

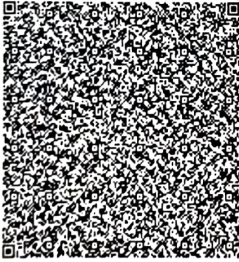


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INDIA NON JUDICIAL Government of Union Territory of Daman and Diu

e-Stamp

Certificate No.	: IN-DD002685579485420
Certificate Issued Date	: 08-Jul-2016 11:15 AM
Account Reference	: SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	: SUBIN-DDDDSHCIL01002717476535940
Purchased by	: MS LEEBO METALS PVT LTD
Description of Document	: Article Lease Deed
Property Description	: INDUSTRIAL GALA PREMISES ADM 3130 SQMTR LOCATED AT PLOT NO 8 AND 9 PREMIER INDL ESTATE, KACHIGAM
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MS SHARP METAL OVERSEAS
Second Party	: MS LEEBO METALS PVT LTD
Stamp Duty Paid By	: MS LEEBO METALS PVT LTD
Stamp Duty Amount (Rs.)	: 5,200 (Five Thousand Two Hundred only)



-----Please write or type below this line-----

Serial No. **1577**
 Presented at the Office of the
 Sub-Registrar of DAMAN
 between the hours
 and on **18-7-2016**



**SUB REGISTRAR
DAMAN**

18 JUL 2016

**SUB REGISTRAR
DAMAN**

WN 0003235712

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DEED OF LEASE

THIS DEED OF LEASE made at Daman this 08th day of July 2016 **BETWEEN M/S. SHARP METAL OVERSEAS**, a partnership firm duly registered under Partnership Act, 1932 having its registered office at Plot No. 8 and 9, Premier Industrial Estate, Kachigam, Daman – 396 210, represented by its partner **SHRI SURENDRA KUMAR AGARWAL**, aged about 65 years, son of Shri Girdhrilal Agarwal, residing at 203, Poonam Apartment, Worli, Mumbai, hereinafter called as **THE LESSOR** [which expression shall unless it be repugnant to context or meaning there of mean and include partner or partners, successors, executors, administrators, and assignees] of **THE ONE PART**,

AND M/S. LEEBO METALS PVT. LTD., a company incorporated under the Companies Act, 1956 having its registered office at Room No. 28, 4th floor, Sukausal Niwas, 187/191, Kika Street, Gulalwadi, Mumbai – 400 002 , Maharashtra, represented by its authorized signatory **MANIKANT JHA**, aged about 40 years, Occupation Service,





...2/-



Hindu, Indian national, Son of Late Shri Udaykant Jha, resident of 104, Raj Complex, Chala, Vapi, Dist Pardi, authorized vide resolution dated 23.05.2016 hereinafter called as LESSEE [which expression shall unless it be repugnant to context or meaning there of mean and include partner or partners, successors, executors, administrators, and assignees] of **THE OTHER PART.**

WHEREAS LESSOR is absolute owner and possess an Industrial Premises admeasuring about 3130 Square Meters in area along with construction having total construction area 3123 Square Meters on plot No. 8 & 9 of Premier Industrial Estate at Kachigam within the village panchayat in the jurisdiction of Kachigam Taluka of Daman, Sub District and District of Daman and bearing Survey Numbers (a) 365/20 for plot No. 08 (b) 365/21 for plot No. 09.

AND WHEREAS the Lessee has requested the Lessor to grant them on lease the above said industrial premises (specifically described in the schedule Property attached

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hereunder) admeasuring about 3130 Square meters along with the construction, AND WHEREAS THE LESSOR has agreed to grant on lease to the LESSEE about **3130.00 Square meters** of Industrial Premises (specifically described in the schedule to Property attached hereunder) along with construction on certain terms and conditions.

AND WHEREAS the LESSOR and the LESSEE are desirous of recording the said terms and conditions of lease in writing which are recorded as appearing hereafter.

1. The LESSOR do hereby grant by way of lease to the LESSEE an Industrial Premises admeasuring 3130 square meters in area along with construction having total construction area 3123.00 square meters situated at 8 & 9, Premier Industrial Estate, Kachigam, DAMAN - 396210 for the term of 2 years with effect from 1st April 2016 at the monthly rent of Rs. 27,500/- (Rs. Twenty Five Thousand Only), expiring on 31st March 2018.

...4/-





2. The Lease rent of the said premises shall be payable by the 7th of the present month. This amount shall NOT be inclusive of house Tax or property tax or any other taxes charged by the panchayat or Govt. or any other authority in respect of the said property or rent paid on that.
3. The Lessee shall pay to the lessor a Security deposit of Rs. 3,50,000/- (Rs. Three Lacs Fifty Thousand Only) which shall be free of any interest and shall become refundable upon the termination of this agreement or at the time of handing over the possession to the Lessor, which ever is earlier.
4. The Lessee will pay all the taxes applicable from today by the government authorities (Local / State / Centre) till the time of lease or at the time of handing over the possession to the Lessor, which ever is earlier. Any tax levied by any authority in future for the period of lease will also be paid by lessee.

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5. The Lessee will also pay the charges for water, electricity, etc. attributable to the use there of by lessee.
6. If the Lessee / Lessor wants to vacate / get vacated the said rented premises before the expiry of the Lease Agreement, the Lessee / Lessor shall give notice of the one month in advance and in the circumstance, the lease shall be deemed to have been terminated on the expiry of the said notice period and Lessor and Lessee settle their accounts.
7. This license may be renewed for a further period as desirous, and the renewal will be on such terms and conditions as will be mutually agreed upon between the parties hereto.
8. The Lessee shall be allowed to make such alteration and addition on temporary basis which are permissible, which may be required to run the industry as per industrial Rules, obtaining consent of the concerned authority in accordance with the permission from the Lessor.

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9. If the Lessee/Lessor wants to vacate the said rented premises before the period of the lease Agreement (i.e. before two Years) the Lessor / Lessee shall give notice, one month in advance and in the circumstance, the lease shall be deemed to have been terminated on the expiry of the said notice period and lessor and lessee settle their accounts.
10. The Lessee shall be responsible for any damage caused to the premises by fire, riot or any other accident. The insurance of the said premises shall be taken out by the Lessee.
11. If any act is imposed in our territory which may affect the ownership title, interest or may not permit the lessor to get the vacant and peaceful possession of the said premises from the lessee, In that situation this lease shall be granted as terminated sixteen days prior to the said act imposed with-out any notice.

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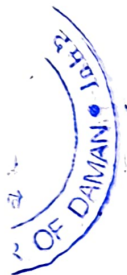
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12. After the period of lease, if the Lessor wishes to get the premises vacated the Lessor has full right to get the vacant possession of the premises directly with out any written possession letter.

13. In case Lessee takes loan on machinery, hypothecation of stock, CC limits from any financial institute, bank or private finance, then in event of any default by the Lessee the Lessor is not responsible for the same and any financier shall have no right / claim on the above said premises. The Lessor shall be at liberty to remove all or any plant, machinery, goods etc. lying in the premises at the cost and risk of the Lessee.

14. In case of breach of any terms and conditions afore mentioned both the parties shall be entitled to terminate this lease after giving 30 days notice in writing of his intention to do so and on the expiry of the said period of notice this Lease Agreement shall be deemed to have been terminated.



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...8/-

SCHEDULE OF PROPERTY

All that said Industrial Gala premises admeasuring 3130 Sq. Mt. located at Plot No. 8 & 9 of Premier Industrial Estate, Kachigam, Daman – 396210, Village Kachigam, within the village panchayat Jurisdiction of Kachigam, Taluka of Daman, Sub District of Daman and bounded as follows:-

EAST :- By the Plot No.7 bearing Survey No. 365/19.

WEST :- By the Plot No. 10 bearing Survey No. 365/22.

NORTH :- By the Plot No. 10 bearing Survey No. 363/1.

SOUTH :- By the internal road of the Industrial Estate.

SIGNED AND DELIVERED BY

THE WITHINNAMED.....

SHRI SURENDRA KUMAR
AGARWAL, as a Partner of M/S
SHARP METAL OVERSEAS.....

.....THE LESSOR.....



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SIGNED AND DELIVERED BY
THE WITHINNAMED.....

SHRI MANIKANT JHA, as
authorized signatory of M/S LEEBO
METALS PVT. LTD.....
..... THE LESSEE.....



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IN THE PRESENCE OF:-

1. *Ra/w*

2. *mutts*

STAGAN