

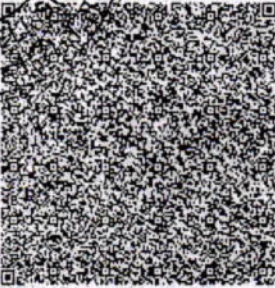
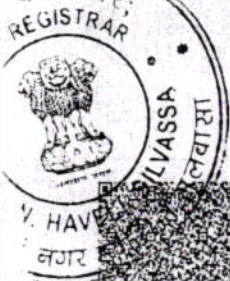


सत्यमेव जयते

**INDIA NON JUDICIAL
Government of Union Territory
of Dadra and Nagar Haveli**

e-Stamp

Certificate No. : IN-DN01375156906956N
Certificate Issued Date : 08-Jan-2015 11:47 AM
Account Reference : SHCIL (FI)/ dnshcil01/ SILVASSA/ DN-DN
Unique Doc. Reference : SUBIN-DNDNSHCIL0101386067919120N
Purchased by : MRS SHARDABEN LALJIBHAI DODIA
Description of Document : Article Lease Deed
Property Description : SR. NO:148/2/2, ADM:ABOUT 1806P SQ.MT, VILL:AMLI
Consideration Price (Rs.) : 12,00,000
(Twelve Lakh only)
First Party : MRS SHARDABEN LALJIBHAI DODIA
Second Party : MS J K INDUSTRIES AMBOLI
Stamp Duty Paid By : MRS SHARDABEN LALJIBHAI DODIA
Stamp Duty Amount(Rs.) : 12,000
(Twelve Thousand only)



Please write or type below this line.

शुभदाजेने निालजभाई डोडिया

[Signature]

[Signature]

XM 0002360423

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as

LEASE DEED

THIS DEED OF LEASE MADE AT SILVASSA ON THIS 08th DAY
OF JANUARY 2015 BETWEEN:-

1] **MRS. SHARDABEN LALJIBHAI DODIA**, Adult, Hindu, Married, Indian Inhabitant, Residing at A2-12-13, Kalya Nagar, Marol Maroshi Road, Marol, Andheri (E) Mumbai- 400 59, 2] **MR. MANISH VIRJIBHAI SHAH**, Adult, Hindu, Married, Indian Inhabitant, Residing at- B-110, Urmila Co. Op. Hsg. Soc. Ltd., Gali No. 1, Kol Dungri, Andheri (E) Mumbai- 400069, 3] **MR. ABHAYBHAI VIRJIBHAI SHAH**, Adult, Hindu, Married, Indian Inhabitant, Residing at- B/110, Urmila Co. Op. Housing Society Limited, Gali No. 1, Kol Dungri, Andheri (E) Mumbai, 4] **MR. VISHALBHAI PANKAJBHAI DEDHIA**, Adult, Hindu, Married, Indian Inhabitant, Residing at Kent Heights Co. Op. Hsg. Soc. Ltd., Narsing Lane, Malad (W) Mumbai- 400 064 (Hereinafter called "**THE LESSORS**", in which expression are included, unless such inclusion is inconsistent with the context, their or each of their respective executors, administrators, successors, estates and effects) of the **ONE PART.**

शुद्धतः कलकत्ता १५/१/२०१५





AND

M/S. J.K. INDUSTRIES (AMBOLI), A PARTNERSHIP FIRM, Situated at Survey No. 148/2/2, Amboli Village, Silvassa 396230, Dadra & Nagar Haveli Represented by its Partners 1) **MRS. SHARDABEN LALJIBHAI DODIA**, Adult, Hindu, Married, Indian Inhabitant, residing at- A-2/13, Vijay Nagar, Village- Marol, Mumbai- 400 059. 2) **MR. MANISH VIRJIBHAI SHAH**, Adult, Hindu, Married, Indian Inhabitant, Residing at- B-110, Urmila Co. Op. Hsg. Soc. Ltd., Gali No. 1, Kol Dungri, Andheri (E) Mumbai- 400069, 3] **MR. ABHAYBHAI VIRJIBHAI SHAH**, Adult, Hindu, Married, Indian Inhabitant, Residing at- B/110, Urmila Co. Op. Housing Society Limited, Gali No. 1, Kol Dungri, Andheri (E) Mumbai, 4] **MR. VISHALBHAI PANKAJBHAI DEDHIA**, Adult, Hindu, Married, Indian Inhabitant, Residing at Kent Heights Co. Op. Hsg. Soc. Ltd., Narsing Lane, Malad (W) Mumbai- 400 064 (Hereinafter called "**THE LESSEE**" Which expression, unless repugnant to the context or meaning thereof, includes its associate and subsidiaries, successors and assigns) of the **OTHER PART**.

WHEREAS the Lessors are the absolute owner and possessor of the property being Factory Shed admeasuring about- 1806.09 Square Meters (1779.58 Square Meters for the Ground Floor, and 26.51 Square Meters for the First Floor) Constructed on N.A. land bearing Survey No. 148/2/2, admeasuring about- 1 Hector 47 Are of Village- Amboli in the Union

2112E109 (11/10) M/S S/S/24





Territory of Dadra and Nagar Haveli, hereinafter called as "THE SAID PREMISES".

AND WHEREAS the Lessee was in need of the property on leasehold basis for the purpose of Industrial/Business and for manufacturing of Wooden Flash Door & Furniture and the Lessee approached the Lessors with a request to grant lease of the said premises (more particularly described in the Schedule hereunder written) and the Lessors agreed to the same for which they have decided to reduce into writings being these presents.

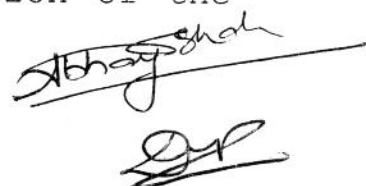
NOW THIS DEED WITNESSES AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

That the Lessors does hereby grant and confer leasehold right in favour of the Lessee in respect of the said premises subject to the terms and conditions stated herein below.

1. This Lease Deed is made for the period of 10 (Ten) years from 23.12.2014 and the possession of the above said factory shed building admeasuring 1806.09 Square Meters (1779.58 Square Meters for the Ground Floor and 26.51 Square Meters for the First Floor) constructed on the N.A. land of Survey No. 148/2/2 admeasuring 1 hecter 47 Are of village Amboli of the Union Territory of Dadra and Nagar Haveli for the Industrial Purpose has been handed over by the Lessors to the Lessee on 23.12.2014. The Lessee do hereby acknowledge the receipt to the Lessors for the possession of the said leased premises.

21/12/2014





2. The Lessee shall pay monthly Rent of Rs. 10000/- (Rupees Ten thousand Only) to the Lessors between 1st and 10th day of each English Calendar Month for the leased premises by Cheque and the Lessors shall issued proper receipt to the Lessee for the same. The above said rent shall be increased by mutual agreement after completion of each Five Years period of lease.

3. The Lessors has guaranteed for peaceful and free use of the said leased premises to the Lessee during the period of lease for the Industrial Purpose of the Lessee. The Lessee shall carry out its Industrial Activities during the Lease period on the said leased premises as per Rules.

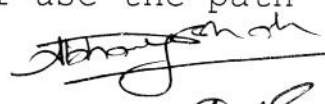

4. The amount of Rent is Inclusive of land Revenue Tax and Building Tax. The professional charges and taxes for the Industrial and Business activities to the Panchayat/Municipality and the Government shall be paid by the Lessee.

5. The electric consumption charges shall be paid by the Lessee for its units and charges for water supply also shall be paid by the Lessee.

6. The Lessee and their men will be at liberty to use the path and passages of the land connected with the said leased premises. The vehicles of the Lessee engaged for its business shall use the path

2112E167A (11/12/2018/515721)



of the land of the Survey No. 148/2/2 of Village Amboli of the Union Territory of Dadra and Nagar Haveli without causing any hindrance to the activities of the Lessors.

7. The Lessee shall also use the suitable open land of Survey No. 148/2/2 of Village Amboli of the Union Territory of Dadra and Nagar Haveli for storage of its raw materials and ready materials without causing any hindrance to the activities of the Lessors.

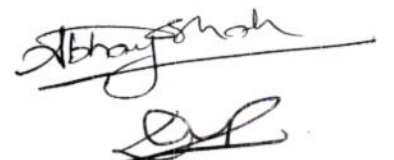
8. The Lessors hereby covenants that the Lessee can avail the financial facilities from the Bank, any financial institution for running the business activity as mentioned in the Deed. And that for which no separate permission from the Lessors is required and that permission to create mortgage deem to be given.

9. The Lessee shall keep the said leased premises in good condition and repair and maintain the same with its costs.

10. It has been agreed between the parties that the said leased premises is Rented only for 10 (Ten) Years w.e.f. 23.12.2014. This Lease will come to an end on expiry of the said lease period. However, the lease period shall be renewed for a

2024/01/01 تا 2034/12/31





further period with the mutual consents of both the parties by executing New Lease Deed.

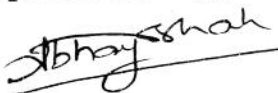
11. If the Lessee wants to vacate the said rented leased premises before the period of 10 (Ten) years w.e.f. 23.12.2014, the Lessee shall give notice to the Lessors for its intention to do so by giving Six Months written notice in advance, and Lessors wants to evict the Lessee, the Lessors shall also give Six Months notice to the Lessee in advance in writing. In the circumstances, the lease shall be deemed to have been terminated on expiry of the said notice period and the Lessors and the Lessee shall settle their accounts and the Lessee shall hand over the vacant and peaceful possession of the said leased premises.

12. The Lessee shall be allowed to make such alteration/additions on temporary basis for better management for its industrial unit as per rules of the Government and construction permission of the building on its expenses after obtaining necessary permission from the Lessors from time to time.

13. The Lessee shall not do or commit or omit to do any such things whereby the Lessors may become liable to pay any penalty or fine to the Government or Panchayat etc. The Lessee shall be responsible for the costs and consequences if

24/12/2014 (Date) 11/12/2014





anything shall happen/damage due to fault of the Lessee.

14. The Lessee has agreed to keep the said leased premises in good condition and ensure that no damage shall be caused to the lease premises of the Lessors during the period of lease. The Lessors shall also not do any act which will cause damages to the articles of the Lessee.

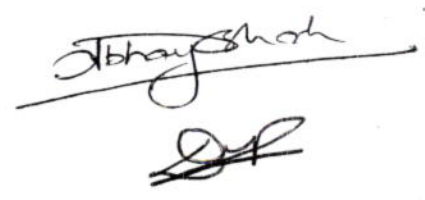
15. The Lessee shall obtain necessary License and permission from the concerned authorities to start and run its Industrial Unit and business on the above said leased premises from time to time. The Lessors shall give necessary NOCs to the lessee from time to time under the law for the same.

16. The Lessors shall issue necessary NOC to the Lessee for obtaining electric connection, water connection, telephone connection, etc. for the above said leased premises.

17. The Lessee shall observe all rules and regulations to occupy and use of the leased premises for the Industrial unit and Business. In event of any breach of any rules and regulations, any penalty imposed on the Lessors by the Government or any concerned authorities, the said penalty shall be paid by the Lessee. The Lessors shall be entitled

शुद्धि के लिए अग्रिम धन,

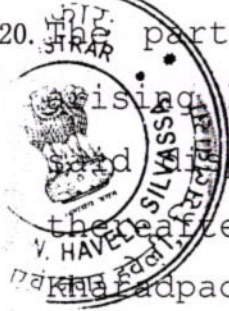




to recover the same from the Lessee if any such amount shall be paid by Lessors.

18. The Lessee has agreed that the Lessee shall not claim any type of ownership for the said leased premises in future under any circumstances and in view of this Lease Deed and also under any benefits of the act and rules.

19. The Lessee shall insure the said leased premises with its costs during the lease period.

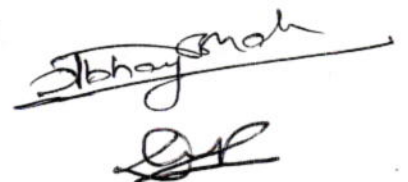
20. The parties agreed that in case of any dispute arising between the Lessors and the Lessee, the said dispute will be settled privately first and then after as per the law subject to village of  Silvassa, Dadra and Nagar Haveli, Jurisdiction.

SCHEDULE HEREIN ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of the property being Factory Shed admeasuring about- 1806.09 Square Meters (1779.58 Square Meters for the Ground Floor, and 26.51 Square Meters for the First Floor) Constructed on N.A. land bearing Survey No. 148/2/2, admeasuring about- 1 Hector 47 Are of Village- **AMBOLI** in the Union Territory of Dadra and Nagar Haveli.

2128 वाता (147) मीटर्स 51221





SIGNED AND DELIVERED BY THE
WITHIN NAMED LESSORS

શારદાબેન (શાહ) બાઈ ડોડિયા

1] MRS. SHARDABEN L. DODIA



શારદાબેન (શાહ) બાઈ ડોડિયા

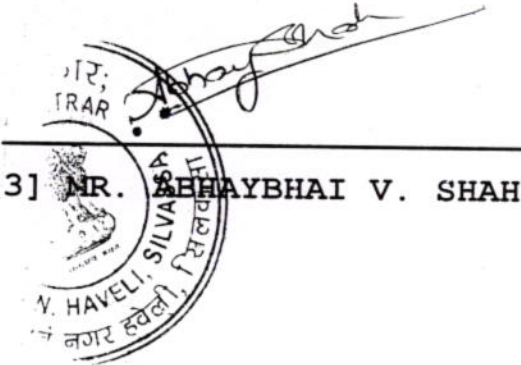
2] MR. MANISH V. SHAH



શાહ

શ્રી. શાહ

3] MR. BHAYBHAI V. SHAH



શાહ

4] MR. VISHALBHAI P. DEDHIA



ડેધિયા

SIGNED AND DELIVERED BY THE
WITHIN NAMED LESSEE

M/S. J.K. INDUSTRIES (AMEOLI),

A PARTNERSHIP FIRM

THROUGH ITS PARTNERS

શારદાબેન (શાહ) બાઈ ડોડિયા

1) MRS. SHARDABEN L. DODIA



શારદાબેન (શાહ) બાઈ ડોડિયા

Manish V. Shah

2) MR. MANISH V. SHAH



Manish V. Shah

Abhaybhai V. Shah

3] MR. ABHAYBHAI V. SHAH



Abhaybhai V. Shah

Vishalbhai P. Dedhia

4] MR. VISHALBHAI P. DEDHIA



Vishalbhai P. Dedhia

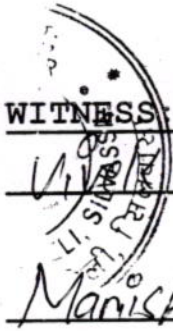
WITNESS -

D. Paliwala

D. Paliwala

Manish M. Mishra

Manish M. Mishra



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ANUPS3388J



नाम /NAME
ABHAY VIRJI SHAH

पिता का नाम /FATHER'S NAME
SHAH

जन्म तिथि /DATE OF BIRTH
19-02-1983

हस्ताक्षर /SIGNATURE

Abhay Virji Shah

P. G. D.

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

Abhay Virji Shah



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGQPD6851N



नाम /NAME
SHARDABEN LALJI DODIA

पिता का नाम /FATHER'S NAME
JIVABHAI GOPAL MAKWANA

जन्म तिथि /DATE OF BIRTH
19-09-1945

हस्ताक्षर /SIGNATURE

Shardaben Lalji Dodia

P. G. D.

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

शार्दाबेन लालजी दोडिया


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

MANISH VIRJI SHAH
VIRJI ASHPAR SHAH

30/10/1975

Permanent Account Number
AAGPS9384K


Signature



28072009





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISHAL PANKAJ DEDHIA
PANKAJ HIRJI DEDHIA

01/09/1972

Permanent Account Number
AFRPD6990G


Signature





DNH		
72		
2015		

S.R.No. 72
Presented at the office of the Sub-Registrar of
Dadra & Nagar Haveli Silvassa
Between the hour of 13 to 14 on 08/01/2015



Receipt No :-	118	
Received Fees For		Rs.
Registration		3020
Side Copy Fee	(16) :	16
Postage		5
Other Fees		11
TOTAL :-		3052

J. K. Industries, Partner. Mrs. Shardaben L.
Dodia,

शुद्धीकरण (सिद्धि) 5/1/15








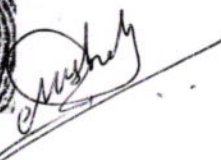








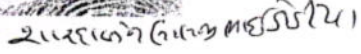






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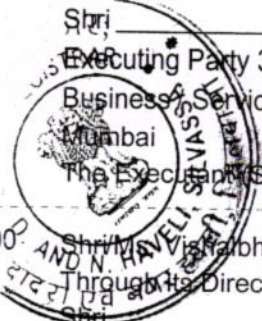
(P N Parmar)
Sub Registrar
Dadra & Nagar Haveli Silvassa

(Signature)

(P N Parmar)
Sub Registrar
Dadra & Nagar Haveli Silvassa

DNH		
72		
2015		

Sl.no	Party Name and Address	Photograph	Thumb Impression	Signature
0.00	Shri/Ms. Mrs. Shardaben L. Dodia Through its Director/Partner/PAO Holder Shri _____ Executing Party 70 Years.Occupation Business / Service Residind At Mumbai The Executant (S) Admit Execution			 शुद्धा (11/11/15)
2.00	Shri/Ms. Manish V. Shah Through its Director/Partner/PAO Holder Shri _____ Executing Party 39 Years.Occupation Business / Service Residind At Mumbai The Executant (S) Admit Execution			
3.00	Shri/Ms. Abhaybhai V. Shah Through its Director/Partner/PAO Holder Shri _____ Executing Party 31 Years.Occupation Business / Service Residind At Mumbai The Executant (S) Admit Execution			
4.00	Shri/Ms. Abhaybhai P. Dedhia Through its Director/Partner/PAO Holder Shri _____ Executing Party 42 Years.Occupation Business / Service Residind At Mumbai The Executant (S) Admit Execution			
1.00	Shri/Ms. J. K. Industries, Partner. Mrs. Shardaben L. Dodia, Through its Director/Partner/PAO Holder Shri _____ Claiming Party 70 Years.Occupation Business / Service Residind At Mumbai The Executant (S) Admit Execution			 शुद्धा (11/11/15)
2.00	Shri/Ms. J. K. Ind. Partner. Manish V. Shah Through its Director/Partner/PAO Holder Shri _____ Claiming Party 39 Years.Occupation Business / Service Residind At Mumbai The Executant (S) Admit Execution			
3.00	Shri/Ms. J. K. Ind. , Partner. Abhaybhai V. Shah Through its Director/Partner/PAO Holder Shri _____ Claiming Party 31 Years.Occupation Business / Service Residind At Mumbai The Executant (S) Admit Execution			



DNH		
72		
2015		

4.00 Shri/Ms. J. K. Industries, Partner. Vishalbhai P. Dedhia
 Through its Director/Partner/PAO Holder
 Shri _____
 Claiming Party 42 Years. Occupation
 Business / Service Residing At
 Mumbai
 The Executant (S) Admit Execution



[Handwritten Signature]

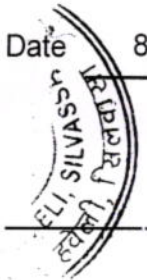
1 Shri. Vivek D. Paliwala
 Age About 20 Years Occupation
 Business / Service Residing At
 Vapi C/o Adv. Charu Bhatt,
 Known to the Sub-Registrar state that the personally known the
 above executor (S) and identify him/them.



1. _____

2. _____

Date 8 Month January-2015



[Handwritten Signature]

P N Parmar
 Sub Registrar
 Dadra & Nagar Haveli Silvassa

Registered No. 41
 At Page _____ to _____
 Volume _____ of Book No. 1
 Date: 08/01/2015



[Handwritten Signature]
 P N Parmar
 Sub Registrar