



सत्यमेव जयते

INDIA NON JUDICIAL
Union Territory Administration of
Dadra and Nagar Haveli and
Daman and Diu

e-Stamp

Certificate No.	: IN-DN13112685890939T
Certificate Issued Date	: 30-Mar-2021 12:23 PM
Account Reference	: IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	: SUBIN-DNDNELIMP1013256255868147T
Purchased by	: MS LEEBO METALS PVT LTD
Description of Document	: Article Lease Deed
Property Description	: IND GALA AMD 3123 SQ MTRS,P H.927,S NO.365/20-8 AND 365/21-9,PREMIER INDUSTRIA ESTATE,KACHIGAM,DAMAN
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.)	: 8,700 (Eight Thousand Seven Hundred only)



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

Serial No. {397
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
andon. 30-3-2021



[Handwritten Signature]

**SUB REGISTRAR
DAMAN**

Mh

30 MAR 2021

LIB 0016682678

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

LEASE DEED

THIS LEASE DEED is made at Daman on this 30th day of the month of March in the Christian year Two Thousand and Twenty One (30/03/2021) BETWEEN, **M/S SHARP METAL OVERSEAS**, A Partnership firm duly registered under the Partnership Act, 1932 having its registered office at Plot No.8 & 9, Premier Industrial Estate, Kachigam, Daman, PAN: AAMFS3472Q, herein presented by its power of attorney holder Miss. Jinkal Shah, age 29, Occupation service, residing at A-8, Reserve Grove CHS Ltd, Don Bosco, Bolinj Road, Virar West - 401305, hereinafter referred to as "**THE LESSOR**" (which expression shall unless it be repugnant to the context or meaning thereof include its partners, representatives, successors and permitted assigns whenever the context or meaning shall so require of permit) OF THE ONE PART.



AND M/S LEEBO METALS PVT. LTD., a company incorporated under the Companies Act, 1956 having its registered office at Unit No. 510, 5th floor, The Western Edge - 1 Condominium, CTS No 163 A & 165, Off Western Express Highway, Above Metro Mall, Village Magathane, Borivali East, Mumbai 400066, PAN: AAACL3901C, herein represented by its authorized person Shri Manikant Jha, age 46, occupation service, residing at A/15/87, J. P. Nagar, Virar Satpala Road, Virar West - 401301, Maharashtra authorized vide resolution dated 26.02.2021, hereinafter referred to as "**THE LESSEE**" (which expression shall unless it be repugnant to the context or meaning thereof include its representatives successors and permitted assigns whenever the context or meaning shall so require of permit) OF THE OTHER PART.

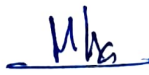
WHEREAS LESSOR is absolute owner and possess an Industrial Gala Premises having total construction area of 3123 Square Meters, having Panchayat House No.927,



 2

constructed on land bearing Survey Numbers (a) 365/20 for plot No. 08 (b) 365/21 for plot No. 09, totally admeasuring about 3130 Square Meters, of Premier Industrial Estate, situated at village Kachigam, within the area of Kachigam Gram Panchayat, Taluka of Daman, Sub District and District of Daman, Daman, which is more particularly described in the schedule hereunder written, hereinafter referred to as **"THE SAID PROPERTY"**.


WHEREAS the Lessee has requested the Lessor to grant them on lease the above said industrial premises (specifically described in the schedule Property attached hereunder), AND WHEREAS THE LESSOR has agreed to grant on lease to the LESSEE said property (specifically described in the schedule to Property attached hereunder) on certain terms and conditions.



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

- 1) The LESSOR do hereby grant by way of lease to the LESSEE to use and occupy the immovable property being Industrial Gala Premises having total construction area of 3123 Square Meters, having Panchayat House No.927, constructed on land bearing Survey Numbers (a) 365/20 for plot No. 08 (b) 365/21 for plot No. 09, totally admeasuring about 3130 Square Meters, of Premier Industrial Estate, situated at village Kachigam, within the area of Kachigam Gram Panchayat, Taluka of Daman, Sub District and District of Daman, Daman, which is more particularly indentified in the schedule hereinunder written for a period of **3 years** from **01/04/2021** to **31/03/2024**.







- 2) The rent of the above mentioned property is fixed at the rate of **Rs. 78,000/- (Rupees Seventy-Eight Thousand Only)** per month for first year, **Rs. 85,000/- (Rupees Eighty-Five Thousand Only)** per month for second year and **Rs. 95,000/- (Rupees Ninety-Five Thousand Only)** per month for Third year.
- 3) The Lessee has paid to the lessor a Security deposit of Rs. 3,50,000/- (Rs. Three Lakhs 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, whichever is earlier.
- 4) The Lessee has to pay the quarterly rent by NEFT to the Lessor on or before 15th day of every quarter.
- 5) This agreement is valid for a period from **01/04/2021 to 31/03/2024** and it will further be renewable as will be agreed between the parties.

- 6) 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, whichever is earlier. Any tax levied by any authority in future for the period of lease will also be paid by lessee.
- 7) The Lessee will also pay the charges for water, electricity, etc. attributable to the use there of by lessee.
- 8) 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.
- 9) 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.

  6





- 10) If the Lessee/Lessor wants to vacate the said rented premises before the period of the lease Agreement (i.e. before three Years) the Lessor / Lessee shall give notice, three months 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.
- 11) 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.
- 12) 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 fifteen days prior to the said act imposed with-out any notice.
- 13) After the period of lease, if the Lessor wishes to get the premises vacated the Lessor has full right to get


B. S.

Mh⁷

the vacant possession of the premises directly without any written possession letter.

- 14) 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.
- 15) 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.



SCHEDULE
(OF THE PROPERTY HEREBY LEASED)

"All the piece and parcel of immovable property being Industrial Gala Premises having total construction area of 3123 Square Meters, having Panchayat House No.927, constructed on land bearing Survey Numbers (a) 365/20 for plot No. 08 (b) 365/21 for plot No. 09, totally admeasuring about 3130 Square Meters, of Premier Industrial Estate, situated at village Kachigam, within the area of Kachigam Gram Panchayat, Taluka of Daman, Sub District and District of Daman, Daman, which is bounded as under.

East : By Plot No.7 bearing Survey No.365/19
West : By Plot No.10 bearing Survey No.365/22
North : By Plot No.10 bearing Survey No.363/1
South : By Internal Road of the Industrial Estate.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.





SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED M/S SHARP METAL OVERSEAS, A Partnership Firm, herein presented by its power of attorney holder MISS. JINKAL SHAH
...THE LESSOR



Jinkal Shah

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED M/S LEEBO METALS PVT. LTD., herein represented by its authorized person SHRI MANIKANT JHA
....THE LESSEE



Manikant Jha

IN THE PRESENCE OF WITNESSES :-

1 *[Signature]*

2 *[Signature]*