

RAJASTHAN STATE INDUSTRIAL & MINERAL DEVELOPMENT & Investment CORPORATION LIMITED

LEASE AGREEMENT

पञ्जीयक, आबू रोड
मिना सिरोही (राजस्थान)

Industrial Area,

Abu Road

Plot No.

THIS LEASE AGREEMENT made on the 15th day of May in the year one thousand nine hundred and eighty one between Rajasthan State Industrial & Mineral Development Corporation Ltd., Jaipur, a body Corporate incorporated under the Indian Companies Act, 1947, Registered Office at Udyog Bhawan, Tilak Marg, Jaipur-302 005 (hereinafter called the "Lessor" which expression shall, unless the context does not so admit, includes its successors and assigns) of the ONE PART AND

Shri. S/o. Age.

R/o.

Proprietor of the single-owner firm of.

Or

Shri. S/o. Age.

R/o.

Shri. S/o. Age.

R/o.

Shri. S/o. Age.

R/o.

Shri. S/o. Age.

R/o.

constituting the registered partnership firm of.

Or

For Tirupati Fibres & Industries Ltd. Tirupati Fibres & Industries Ltd.

a company registered under the Indian Companies Act and having its registered office at 34

DIRECTOR Sangam Marg Jaipur

For Tirupati Fibres & Industries Ltd.,

ASSISTANT SITE ENGINEER
B.I.L. C. O. ABU ROAD (Raj.)

Or

a society registered under the Cooperative Societies Act,
hereinafter called the Lessee (which expression shall, unless the context does not so admit, include,
his heirs, executors,
its administrators, legal representatives and permitted assigns successors and permitted assigns.
OF THE OTHER PART

WHEREAS the State of Rajasthan handed over the land at Abu Road to the Lessor (Rajasthan State Industrial & ~~Mineral~~ ^{Investment} Development Corporation Ltd.) for the purpose of setting up an Industrial Area and the said Lessor (Corporation) has sub-divided the above land into plots for industrial units for leasing out such sub-divided plots to industrialists for erecting on each plot a factory according to the factory bye-laws and building plans approved by the proper municipal and other competent authorities.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease, the piece of land known as Plot No., hereinafter described as per enclosure plan on the terms and conditions hereinafter appearing for the purpose of constructing within the Industrial Area Abu Road an Industrial unit for manufacturing Synthetic Fibres according to the design and building plan approved by the proper municipal or other competent authorities.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS :

1. In consideration of the covenants and agreements herein contained, and on payment by the Lessee of Rs. 500 (Rs. Five hundred) towards the annual economic rent the receipt whereof of the Lessor hereby acknowledges. The Lessor doth hereby demise to the Lessee all that plot of land numbered as per enclosure plan situated within the Industrial Area at Abu Road containing by measurement 1.45.18 be the same a little more or less, bounded.

On the North by.....

On the South by.....

On the East by.....

On the West by.....

and which said plot of land is more clearly delineated and shown in the attached plan and therein marked red TO HOLD the said plot of land (hereinafter referred to as "the demised" premises) with their appurtenances unto the Lessee for the term of ninety-nine years from the 1st day of January 1981 except and always reserving to the Lessor and his successors or assigns :—

- (a) A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor or his successors assigns, in developing the area.
- (b) Full right and title to all mines and minerals in and under the demised premises or any part thereof.

(c) Yielding and paying therefor unto the Lessor by the 31st Day of January in each year in advance the yearly rent. The Corporation reserves the right to revise the rate of economic rent in every 5 years, provided, however, the enhancement in rent at each revision shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum shall be final, conclusive and binding on the allottee

For Tirupati

Fibres & Industries Ltd.

DIRECTOR

calendar month after the receipt of such notice then it shall be lawful for the Lessor or the local authority to cause such deviation to be corrected at the expense of the Lessee, which expense the Lessee hereby agrees to reimburse by paying to the Lessor/Local Authority the amount which the Lessor/Local Municipal Authority as the case may be shall fix in that behalf and the decision of the Lessor/Local Municipal Authority as the case may be, shall be final.

- (g) That the Lessee will provided and maintain in good repairs a properly constructed approach road or path alongwith the event across drain to the satisfaction of the Lessor/Local Municipal Authority leading from the public road/Corporation road to the building to be erected on the demised premises.
- (h) That the Lessee will not carry on or permit to be carried on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the industrial purposes aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and subject to such terms and conditions as the Lessor/Local Municipal Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or grow to be a nuisance, damage, annoyance, or inconvenience to the Lessor or Local Municipal Authority or the owners or occupiers of other premises in the neighbourhood.
- (i) The Lessee will not without the previous consent in writing of the Lessor transfer, sublet, relinquish, mortgage or assign his interest in the demised premises or the building standing thereon or both as a whole and every such transfer, assignment, relinquishment, mortgage or subletting or both shall be subject to and the transferers or assigns shall be bound by all the covenants and conditions hereincontained and be answerable to the Lessor in all respects therefor, and the Lessee will in no case even when consent has been given by Lessor as aforesaid assign, relinquish, mortgage, sublet, transfer or part with the possession of any portion less than whole of the demised premises or cause any subdivision thereof by meters and bounds or otherwise. Provided that prior permission as aforesaid shall not be necessary in the event of mortgage without possession in favour of either of the State Government or of the Industrial Finance Corporation of India or in favour of the Rajasthan Financial Corporation or I.D.B.I. or I.C.I.C.I. or L.I.C. or Scheduled Banks to secure loan or loans advanced by any of them for setting up on the demised premises the industry hereinbefore mentioned, but any such mortgage shall be subject to the prior charge of the Lessor under the second provision to clause 1 (c) above.

Provided further that if at any time the Industrial Finance Corporation of India or other financing body or bodies mentioned above decides to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any will for the time being in force the sale, lease or assignment will be subject to the mutual consultation with Lessor and the financing body or bodies as mentioned above.

Provided further that the Lessee will so often as the said premises shall by assignments or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the pendency of the terms hereby granted within one calendar month from the date of such assignment, inheritance or transfer deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every assignment and the particulars and effects thereof together with every assignment and

For Tirupati Fibres & Industries Ltd.

For Tirupati Fibres & Industries Ltd.,

CONSULTED ATTORNEY.

Assistant Site Engineer
R.I. C. O. Adu Road (Raj.)

- Provided that unutilised land of the allotted plots or plots shall revert to the Corporation on the expiry of the prescribed/extended period for starting production/expansion of the unit.

- DIRECTOR** For Thrupati Fibre & Industries Ltd.,

12/10/19

DIRECTOR For Thrupati Fibre & Industries Ltd.,

Consulting Attorney.

(v) That the Lessee shall on recommendation of the Lessor give employment to one person in [his] factory / project according to their qualification.

- (p) If the Lessee being a registered partnership or an unregistered partnership or a company or co-operative society is reconstituted or wound up the Lessee's successors in interest shall within 60 days of such reconstitution or winding up enter into a binding contract with the Lessor to abide by & faithfully carry out the terms, conditions, stipulations, provisions and agreements hereincontained, failing which the Lessor will be entitled to determine this Lease Agreement.

Provided that the right to determine the lease under this clause will not be exercised if the industry at the premises has been financed by the State Government or the Industrial Finance Corporation of India or the Rajasthan Financial Corporation, or other financial institutions as mentioned above and the said financing body or bodies decide to take over possession or sell or lease or assign the mortgaged assets in exercise of the rights vesting in it or them by virtue of the Agreement executed in its or their favour by the Lessee as provided hereinabove, or under any law for the time being in force.

- (q) If the Lessee, being a registered or unregistered partnership firm or a co-operative society, is dissolved and no successor in interest is appointed within 60 days of its dissolution, the Lessor shall be entitled to determine this Agreement.

AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS :

3. (a) Notwithstanding anything, hereinbefore contained if there shall have been in the opinion of the Lessor any breach by the Lessee or by the person claiming through or under him of any the covenants or conditions hereinbefore contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, if the Lessee transfers, relinquishes, mortgages/or assigns any part of the demised premises less than the whole or transfers, relinquishes, mortgages or assigns the whole of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to the exceptions in clause-2 (h) or if the Lessee fails to commence and complete the buildings in the time and manner hereinbefore provided or if the amounts due to the Lessor as rent hereby reserved or service charges as stipulated in clause 2(b) shall be in arrear and unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms hereby created shall be vested, shall be adjudged insolvent or if this Agreement is determined as hereinbefore spficed, it shall be lawful for the Lessor subject to the provisions of clause 2(p) (without prejudice to any other right of action of the Lessor in respect of any breach of this Agreement) to re-enter without taking recourse to a court of law upon the demised premise or any part thereof in name of whole and thereupon this demise shall absolutely cease and determine and the money paid by the Lessee by virtue of these presents shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the Lessee hereunder with interest thereon at.....17%.....per annum and the Lessee shall not be entitled to any compensation whatsoever.

For Tirupati Fibres & Industries Ltd.

Provided always that the Lessee shall be at liberty to remove and appropriate to himself all building erections and structures, if any made by him and all materials thereof from the demised premises after paying up all dues, and the lease rent upto date and all municipal and other taxes, rates and assessments then due including service charges e. g. conservancy charges and all damages and other dues

For Tirupati Fibres & Industries Ltd.,

ASSISTANT SITE ENGINEER
B.I.I. C. O. ALU ROAD (Raj)

accruing to the Lessor and to remove the materials from the demised premises within three months to the determination of the Lessor and in case of failure on the Lessee's part to do so, the building and erection standing on the demised premises and all material thereof shall vest in the Lessor and Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structures and materials put up by him on the demised premises.

Provided further and always that the right to re-entry and determination of the lease as hereinbefore provided shall not be exercised if the demised premises has been financed by the State Government or Industrial Finance Corporation of India or the Rajasthan Financial Corporation, I. D. B. I. C. I. C. or Scheduled Banks and the said financing body or bodies remedy the breach within a period of 50 days from the date of notice issued or served by the Lessor, on the said financing institution or institutions regarding said breach or breaches.

- (b) All legal proceedings for breach of the conditions, aforesaid shall be lodged in courts situated at Jaipur and not elsewhere.
- (c) Any losses suffered by the Lessor on a fresh grant of the demised premises for breach of conditions aforesaid on the part of the Lessee or any person claiming through or under him shall be recoverable by the Lessor.
- (d) Any notices required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if served by Registered Acknowledgement Due Post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time on which the registered letter would in the ordinary course be delivered even though returned unserved on account of the refusal by the Lessee or otherwise howsoever. A notification of any decision by the Lessor shall also be served in the same manner as prescribed above.
- (e) The security desposit made with the application for allotment of land shall be refunded to the Lessee after the unit goes into commercial production on an application made by him.
- (f) The security deposit shall stand forfeited whenever there is a breach of any rule contained in the Lease Agreement.
- (g) All powers exercised by the Lessor under this Lease Agreement may be exercised by the Managing Director, Rajasthan State Industrial & Mineral Development Corporation Ltd., or such other person(s) authorised in this behalf.

Provided that the expression Managing Director shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

- (h) Every dispute, difference or questions touching or arising out of or in respect of this Agreement or the subject matter thereof shall be referred to the sole arbitration to the Collector of the district wherein the leased plot is situated or any person appointed by him, the decision of such arbitrator shall be final and binding on the parties.

For Tirupati Fibres & Industries Ltd.

(i) DIRECTOR and registration charges on this Agreement shall be borne by the Lessee.

Construction Attorney.

ASSISTANT SITI
R.I.I. C. O. A.B. 10.3 (Raj)

IN WITNESS HEREOF the parties hereto have set their hands this day 1st of the month of May in the year 1981

[Signature]
For and on behalf of
R.I.C.O. A. ROAD (Raj.)
Rajasthan State Industrial and
Mineral Development
Corporation Ltd.

Signature of
Witness :

Name ASHOK KUMAR JAIN
(In capital letters)

Address ABU ROAD

For Tirupati Fibres & Industries Ltd.,

Lessee :

[Signature]
Constituted Attorney.

Name P. N. MALHOTRA
(in capital letters)

Address

Tripathi Bari
Jaipur

Nob. D.C. Reed R 145, 181, = 00

A E R R 1361 = 10 yearly

Total Amount Rs = 1,46,542 = 10

[Signature]
For Tirupati Fibres & Industries Ltd.,
Constituted Attorney.

[Signature]
ASSISTANT SITE ENGINEER
R.I.C.O. A. ROAD (Raj.)

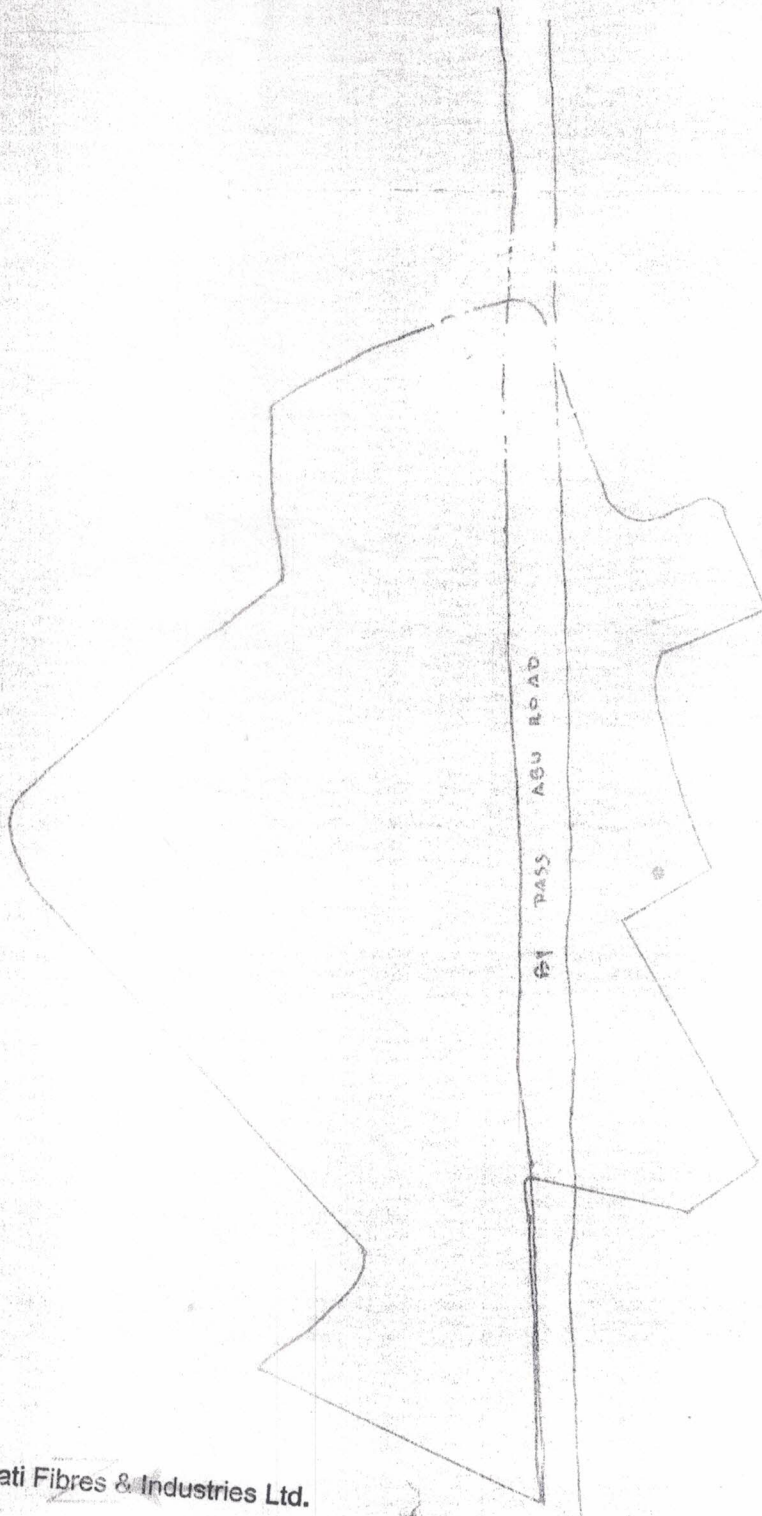
For Tirupati Fibres & Industries Ltd.

[Signature]
DIRECTOR

SITE PLAN OF M/S TIRUPATI FIBRES & INDUSTRIES
AT INDUSTRIAL AREA ABU ROAD, DISTT SIROHI.

Scale 1:500 40x30 1/2" 1/2" = 100' 1/2"

TOTAL AREA = 57.03 HGA & BISWA = 59 MT. 1.45 181.59 MT



For Tirupati Fibres & Industries Ltd.

[Signature] DIRECTOR

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : ABUROAD

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 31-05-2018 3:49 PM

Fee Receipt No	: 201802068001956	Receipt Date	: 31/05/2018
Name	: HARESH S JAIN,	Document S. No.	: 201801068001924
Address	: B-3 ,OPP A/C MARKET TULSIWADI ,MUMBAI ,MUMBAI		
Document Type	: Lease granted for a fine or premium or money advanced or development charges or security charges advanced in addition to the rent		
Face Value	: ₹ 9352095	Evaluated Value	: ₹ 10185450
Ord-Registration Fee	: ₹ 93521	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 93522	Stamp Duty	: ₹ 467605
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 654948
		Total Amount	: ₹ 654948

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 23200927 ₹ 654948

Signature of presenter or applicant for
copy or Search certificate
Cashier

Signature of recipient
and date of return receipt
उप निजीयक
आबूरोड (जिला-सिरोही)
SUB-REGISTRAR

[Handwritten Signature]

Rajasthan State Industrial Development & Investment Corporation Ltd.

(A Rajasthan Government Undertaking)
Ambaji Ind. Area, **ABU ROAD** - 307026
Ph 02974-226647 Fax No. 02974-226554
E-mail aburoad@riico.co.in



No. :- 227
Date :- 20/4/18.

M/s Tirupati Fibres and Industries Ltd.,
Tirupati Nagar, Old Check Post,
Abu Road.

Subject :- Permission for Sub-division & change of land use for Commercial use (Hotel, Multiplex & Commercial Complex) on undeveloped land allotted to M/s Tirupati Fibres & Industries Ltd.,

Reference :- Your letter dated 28.09.2017

Dear Sir,

With reference to above cited subject, on your request for the change of land use, **The Management of Corporation is pleased to accord permission for Sub-division & Change of land use of allotted undeveloped Industrial plot measuring area 18519.00 Sqm. for the firm M/s Tirupati Fibres and Industries Ltd., for commercial (Hotel, Multiplex & Commercial Complex) use with the following terms & Conditions :-**

1. Any Infrastructure if required at site that shall be carried out by the allottee at its own cost.
2. The building parameters of the subdivided plots shall be applicable as provided in the rules. Set backs of original plot will not be applicable
3. The allottee shall follow the building parameters for Commercial use plot (Area 18519 Sqm.) as mentioned below :-

A	Set Back :	
a.	Front (towards both roads)	9.00 Meters
b.	Side/Rear	9.00 Meters
B.	Maximum Ground Coverage	40%
C.	Maximum Building Height	1.5 times of road width + front setback
D.	B.A.R.	
a.	Standard	2.00
b.	Maximum	As per provision on betterment levy
E.	Parking	1ECU/75 Sqm. of BAR area (for hotel and commercial complex) + 1 ECU/10 seats (for multiplex) +25% extra for visitors

Note :- Setbacks and height of building are inter related. Therefore, the same may be as per provisions of Unified Building Regulations, 2017.

P.T.O

Regional Manager
RIICO LTD.
ABU ROAD

Head office Udyog Bhawan, Tilak, Marg, Jaipur - 302005

PH 0141-5113201 (Five Lines) 2227751 (Five Lines) Fax No. 5104804

Website-www.industries.rajasthan.gov.in

TIRUPATI FIBRES AND IND. LTD.

[Signature]

4. Other building parameters for remaining undeveloped land measuring 104987 Sqm. shall be as per rules.
5. Revised layout plan of said undeveloped land and subdivided land measuring 18519, Shall be issued by the Town planner cell after due approval of competent authority.
6. Other terms and conditions are applicable as per Rule 17(E) of RIICO Disposal of Land Rules 1979.
7. Construction of RWHS in remaining allotted plot is necessary as per provisions of rules and timeframe.
8. Existing construction which is not as per the prescribed building parameters need to be demolished/ modified by the allottee within 30 days before issuing formal order by unit office. The order shall be issued after confirming same on site by concerned Unit Office.
9. Allottee shall be responsible for necessary approval /NOC from Fire Fighting Authority and Airport Authority, If required as per rules.
10. The allottee of non Industrial plot shall obtain Occupancy Certificate from concerned unit office before occupying the building.

Thanking You
Yours Faithfully


(R.C. Vaishnav)
Regional Manager
RIICO Ltd., Abu Road

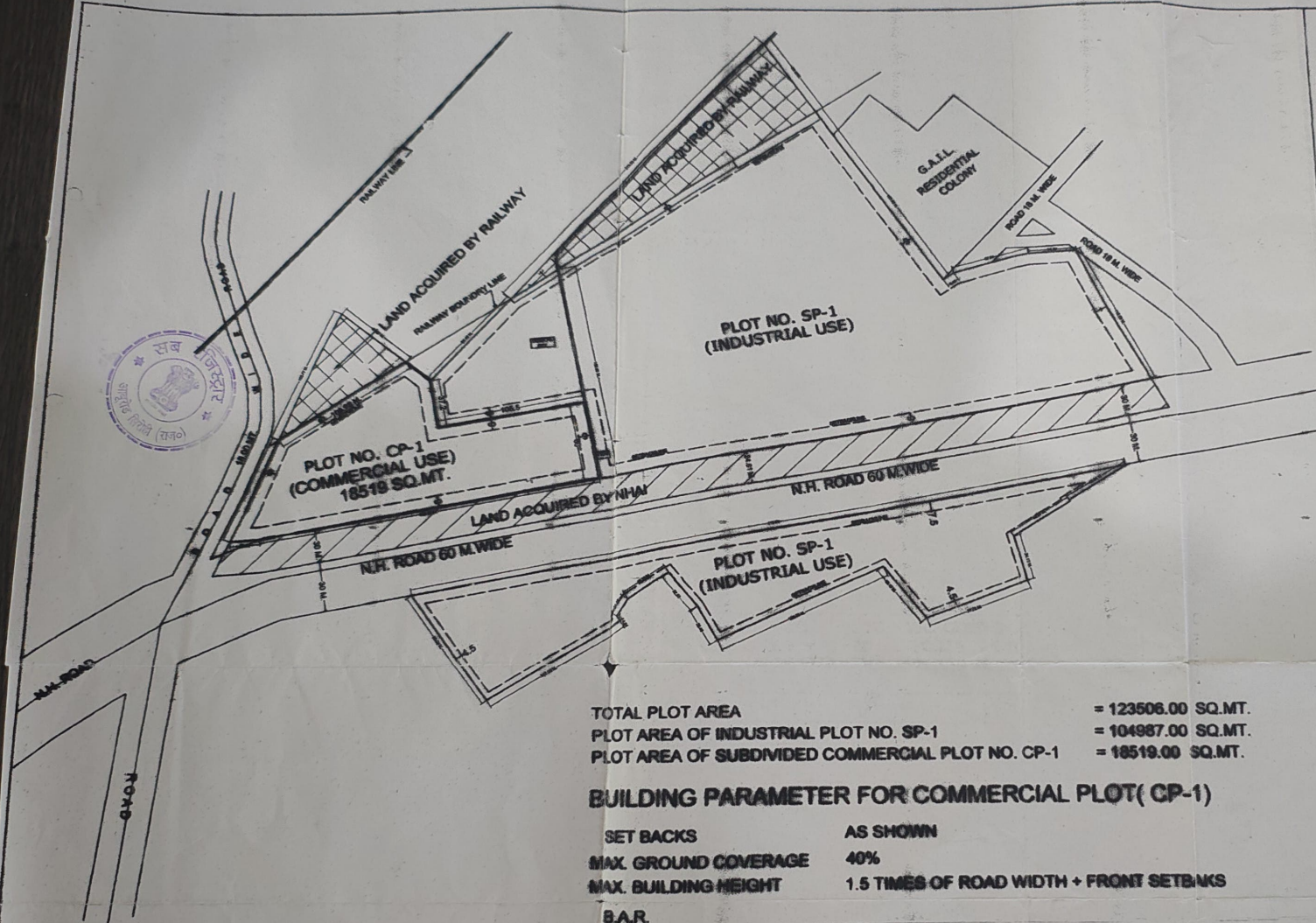

Regional Manager
RIICO LTD.
ABU ROAD

For TIRUPATI FIBRES AND IND. LTD.


DIRECTOR



TIRUPATI FIBRES AND IND. LTD.



TOTAL PLOT AREA = 123506.00 SQ.MT.
 PLOT AREA OF INDUSTRIAL PLOT NO. SP-1 = 104987.00 SQ.MT.
 PLOT AREA OF SUBDIVIDED COMMERCIAL PLOT NO. CP-1 = 18519.00 SQ.MT.

BUILDING PARAMETER FOR COMMERCIAL PLOT(CP-1)

SET BACKS	AS SHOWN
MAX. GROUND COVERAGE	40%
MAX. BUILDING HEIGHT	1.5 TIMES OF ROAD WIDTH + FRONT SETBACKS
B.A.R.	2.00
a. STANDARD	AS PER PROVISION ON BETTERMENT LEVY
b. MAX. B.A.R.	1 ECU/ 75 SQ. MT. OF BAR AREA (FOR HOTEL & COMMERCIAL COMPLEX) + 1 ECU/10 SEATS (FOR MULTIPLEX) + 25% EXTRA FOR VISITORS.
PARKING	

Regional Manager
 RIICO LTD.
 ABU ROAD

NOTE

1. UNDEVELOPED LAND MEASURING 145181 SQ.MTS. WAS ALLOTTED TO M/S TIRUPATI FIBRES & INDUSTRIES LTD. DUE TO ACQUISITION OF PART LAND OF THE ALLOTTED LAND, LAND MEASURING 123506 SQ.MTS. REMAINS WITH THE ALLOTTEE.
2. AS PER REQUEST OF THE ALLOTTEE, IN-PRINCIPLE DECISION OF SUBDIVISION AND SUBSEQUENTLY CHANGE OF LAND USE OF PART LAND MEASURING 18519 SQ.MTS. WAS ACCORDED IN THE LAND PLAN COMMITTEE MEETING HELD ON 14.3.2018.
3. THIS LAYOUT PLAN HAS BEEN PREPARED ON THE SURVEY SUBMITTED BY THE UNIT OFFICE AND APPROVED BY MANAGING DIRECTOR VIDE PARA 324/N DATED 04.05.2018 IN UNIT OFFICE FILE.

REVISED LAY OUT PLAN OF UNDEVELOPED LAND ALLOTTED TO M/s TIRUPATI FIBRES AT INDUSTRIAL AREA ABU ROAD

SCALE : 1 cm. = 20.00 mtr. DRG. NO. IP/1416 /2018 DT. 07.05.2018

(GAYTRI MEENA)
 (DRAUGHTSMAN)

(R.K. MEHARCHANDANI)
 (PLANNING ASSISTANT.)

(VIKAS RAJ JAIN)
 (ASST. TOWN PLANNER)

(RAJNAY WAGHMORE)
 (SR. TOWN PLANNER)



RIICO

RIICO TIRUPATI FIBRES AND IND. LTD.

Director

SUPPLEMENTARY LEASE AGREEMENT

M/s Tirupati Fibres & Industries Ltd.,
Tirupati Nagar, Old Check-Post,
Abu Road, Distt – Sirohi
(Commercial Plot No. CP-1
Measuring Area :- 18519.00 Sqm.



THIS SUPPLEMENTARY LEASE AGREEMENT made on the 30th day of May In the year two thousand Eighteen between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, incorporated under the Companies Act 1956, having its Registered office at Udyog Bhawan, Tilak Marg, jaipur-302 005 (hereinafter called " the Lessor " which expression shall, unless the context does not so admit, includes its successors and assigns) of the ONE PART AND

M/s Tirupati Fibres & Industries Ltd., through Director Sh. Piyush Vora S/o Sh. Ramnik Ji, Sh. Haresh Jain S/o Sh. Samrathmal Ji & Sh. Nimesh Jain S/o Sh. Samrathmal Ji, R/o – C-355, RIICO Ambaji Housing Colony, Abu Road.

(hereinafter called " the Lessee" which expression shall, unless the context does not so admit, include his heirs, successors, executors, administrators, Legal representatives and permitted assigns) OF THE OTHER PART.

WHEREAS the Lessor had executed a Lease Agreement with the lessee on 15.05.1981 for Undeveloped Industrial Plot measuring 145181.00 sq. mtr. as per terms & conditions of letter of allotment dated 24.03.1981 And Rule 11 of RIICO Disposal of Land Rules which was registered on 15.05.1981 in the Sub- Registrar office at Sirohi, District Sirohi.

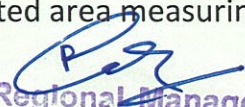
(A recital of subsequent transfers/ change in constitution to be given if applicable)

Whereas the Lessor on the request of the Lessee ahs approved the change of land use of commercial plot No. CP-1 measuring 18519 sq. mtr. at Undeveloped land Tirupati Fibres & Industries Ltd., Abu Road District Sirohi for 18519 sq. mtr. Land area as shown in the enclosed site plan from Industrial purpose to Commercial purpose for establishment of Hotels, Multiplex & Commercial Complex on the terms & conditions as per letter No. 227 dated 20.04.18 as appended to this agreement and the lessee has agreed to abide by the said terms & conditions and on the terms and conditions hereinafter appearing to use Plot No. CP-1 measuring area 18519 Sq. Mtr. land for the purpose of Hotels, Multiplex & Commercial Complex as allowed according to bye-laws, and building plans as building parameters approved by the Lessor vide its letter No. 227 dated 20.04.18 and remaining industrial plot No. SP-1 measuring area 104987.00 Sqm. For Industrial use as shown in issued site plan.

NOW THIS SUPPLEMENTARY LEASE AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the terms and conditions herein contained and on payment made by the Lessee of Rs. 93,52,095 (Rs. Ninety Three Lacs Fifty Two Thousand & Ninety Five Only) towards Subdivision and conversion charges to the Lessor, the lease agreement executed earlier on 15.05.1981 as aforesaid shall be deemed to have been amended as under:

That the words Indicating purpose of allotment of land as Industrial in the earlier lease agreement shall be read and be deemed to have been substituted by the words Commercial plot No. CP-1 measuring area 18519 Sq. Mtr. Land out of the allotted area measuring 145181 Sq. Mtr.


Regional Manager
RIICO LTD.
ABU ROAD


सुप पंजीयक
आबूरोड (जिला-सिरोही)

For TIRUPATI FIBRES AND IND. LTD.

DIRECTOR

That lessee shall abide by the terms & condition contained permission letter/ order No. 227 dated 20.04.18 for change of land use and in case of breach of terms and conditions. the Lessor shall be at liberty to take action against the Lessee as per RIICO Disposal of Land Rules, 1979 as amended from time to time. That the letter No. 227 dated 20.04.18 containing permission for change in land use for 18519 Sq. Mtr. (Plot No. CP-1) land and the earlier executed lease deed dated 15.05.1981 shall form part and parcel of this supplementary Lease Agreement.

That the following terms and conditions shall form part of the Lease Agreement dated 15.05.1981 between both the parties with effect from the date of approval letter of the Lessor for change in land use:

A. The Lessee covenants and agrees as follows:

That the lessee shall abide by and make all the construction on the plot as per the bye-laws and approved building plans of RIICO and shall also comply with the bye-laws of other local authorities/ bodies for construction of building on the said plot of land, if applicable.

That the tenure of the sub-lease of any portion in the building/ space on the said plot of land shall not exceed the tenure of the said plot of land.

That the lessee shall stipulate a condition in each and every sub-lease agreement for any portion in the building/ structure/ space of the said plot of land that the provision of the original lease agreement with RIICO for the said plot of land, as amended by this Supplementary Lease Agreement, shall apply on the sub-lease.

That the provisions of the RIICO (Disposal of Land) Rules, 1979, as amended from time to time, shall be applicable on the lessee and the sub lessees.

That the lessee and each and every sub lessee shall be jointly and severally liable for payment of all the charges/ dues of the lessor RIICO from time to time such as economic rent, service charges, fire service charges, etc.

That the lessee and the sub lessee shall carry out only non polluting activity and shall not carry on any illegal activity on the said plot.

That the lessee shall provide a copy of each and every sub Lease Agreement to the lessor RIICO.

That whenever required by the lessor RIICO in writing, the lessee shall submit to the lessor RIICO the original lease Agreement/ this original supplementary lease Agreement/ any sub-lease Agreement, as the case may be, against anaccountable receipt.

2. The lessor RIICO covenants and agrees as follows:

That the lessee may construct a building for commercial use i.e. Commercial Complex as mentioned in the permission letter No. 227 dated 20.04.18 for conversion of land from industrial to commercial use/ purposes or such other purpose as may be permitted by the lessor, RIICO in writing, subject to the terms and conditions of this supplementary Lease Agreement and the terms and conditions stipulated by the lessor RIICO at the time of granting permission for conversion of land from industrial to commercial use.

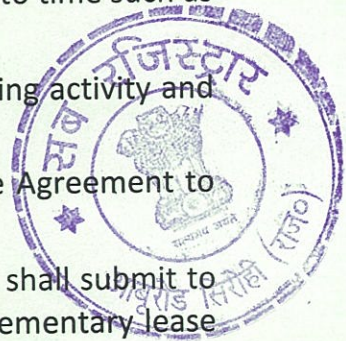
That the lessee may with the prior permission in writing of the Lessor and payment of the prescribed charges to the Lessor i. e. RIICO, sub lease/ transfer any portion as per approved plans in the building/ structure/ space in the said plot of land subject to the terms and conditions of this supplementary Lease Agreement.

That transfer of any portion as per approved plans in the building/ structure/ space in the said plot of land by sub-lessees shall be subject to the condition that

Regional Manager
RIICO LTD.
ABU ROAD

उप निजीयक
आबूरोड (जिला-सिरोही)

Director
DIRECTOR



the subsequent transferee shall also abide by the terms and conditions of this supplementary Lease Agreement.

That the existing clause 2(d) of the Lease Agreement dated 15.05.1981 shall stand substituted and read as under.

"The Lessee shall complete construction of the building in accordance with the parameters building parameters in all respects and should be ready for use the changed purpose and functional within a period of 3 years from the dated of issuance of letter approval for change in land use or within such extended period as may be allowed by the lessor in writing at its discretion on payment of retention charges or otherwise. Provided, for the purpose of Commercial Complex shall revert to and vest with the Lessor on expiry of the prescribed/ extended period for use of the permitted area of the plot"

That the other terms and condition of the existing Lease Agreement dated 15.05.1981 shall continue to be operative and binding on the parties. Provided, however, that in the case of change of land use approved by the Lessor for the part area of the allotted plot of land, the terms and condition of the exiting Lease Agreement dated 15.05.1981 shall continue to be operative for the unconverted portion of land for industrial purpose and shall be applicable and operative for the changed purpose on mutatis-mutandis basis subject to the terms and conditions of this supplementary Lease Agreement.

IN WITNESS WE HEREOF THE parties hereto have set their respective hands on the this 30th day of May in the year Two Thousand & Eighteen in the following manner:



RAJENDRA KUMAR
BHARDWAJ
S/o R.S. BHARDWAJ
BRAMHAR
SERVICE AGT-57
D-350 RLY Wd Loda
ABUR ROAD C.A.S.

For and on behalf of the within named Lessor
Rajasthan State Industrial Development &
Investment Corporation Limited.

FOR TIRUPATI FIBRES AND IND. LTD.

Signature

For and on behalf of this within named: Lessee M/s
Tirupati Fibres & Industries Ltd. through Director
(Sh. Haresh Jain S/o Sh. Samrathmal Ji)

DIRECTOR

WITNESS:

Signatures, Name & Address:

1.

2.



AFZAL KHAN SATTAR KHAN
Age-54 - muslim
SANTPUR - ABUR ROAD
Private job.

Enclosures:

- (1) Permission Letter No. 227 dated 20.04.18 of the Lessor for the change of land use & Sub Division.
- (2) Approved Site Plan about the change of land use & Sub Division.
- (3) Resolutions Passed by The Board of the Director.

उप निरीक्षक
आबू रोड (जिला-सिरोही)

Presentation Endorsement

आज दिनांक 31 माह 05 सन् 2018 को 03:43 PM बजे
श्री/श्रीमती/सुश्री HARESH S JAIN AUTH. SIG. पुत्र/पुत्री/पत्नि श्री
SAMRATHMAL JAIN
उम 43 वर्ष, जाति JAIN, व्यवसाय Business
निवासी House No.:B-3, Colony: OPP A/C MARKET TULSIWADI,
Area: ARVIND KUNJ IST FLOOR 77 TARDEO ROAD, City: MUMBAI,
Pin code: 400034, District: MUMBAI, State: MAHARASHTRA
ने मेरे सम्मुख हस्ताक्षर पंजीयन हेतु प्रस्तुत किया ।

हस्ताक्षर प्रस्तुतकर्ता
201801068001924

हस्ताक्षर उप पंजीयक,
ABUROAD

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB,
UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State
Government, the lease deed or sale deed is executed in respect of land sold through public auction.
(in favour of male)

Fees Receipt Endorsement

रसीद नं.	201802068001956
दिनांक	31-05-2018
पंजीयन शुल्क ₹	93521
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	467605
कमी सरचार्ज शुल्क ₹	93522
कुल योग	654948

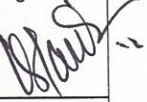
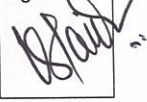


201801068001924

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Government, the lease deed or sale deed is executed in respect of land sold through public auction. (in
favour of male)

Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री HARESH S JAIN AUTH. SIG., पुत्र/पुत्री/पत्नि श्री SAMRATHMAL JAIN, व्यवसाय Businessजाति JAIN House No.:B-3, Colony: OPP A/C MARKET TULSIWADI, Area: ARVIND KUNJ IST FLOOR 77 TARDEO ROAD, City: MUMBAI, Pin code: 400034, District: MUMBAI, State: MAHARASHTRA			Executant Age : 43 Signature : 
2	श्री/श्रीमती/सुश्री RIICO LTD, पुत्र/पुत्री/पत्नि श्री ABU ROAD, व्यवसाय जाति Anya Sarkari Upkram			Executant Age : 0 Signature :
3	श्री/श्रीमती/सुश्री HARESH S JAIN, पुत्र/पुत्री/पत्नि श्री SAMRATHMAL JAIN, व्यवसाय Businessजाति JAIN House No.:B-3, Colony: OPP A/C MARKET TULSIWADI, Area: ARVIND KUNJ IST FLOOR 77 TARDEO ROAD, City: MUMBAI, Pin code: 400034, District: MUMBAI, State: MAHARASHTRA			Claimant Age : 43 Signature : 

ने लेख्यपत्र Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State Government, the lease deed or sale deed is executed in respect of land sold through public auction. (in favour of male) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 9352095/- पूर्व में / मेरे समक्ष / में से रु 9352095/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री AFJAL KHAN, पुत्र/पुत्री/पत्नि श्री SATTAR KHAN जाति MUSLIM Age: 54 Add: House No.:0, Colony: 0, Area: SANTPUR, City: ABU ROAD, Pin code: 307026, District: SIROHI, State: RAJASTHAN			Signature 



उप पंजीयक
आबूरोड (जिला-सरोही)

2 Name: श्री/श्रीमती/सुश्री RAJENDRA KUMAR BHARDWAJ,
पुत्र/पुत्री/पत्नि श्री R S BHARDWAJ जाति BRAHMIN
Age: 57
Add: House No.:0, Colony: 0, Area: RIICO H/C, City: ABU
ROAD, Pin code: 307026, District: SIROHI, State:
RAJASTHAN



Signature

[Handwritten Signature]

201801068001924

उप पंजीयक, ABUROAD

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Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 10185450 मानते हुए इस पर देय कमी मुद्रांक राशि रु 467605 पर कमी पंजीयन शुल्क रु 93521, सरचार्ज राशि 93522 कुल रु 654648 रसीद संख्या 201802068001956 दिनांक 31-05-2018 में जमा किये गये हैं।
अतः दस्तावेज को रु 467605 के मुद्रांकों पर निष्पादित माना जाता है।

201801068001924

उप पंजीयक, ABURROAD

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Registration Endorsement

आज दिनांक 31/05/2018 को
पुस्तक संख्या 1 जिल्द संख्या 341 में
पृष्ठ संख्या 172 क्रम संख्या 201803068101241 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1042 के
पृष्ठ संख्या 202 से 209 पर चस्पा किया गया।

201801068001924

उप पंजीयक, ABURROAD

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