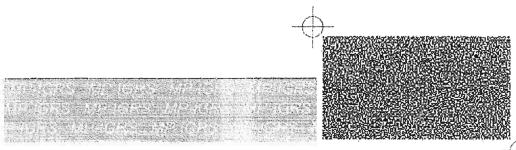
S/O आनंदबल्लःभ जी

पताः राघा गंज रोड देवास

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

SANTOSH KUMAR SOLANKI

Sub Registrar HEAD QUARTER SUB REGISTRAR OFFICE DHAR



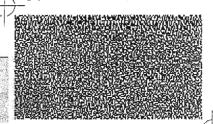
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 DEPARTMENT OF REGISTRATION AND STAMPS 8. All sums; such as due amount of premium, lease rent, development charges and maintenance charges or any other charges imposed by the lessor, may be recovered as arreads of land revenue, if the same are not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



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

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SANTOSH KUMAR SOLANKI Sub Registrar HEAD QUARTER SUB REGISTRAR OFFICE DHAR



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

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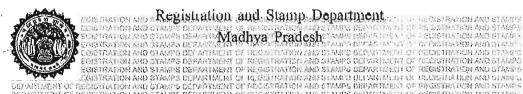


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- 14-35 The Lessee shall use the said premises, land and building structures and works erected or constructed thereon only for the purpose of the business stated herein above.
- 15 The lessee shall keep the said premises, land and building erected 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.
- production of Resistration of 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.

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17. A) For Industrial land

The Lessee shall not acquire any title, proprietory right or claim in the demised land / premises, through this deed and nothing contained in this Lease Deed shall mean or create any title, proprietory 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, TABLE TO RESIDENT TO A PUBLIC TION A PUBLIC TO A PUBLI 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 on create any title, proprietary right or claim whatsoever, in the demised land //premises, in favor of the lessee line lessee may subjet built up space created there upon but shall not transfer the said premises / land or any





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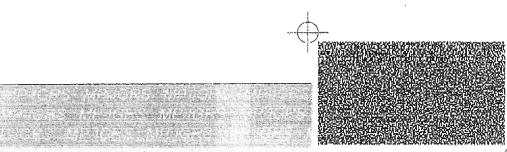
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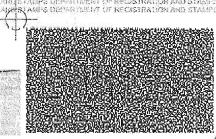
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- 18. On the basis of change in the constitution of ownership of the unit, the Lessee may with the prior permission of the lessor in writing and by paying the required fee. / charges, tranfer the lease as per the provisions of the said. PUBES IN A RUM AND STAMPS DEPARTMENT OF RESTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMP OF RESISTRATION AND STAMPS DEPARTMENT OF RESISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS OF RESISTRATION AND STAMPS DEPARTMENT OF RESISTRATION AND STAMPS DEPARTMENT OF RESISTRATION AND STAMP OF RESISTRATION AND STAMPS DEPARTMENT OF RESISTRATION AND STAMPS DEPARTMENT OF RESISTRATION AND STAMP
- 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 Lesson at the earliest. In the case of NCLT or declared sick units or court cases, allotting authority will take decision as per the directions. OF REGISTRATION AND STAMP
- 21. Without prejudice to the right of the Lessor to recover form 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 / occurance 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 Jease 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 SEAS TISSENT OF LESSEE COMING A WATER COMING THE THE SHOULD AND STARTS DEPARTMENT OF REGISTRATION AND STARTS DEPARTMENT OF REGISTRATION AND STARTS DEPARTMENT OF REGISTRATION AND STARTS AND STARTS DEPARTMENT OF REGISTRATION AND STARSE DEPARTMENT OF RECISTRATION DEPARTMENT OF REGISTRATION AND STARSE DEPARTMENT OF RECISTRATION



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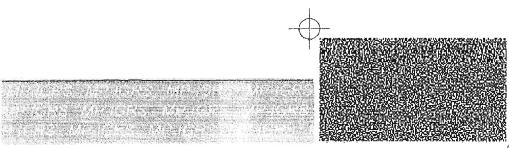
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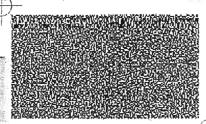
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 - (d) and there its arbreach, non-observance or non-compliance regarding any of the terms, and conditions contained herein in this Deed or a breach of any of the provisions of the Rules or any applicable law in force, by the Lessee and the Lessee falls 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 DESCRIPTION AND STATES DEPARTMENT OF THE CONFIDENCE AND STAMES DEPARTMENT OF REGISTRATION AND STATES DEPARTMENT OF REGISTRATION AND
 - (ii) If the lease is terminated as aforesaid, then the Lessor may, not Withstanding the walver of any previous dues and without prejudice to any other right or remedy available to the lessor including the right to necover 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 Jessor shall have the right of re-entry over the surrendered land 7 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 waterhousing and logistic projects:

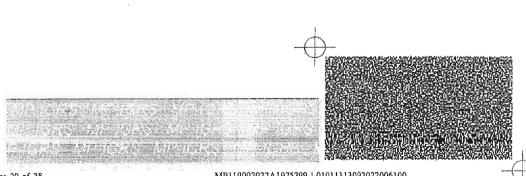
- (ii) 80% if surrender of allotted/leased out land occurs after two years but within three years from the date of taking over its possession, in case of Micro / Small Scale Industrial Unit and after three years, but within four years from the date of taking over its possession in case of Large / Medium 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) 5.0%, 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 r premium or ald sta

- 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 ease deed, deposit a copy of lease deed, duly certified by the registering authority, with the lessor and may retain original copy with him or
- 27. The Lessee shall be entitled to avail finance / loan facility from any



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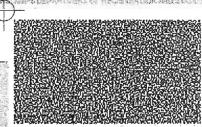


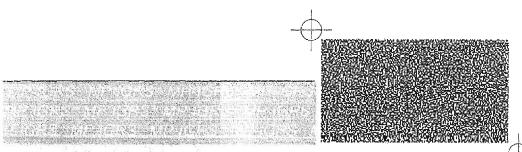
EGISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMEN scheduled bank / financial institution in accordance with the provisions of the Rules and for the said purpose shall be entitled to assign the said land in favour of such Bank / Financial Institution, only to the extent his / its 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

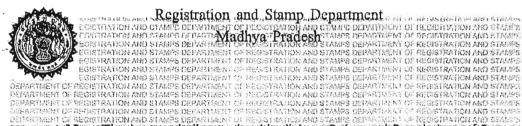
- Consequent to the infringement / breach of any of clauses of the lease deed or the Rules, by lessee, the allotting authority will serve a notice to the lessee for the compliance of concerned clauses of lease deed / provisions of the Rules (i.e. rectification of breach) withing 60 days and in case of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

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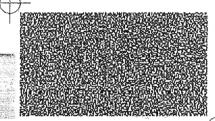
Registration and Stamp Department of the Medical Action and Stamp Department

- 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 AUTHORITY CHINOR CERT OTHER HELD OF RECISTRATION AND STAMPS DEPARTMENT OF REGISTRATION AND STAMPS DEPARTMENT
- 33. The lessor shall not be liable to compensate any loss on account of any accident occurred of damage caused to any other persons / labour / workmen I 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

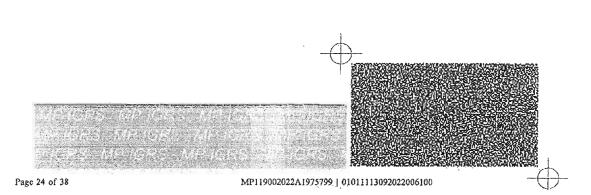
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In the event of death of a partner, respective nominated person shall be accepted by the lessor, as partner on his behalf in the lessee partnership entity for the remaining period of (lease), automatically. However, if any of the original partners 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 Lesson and arising out of and by virtue of any act, misdeed, offence, unlawful



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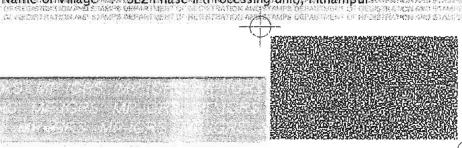


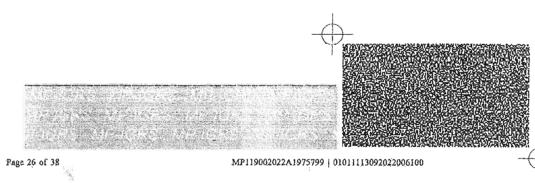
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- 38. That any notice to be served upon the Lessee', under and by virtue of the provisions of the agreement, shall be deemed to have been properly served, if addressed to the 'Lessee' and if delivered at its address herein above mentioned, unless the 'Lessee' has given proper notice to the Lessor, regarding the change of such address.
- 39. That not withstanding 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 nonperformance 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 concered Benches at Indore & Gwallor, within the Jurisdiction of which the dmised land / premises / building is situated, shall only have the Jurisdiction to hear, decide and adjudicate upon the same liceroteste in respectant and states department of file states and states department of respectation and states the file states and states department of the states department of the states and states department of the sta

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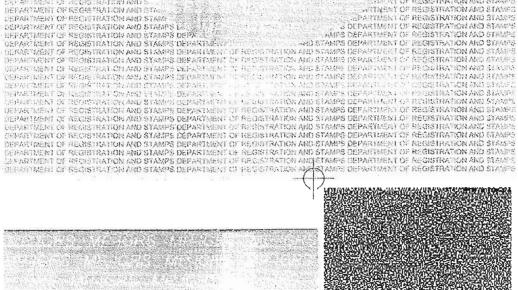
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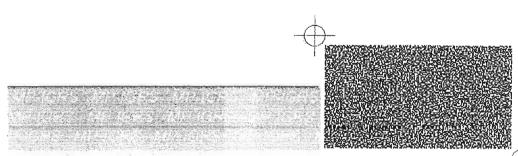
On The West : 30.00 MT. WIDE ROAD

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 occurring and pressure. EVER YERR OF RECORDERATION





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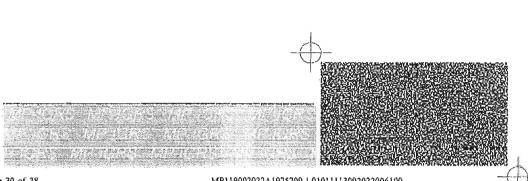
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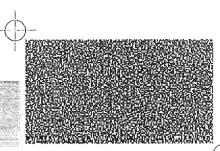
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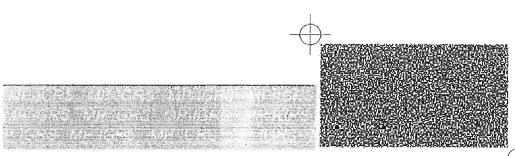
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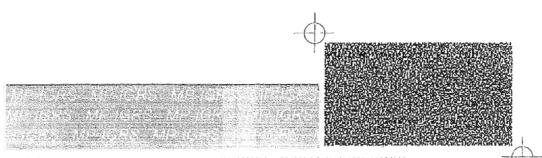
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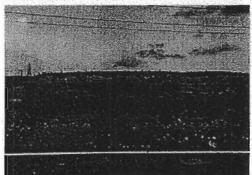
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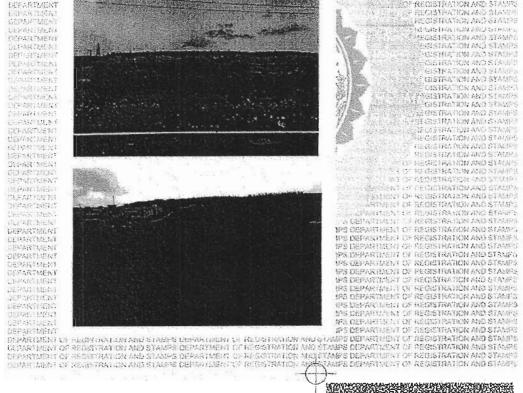
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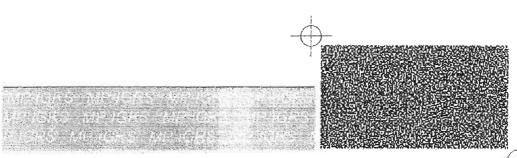
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इस दस्तावेज का इलेक्ट्रानिक पंजीयन दिनांक 26/09/2022 को क्रमांक MP119002022A1975799 दे कर किया गया है। जिसमें 38 पृष्ठ समाविष्ट हैं

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SANTOSH KUMAR SOLANKI उप पंजीयक मुख्यालय उप पंजीयक कार्यालय धार

