



Government of Telangana
Registration And Stamps Department

27/09/23

Payment Details - Citizen Copy - Generated on 27/09/2023, 01:15 PM

SRO Name: 1521 Quthbullapur

Receipt No: 27428

Receipt Date: 27/09/2023

Name: JADHAV GIRDHARI CHANDRAO

CS No/Doct No: 27331 / 2023

Transaction: Lease Deed

Challan No:

E-Challan No: 508EVX270923

Chargeable Value: 2138000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-SEP-23

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				4300
Deficit Stamp Duty				42760
User Charges				1000
Total:				48060

In Words: RUPEES FORTY EIGHT THOUSAND SIXTY ONLY

Prepared By: NAVEEN



Signature

Signature by SR

సబ్-రిజిస్ట్రారు
ఖుతుబ్షారు

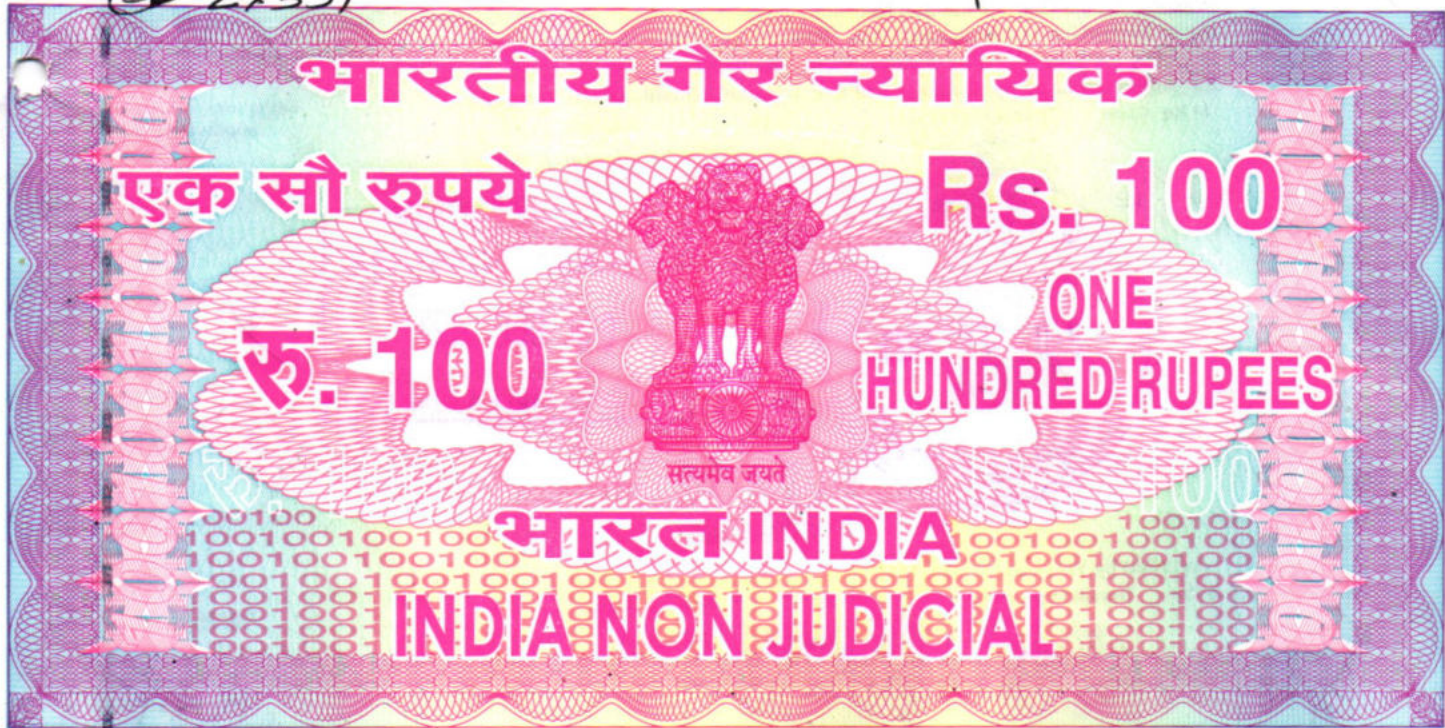
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27331

26/09/2023

SCANNED
27962



తెలంగాణ తేలంగానా TELANGANA

S. Sree Co. 2287
AX 448060

Tran Id: 230926173626905352
 Date: 26 SEP 2023, 05:39 PM
 Purchased By:
 FUL KUMAR GAUTAM
 S/o CHATRAPATI SINGH
 R/o HYD
 For Whom
 AZAD ENGINEERING LIMITED

S SREELAXMI
 LICENSED STAMP VENDOR
 Lic. No. 15-21-11/2017
 Ren.No. 15-21-044/2023
 FLAT NO. G1, KANCHANA
 RESIDENCY, KAKATIYA
 NAGAR, CHINTAL,
 QUTHBULLAPUR MANDAL,
 MEDCHAL MALKAJGIRI
 DISTRICT, TELANGANA
 STATE
 Ph 7780692454

LEASE DEED

This **LEASE DEED** (this "Agreement") is made at Hyderabad on this 27th day of September, 2023

SWASTIK COATERS PRIVATE LIMITED, (PAN: AADCS9323A) a company incorporated under the Companies Act, 1956 and having its registered office at Plot No. 90/C, Phase I, IDA, Jeedimetla, Hyderabad - 500 037, Telangana, Rep By its Managing Partner: **Sri. JADHAV GIRDHARI CHANDRAO S/O JADHAV CHANDRAO**, aged about 27 Years, Occupation: Business, R/o Plot No. 90 D Phase 1 Industrial Development Area Jeedimetla Hyderabad, Telangana State- 500 055, (Aadhar No.9466 9016 1786). (hereinafter referred to as "**Lessor**", which expression shall unless repugnant to the context or meaning thereof, include its successors and permitted assigns);

IN FAVOUR OF

AZAD ENGINEERING LIMITED, (AAECA9452H) a company incorporated under the Companies Act, 2013 and having its registered office at 90/C, 90/D, Phase-1, IDA, Jeedimetla, Hyderabad - 500055, Telangana, Rep By its Managing Partner: **Sri. FUL KUMAR GAUTAM S/O CHATRAPATHI SINGH**, aged about 36 Years, Occupation: Business, R/o 90/C, 90/D, Phase-1, IDA, Jeedimetla, Hyderabad - 500 055, Telangana, (Aadhar No.2063 1816 3640).

For SWASTIK COATERS PVT. LTD.

Authorised Signatory

For AZAD ENGINEERING LIMITED

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4300/- paid between the hours of 2 and 3 on the 27th day of SEP, 2023 by Sri Jadhav Girdhari Chandrao

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE			FUL KUMAR GAUTAM (MANAGING PARTNER) S/O. CHATRAPATHI SINGH 90/C/ 80/D/ PH I, IDA JEEDIEMTLA, QUTHBULLA	
2	LP			JADHAV GIRDHARI CHANDRAO (MANAGING PARTNER) S/O. JADHAV CHANDRA RAO R/O PLOT NO. 90 D PH I., INDUSTRIAL DEVELOPEMENT AREA JEEDIEMTLA, QUTHBULAPUR, M.MDIT	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			SATHI RAJU HYD SATHI RAJU::27/09/2023,13:33 [1521-1-2023-27331]	
1			VIDHYA SAGAR HYD VIDHYA SAGAR::27/09/2023,13:38 [1521-1-2023-27331]	

27th day of September, 2023

Signature of Sub Registrar
Quthbullapur

Biometrically Authenticated by
SRQ K Mahender
on 27-SEP-2023 13:42:14

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0506 Name: Vidhyasagar Pentakota	S/O Varaha Venkata Ramana, Anakapalli, Visakhapatnam, Andhra Pradesh, 531002	
2	Aadhaar No: XXXXXXXX9072 Name: Karukonda Sathi Raju	S/O Karukonda Karunakar, Kakinada, East Godavari, Andhra Pradesh, 533003	
3	Aadhaar No: XXXXXXXX1786 Name: Jadhav Girdhari Chandrao	S/O Jadhav Chandrao, Ballal, Nanded, Maharashtra, 431801	

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For ASAD ENGINEERING LIMITED

Authorized Signatory



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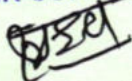
(hereinafter referred to as "**Lessee**", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns).

*The Lessor and the Lessee are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".*

WHEREAS:

- (A) The Lessor has represented to the Lessee that the Lessor is sole and absolute owner of all that is piece and parcel of non-agricultural land admeasuring 5178.8 square yards comprised in Plot Number 90/C in Survey Numbers 298/A and 299/2, all situated at Jeedimetla Village, Ranga Reddy District, Telangana State, more particularly described in **Schedule I** hereunder written and demarcated in Vide Registered **Sale Deed Document No.3127/1988, at S.R.O. Medchal**, boundary line on the plan attached hereto as **Annexure I** (hereinafter referred to as "**Leased Land**") and seized and possessed of and sufficiently entitled to deal with the Leased Land.
- (B) The Lessee has been the lessee of the Leased Land for a significant duration in the past ("**Existing Lease Arrangement**"), and the Lessee has constructed certain structures over the Leased Land, the details of which are set out in **Annexure II** (hereinafter referred to as the "**Structures**"). The Lessee currently owns these Structures.
- (C) The Parties are now collectively desiring to terminate the Existing Lease Arrangement with effect from September 1, 2023 and formally reinstate the terms and conditions governing the lease of the Leased Land by the Lessor to the Lessee, on and from September 1, 2023 ("**Effective Date**"), in a new agreement.
- (D) The Parties intend that this Agreement shall serve as the exclusive and comprehensive document governing their renewed lease relationship on and from Effective Date.
- (E) The Parties acknowledge that this Agreement, on and from the Effective Date, supersedes and nullifies all prior written or oral agreements, commitments, and understandings pertaining to the subject matter of this Agreement including (without limitation) in relation to the Existing Lease Arrangement, thereby consolidating their agreements in connection with the subject matter in one comprehensive document, being this Agreement.
- (F) On the basis of the representations, warranties, undertakings and covenants provided by the Lessor as part of the recitals and elsewhere in this Agreement, the Lessee has agreed to take on lease the Leased Land as contemplated under this Agreement.

for SWASTIK COATERS PVT. LTD.




Authorised Signatory

For AZAD ENGINEERING LIMITED



Authorised Signatory

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX3640 Name: Ful Kumar Gautam	Hydershakote, K.v. Rangareddy, Telangana, 500091	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	42760	0	0	0	42860
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	4300	0	0	0	4300
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	48060	0	0	0	48160

Rs. 42760/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4300/- towards Registration Fees on the chargeable value of Rs. 2137236/- was paid by the party through E-Challan/BC/Pay Order No ,508EVX270923 dated ,27-SEP-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 48110/-, DATE: 27-SEP-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6464142825235, PAYMENT MODE: NB-1001138, ATRN: 6464142825235, REMITTER NAME: AZAD ENGINEERING LIMITED, EXECUTANT NAME: SWASTIK COATERS PRIVATE LIMITED, CLAIMANT NAME: AZAD ENGINEERING LIMITED).

Date:
27th day of September, 2023

Signature of Registering Officer
Quthbullapur

Certificate of Registration

Registered as document no. 26080 of 2023 of Book-1 and assigned the identification number 1 - 1521 - 26080 - 2023 for Scanning on 27-SEP-23 .

Registering Officer
Quthbullapur
(K. Mahender)

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For AZAD ENGINEERING LIMITED

Authorised Signatory



- (G) The Parties have now agreed to execute this Agreement to confirm and record the terms and conditions under which the Leased Land shall be granted on lease by the Lessor to the Lessee and other understandings in connection therewith.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, AGREEMENTS, REPRESENTATIONS, WARRANTIES, UNDERTAKINGS AND INDEMNITIES SET FORTH IN THIS DEED, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED BY THE PARTIES, THE PARTIES HEREBY AGREE AS FOLLOWS:

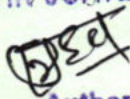
1. DEFINITIONS AND INTERPRETATION

1.1 Definitions:

In this Agreement, unless the context or meaning otherwise requires, the following capitalized terms shall have the meanings ascribed to them below:

- (a) **"Applicable Laws"** shall mean any statute, law, regulation, ordinance, rule, judgment, order, decree, bye-law, approval from the concerned authority, government resolution, order, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law of any of the foregoing, by any concerned authority having jurisdiction over the matter in question, which are in effect or as may be amended, modified, enacted or revoked from time to time hereafter;
- (b) **"Appropriate Authorities"** or **"Authority"** or **"Appropriate Authority"** shall mean the union, state local or other governmental, administrative, regulatory, judicial or quasi-judicial authority or self-regulating authority or agency, commission, board, tribunal or court including but not limited to the Telangana State Southern Power Distribution Company Limited (**"TSSPDCL"**), Telangana State Industrial Infrastructure Corporation, Hyderabad Metropolitan Development Authority, Greater Hyderabad Metropolitan Corporation, Hyderabad Metropolitan Water Supply and Sewerage Board (**"HMWSSB"**) or other Applicable Laws, rule or regulation making entity having or purporting to have jurisdiction on the subject matter in question;
- (c) **"Encumbrance(s)"** shall mean any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, security interest, encumbrance, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-


For SWASTIK COATERS PVT. LTD.



Authorized Signatory

For AZAD ENGINEERING LIMITED


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For ASAD ENGINEERING LIMITED

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(for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same;

- (d) "**Person**" shall mean any natural person, limited or unlimited liability company, corporation, partnership (whether limited or unlimited), proprietorship, Hindu undivided family, trust, union, association, government or any agency or political subdivision thereof or any other entity that may be treated as a person under Applicable Laws;
- (e) "**Transfer**" means any sale, lease, assignment, mortgage, charge, encumbrance, or other disposition or conveyance of any right, title, or interest, whether by operation of law or otherwise, and includes the creation of any Encumbrance or security interest, and "**Transferred**" shall be construed accordingly.

1.2 Interpretation:

Unless the context of this Agreement otherwise requires:

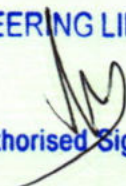
- (a) words using the singular or plural number shall also include the plural or singular number, respectively;
- (b) words of either gender shall include the other gender;
- (c) the terms "hereof", "herein", "hereby", "hereto", "hereunder" and derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement, as the case may be;
- (d) the term "Clause" refers to the specified Clause of this Agreement;
- (e) the words "directly or indirectly" mean directly or indirectly through one or more intermediary Persons or through contractual or other legal arrangements, and "direct or indirect" shall have the correlative meanings;
- (f) heading and bold typeface are only for convenience and shall be ignored for the purposes of interpretation;
- (g) reference to Applicable Laws or to any provision thereof shall include references to any such Applicable Laws as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to statutory provision shall include any subordinate legislation made from time to time under that provision;

For SWASTIK COATERS PVT. LTD.



Authorised Signatory

For AZAD ENGINEERING LIMITED



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Antifused Signature

For ASAD ENGINEERING LIMITED



- (h) reference to the word "include" shall be construed without limitation;
- (i) the Schedules, Annexures and recitals hereto shall constitute an integral part of this Agreement;
- (j) references to the knowledge, information, belief or awareness of any Person shall be deemed to include the knowledge, information, belief or awareness of such Person after examining all information and making all due diligence inquiries and investigations which would be expected or required from a Person of ordinary prudence;
- (k) time is of the essence in the performance of the Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence; and
- (l) where there is any inconsistency between the definitions set out in this Clause and the definitions set out in any Clause or schedule, then for the purposes of construing such Clause or schedule, the definitions set out in such Clause or schedule shall prevail and any schedule or appendix to this Agreement shall take effect as if set out in this Agreement and references to this Agreement shall include its schedules and appendices.

2. GRANT OF LEASE

- 2.1 In consideration for the Monthly Rent agreed to be paid by the Lessee to the Lessor under Clause 5 hereinbelow, the Lessor hereby grants on lease, the Leased Land and the Lessee, relying upon the representations, warranties, undertakings and covenants of the Lessor set out in this Agreement (including the representations in the recitals of this Agreement), does hereby accept on lease the Leased Land, free from and clear of all Encumbrances.
- 2.2 The Lessee shall continue to retain uninterrupted possession and occupation of the Leased Land, which was handed over by the Lessor to the Lessee under the Existing Lease Arrangement, including any structures and improvements thereon (including the Structures) made by the Lessee including under the Existing Lease Arrangement.
- 2.3 The lease granted herein shall encompass the Leased Land and any and all structures and improvements thereon including (without limitation) any and all structures and improvements owned by Lessee.
- 2.4 The Lessor shall not lease or otherwise grant possession of the Leased Land or any portion thereof to any other party during the term of this Agreement.

For SWASTIK COATERS PVT. LTD.



Authorised Signatory

For AZAD ENGINEERING LIMITED


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For ASAD ENGINEERING LIMITED

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2.5 This Agreement shall be valid, effective, and enforceable on and from September 1, 2023 (being the Effective Date). As of the Effective Date, all previous arrangements, agreements, understandings, commitments, whether written or oral, pertaining to the lease of the Leased Land and/or the Existing Lease Arrangement, shall be deemed to have been terminated, and their legal effects shall cease on and from the Effective Date except to the limited extent expressly set out in Clause 2.6 hereinbelow. This Agreement constitutes the sole and exclusive terms and conditions governing the lease of the Leased Land and all related matters between Lessor and Lessee from September 1, 2023 (being the Effective Date).

2.6 Subject to Clause 12.10 hereinbelow, the Lessee's ownership rights over the Structures established under the Existing Lease Arrangement shall continue to remain valid during the term of this Agreement.

3. LESSEES ACTIVITIES

3.1 On and from the Effective Date, the Lessee shall be entitled to freely use, enjoy and occupy the Leased Land for manufacturing of turbine blades and aerospace precisions and components and ancillaries, activities related to manufacturing and any and all related and/or ancillary activities (collectively "**Permitted Activities**").

3.2 The Lessee shall be entitled to enjoy such leasehold rights by itself and/or through its nominee(s) and/or franchisee(s) and/or agents and/or affiliates and/or associates, as it may deem fit and proper in its sole discretion.

3.3 In furtherance of Clause 3.1 above, the Lessee shall also be entitled to undertake any and all activities on the Leased Land which are necessary, ancillary and/or incidental for the effectively carrying out the activities set out in Clause 3.1 above. Such activities shall *inter alia* include (without limitation):

- (a) to develop the Leased Land and to put up structures/machinery thereon, and for the said purposes, take steps as are required for commencement and completion of the construction, development and providing infrastructure therein;
- (b) to warn off and prohibit, and if necessary, proceed against in due form of law, against all or any trespassers on the Leased Land or any parts thereof and to take appropriate steps;
- (c) to release and relinquish portions of the Leased Land to the appropriate authorities sanctioning the approvals and sanction plans for development of their respective portion of the Leased Land as parks, open spaces and other civic amenity sites, road

For SWASTIK COATERS PVT. LTD.


Authorised Signatory

For AZAD ENGINEERING LIMITED


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For ASAD ENGINEERING LIMITED

Authorized Signatory



on such terms and conditions as the authorities may impose for sanction of license and plans and for the said purposes, sign and execute release deeds and/or relinquishment deeds to surrender such areas to the government and/or local bodies and/or appropriate authorities and get the same registered in the manner required under law before the jurisdictional Sub-Registrar;

- (d) to apply for and secure electricity, water and sanitary connections and all other amenities and facilities, whether temporary or permanent and other incidental requirements which may be required in their respective portion of the Leased Land and/or to the development to be constructed from the concerned authorities from time to time and for the said and other purposes, to sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the appropriate authorities;
- (e) to deal and correspond with TSSPDC and/or other service providers for obtaining electricity connection or connections;
- (f) to make or put up sub-station/s for and/or in respect of or relating to the Lessee project, and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the Appropriate Authorities;
- (g) to deal and correspond with HMWSSB and/or other statutory service providers for obtaining water and sanitary service in respect of or relating to the Lessee project, and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the appropriate authorities;
- (h) to display its signs, name plates, logos, signboards, placards and advertisements at places as deemed to be suitable by the Lessee;
- (i) to change the underground drains and water lines that are essential to the construction being undertaken;
- (j) to apply for, obtain and install as many telephone, fax, internet and/or cable lines;
- (k) to grant and terminate leases, tenancies, licences etc., in relation to the Leased Land and the structures thereon or any portion thereof on such terms as the relevant Lessee may deem fit;

For SWASTIK COATERS PVT. LTD.


Authorized Signatory

For AZAD ENGINEERING LIMITED


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For AZAD ENGINEERING LIMITED

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- (l) to execute any deeds for lease, tenancy or licence for the Leased Land and the structures thereon or any portion thereof and give possession to such sub-lessees, licensee or tenant and to register such lease deed, tenancy deed or licence deed and do everything necessary for completing thereof including presentation and admitting execution thereof as well as to sign and execute all forms, affidavits/applications/ statements/ declarations/forms/returns;
- (m) to renew a lease already granted and to terminate such lease or renewal and take back the possession;
- (n) to issue legal notice for termination of any lease, licence or tenancies granted and to take all action necessary for eviction of the occupant;
- (o) to institute, prosecute and defend all legal, revenue, tax and other proceedings relating to the Leased Land and/or any portions/shares thereof; and to settle, withdraw, compromise, compound any suit or proceedings with regard thereto;
- (p) to sign and execute pleadings, applications, petitions, affidavits, declarations, memoranda of appeal, revision and review to be filed before any court, tribunal or authority or arbitration/s with regard to the Leased Land and/or any portions/shares thereof;
- (q) to commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or arbitration proceeding and demands touching any of the matters aforesaid or any other matters relating to Leased Land and/or any portions/shares thereof, and to refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid, before any court, civil, criminal or revenue, small causes court, including High Court and Supreme court;
- (r) to raise loans/credit facilities from banks and financial institutions, on the security of the leasehold rights granted by the Lessor under this Agreement, the structures/developments thereon the Lessee Share and/or other rights of such Lessee under this Agreement and/or any portions/shares thereof; and
- (s) to do all other acts, deeds and things in relation to the Leased Land which, in the opinion of the Lessee, are necessary and/or ancillary for achieving the business objectives of the Lessee.

For SWASTIK COATERS PVT. LTD.



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For AZAD ENGINEERING LIMITED


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For ASAD ENGINEERING LIMITED

Authorized Signatory



4. LEASE TERM

- 4.1 The lease of the Leased Land under this Agreement shall be for an initial term commencing on and from the Effective Date till the date of expiry of a period of 10 (ten) years from the Effective Date ("**Initial Lease Term**"). As such, the Initial Lease Term shall be from September 01, 2023 till August 31, 2033. The Lessee shall have the right (but not the obligation) to extend and renew the lease term beyond the Lease Term for such additional period(s) as determined by the Lessee in its sole discretion on the same terms and conditions contained in this Agreement. To exercise this right, the Lessee shall provide written notice to the Lessor at least 30 (thirty) calendar days prior to the expiry of the Lease Term. Such notice shall clearly express the Lessee's intention to extend and renew the Lease Term and the period of extension and renewal ("**Extended Lease Term**"). Upon issuance of the aforesaid written notice, it shall be automatically deemed that the lease granted under this Agreement is extended and renewed for the Extended Lease Term. The Lessor and the Lessee shall execute a fresh lease deed for the Extended Lease Term on the same terms and conditions contained in this Agreement and the same shall be registered at the cost of the Lessee before the commencement of the Extended Lease Term, and the Lessor hereby unconditionally agrees to cooperate and comply with all the instructions given by Lessee in this regard. It is clarified that the Lessee shall have the extension and renewal rights as contemplated under this Clause 4.1 under such fresh lease deed as well.
- 4.2 The Initial Lease Term, or upon extension(s) and renewal(s) of the Initial Lease Term, Initial Lease Term together with the Extended Lease Term(s), is defined herein as the "**Lease Term**".
- 4.3 The lease of the Leased Land granted hereunder shall not be terminated/cancellable by the Lessor during the Lease Term other than in accordance with the provisions of this Agreement.
- 4.4 Notwithstanding anything to the contrary contained herein, the Parties do hereby agree that the Lessee shall not be required to provide and/or pay any amounts whatsoever to the Lessor other than the Monthly Rent in consideration of the lease granted to the Lessees under this Agreement.

5. LEASE RENTALS AND SECURITY DEPOSIT

- 5.1 In consideration of the grant of lease to the Lessee of the Leased Land, the Lessee shall, on and from the Effective Date, pay every month to the Lessor an aggregate sum of Rs. 1,20,000/- (Rupees One Lakh and Twenty Thousand only) ("**Monthly Rent**") along with the applicable goods and services taxes applicable on such payment (collectively,

For SWASTIK COATERS PVT. LTD.



Authorized Signatory

For AZAD ENGINEERING LIMITED



Authorized Signatory

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- 5.2 The Lessee shall pay the Monthly Rent to the Lessor every month in arrears to the Lessor to such bank account as intimated in writing by the Lessor to the Lessee, within 5 (five) working days from the end of the calendar month to which such payment pertains to, subject to tax deduction at source in accordance with the Income Tax Act, 1961, and rules made thereunder and any other Applicable Laws. The Lessor shall issue receipts / balance confirmation in favour of the Lessee. The Lessor shall also raise invoices for the Monthly Rent on the Lessee on the monthly basis and the invoice for Monthly Rent shall be received by the Lessee from the Lessor prior to last date of the calendar month for which such invoice is raised by the Lessor.
- 5.3 In case the Lessee delays payment of Monthly Rent, on the date stipulated herein, for any reason whatsoever, the Lessee shall have a grace period of 180 (one hundred and eighty) working days for making such payment without any penalty, interest and/or any other consequence.
- 5.4 All undisputed payments under this Agreement will be made by cheque or demand draft or electronic transfer.
- 5.5 The Monthly Rent payable by Lessee under this Agreement shall be subject to an annual escalation at a rate of 5%(five percent) on each anniversary of the Effective Date. The escalated Monthly Rent shall be calculated based on the Monthly Rent for the immediately preceding 12 (twelve) month period. Such escalated Monthly Rent shall remain fixed for the ensuing 12 (twelve) month period, at which point another escalation calculation shall apply. The Monthly Rent payable by the Lessee during the Initial Lease Term; after taking into account the escalation as set out in this Clause 5.5 shall be as set out below:

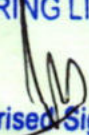
Period of the Initial Lease Term	Monthly Rent
September 1, 2023 to August 31, 2024	Rs. 1,20,000/- (Rupees One Lakh and Twenty Thousand only)
September 1, 2024 to August 31, 2025	Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand only)
September 1, 2025 to August 31, 2026	Rs. 1,32,300/- (Rupees One Lakh Thirty-Two Thousand and Three Hundred only)
September 1, 2026 to August 31, 2027	Rs. 1,38,915/- (Rupees One Lakh Thirty-Eight Thousand Nine Hundred and Fifteen only)
September 1, 2027 to August 31,	Rs. 1,45,861/- (Rupees One Lakh Forty-Five Thousand Eight

for SWASTIK COATERS PVT. LTD.



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2028	Hundred and Sixty One only)
September 1, 2028 to August 31, 2029	Rs. 1,53,154/- (Rupees One Lakh Fifty Three Thousand One Hundred and Fifty Four only)
September 1, 2029 to August 31, 2030	Rs. 1,60,812/- (Rupees One Lakh Sixty Thousand Eight Hundred and Twelve only)
September 1, 2030 to August 31, 2031	Rs. 1,60,812/- (Rupees One Lakh Sixty Thousand Eight Hundred and Twelve only)
September 1, 2031 to August 31, 2032	Rs. 1,68,853/- (Rupees One Lakh Sixty-Eight Thousand Eight Hundred and Fifty-Three only)
September 1, 2032 to August 31, 2033	Rs. 1,77,295/- (Rupees One Lakh Seventy-Seven Thousand Two Hundred and Ninety-Five only)

- 5.6 In the event it becomes necessary: (a) for any action to be taken and/or any expense to be incurred by any Lessee to enjoy peaceful possession of the Leased Land and all structures/developments thereon without any interference from any Person, or (b) for the Lessee to make any payment on behalf of the Lessor and/or in respect of the Leased Land, the Lessee shall be entitled to (i) take such action and/or incur such expense and/or make such payment and (ii) fully recover all expenses and costs incurred in connection therewith from the Lessor. Further the Lessee shall also be entitled to set-off or adjust such expenses and costs incurred by the Lessee and/or any other amount(s) payable by the Lessor to the Lessee (including indemnity payments) against the Monthly Rent or any other amounts payable by the Lessee to the Lessor.
- 5.7 The Lessee shall be responsible for and shall promptly pay all utilities charges associated with the utilities used by Lessee at the Leased Land from the Effective Date until the expiry or earlier termination of this Agreement. Utilities charges shall mean the charges for water, electricity, waste disposal, and any other utilities or services used by Lessee during the term of this Agreement.

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5.8 Security Deposit:

The Lessee has paid to the Lessor an interest free, refundable security deposit aggregating to Rs.49,63,000/- (Rupees Forty-Nine Lakhs Sixty-Three Thousand only) ("**Security Deposit**"), and the Lessor hereby accept and acknowledge the receipt and sufficiency of the Security Deposit. The Lessor shall refund the entire Security Deposit in full to the Lessee, without any demur, reservation, contest or protest whatsoever, simultaneously with the termination or the expiry of this Agreement. The Lessor further agrees that it shall refund the entire Security Deposit to the Lessee in the aforesaid manner without any set-off or counterclaim and free and clear of all deductions or withholdings whatsoever. Notwithstanding anything to the contrary in this Agreement, the Parties hereby agree that the provisions of this Clause 5.8 shall survive any termination or expiry of this Agreement.

5.9 The Lessor shall pay to the Lessee an amount equivalent to the written down value / depreciated value of the Structures on the Leased Land (in the books of the Lessee), as intimated by the Lessee to the Lessor, without any demur, reservation, contest or protest whatsoever, simultaneously with the termination or the expiry of this Agreement. The Lessor further agrees that it shall refund pay the aforementioned amount in the aforesaid manner without any set-off or counterclaim and free and clear of all deductions or withholdings whatsoever. Notwithstanding anything to the contrary in this Agreement, the Parties hereby agree that the provisions of this Clause 5.9 shall survive any termination or expiry of this Agreement. The Lessor shall bear and incur any and all taxes applicable on such payment.

6. POSSESSION

6.1 The Lessee is in possession of the Leased Land, which possession shall not be interfered with or disturbed in any manner whatsoever by the Lessor, any Person, entity or body claiming through or under any of the Lessor or their respective predecessors-in-title or any other Person.

6.2 On and from the Effective Date, the Lessee, its officers, agents, employees, sub-Lessee's, licensees, franchisees, nominees, customers, contractors etc., shall have free and unhindered access to the Leased Land and all structures/developments thereon.

7. **ASSIGN, SUBLET AND TRANSFER**

7.1 The Lessee shall have the full, unconditional, and unrestricted right to charge, mortgage, pledge, hypothecate, or otherwise encumber its rights in the Leased Land and structures and improvements thereon and/or its rights under this Agreement, as collateral/security for financial transactions or obligations entered into by Lessee, including

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but not limited to loans, credit facilities, securities, bonds, debentures, or other similar arrangements. The Lessor shall not interfere with the exercise of Lessee's rights under this Clause 7.1 in any manner whatsoever. The Lessor shall furnish all no objection certificates and execute all relevant documents as may be required by the Lessee for creation, perfection and/or enforcement of collateral / security under this Clause 7.1. Without prejudice to the foregoing, the Lessor hereby authorises the Lessee to execute all such deeds, documents and no-objections on behalf of the Lessor in connection with the creation, perfection and/or enforcement of collateral / security under this Clause 7.1.

- 7.2 The Lessee shall be entitled to freely assign, sublet, or otherwise Transfer this Agreement or its rights hereunder without any restrictions of any nature whatsoever including (without limitation) as part of enforcement proceedings for security purposes or otherwise. The Lessor hereby covenants to fully cooperate and facilitate such assignments, sublettings, or Transfers.
- 7.3 The Lessor hereby covenants to fully cooperate with Lessee and the third party(ies) involved in the assignment, subletting, or Transfer or the enforcement proceedings to effectuate such assignment, subletting, or Transfer or the enforcement proceedings.
- 7.4 The Lessor shall indemnify, defend, and hold Lessee harmless from and against any claims, losses, liabilities, costs, or expenses arising from Lessor's failure to cooperate with the assignment, subletting, or Transfer or the enforcement proceedings or the exercise of Lessee's rights under this Clause 7.
- 7.5 Any assignment, subletting, or Transfer of this Agreement or the rights of the Lessee this Clause 7 shall be subject to the same terms and conditions as set forth in this Agreement.

8. **TAXES**

- 8.1 The Lessor covenant and undertake to make up-to-date payment of all taxes in relation to the Leased Land to the appropriate authorities including but not limited to property taxes, rates, cess, etc., at all times.
- 8.2 The Lessee shall not be liable to pay any tax of any nature whatsoever other than the Taxes under Clause 8.2 hereinabove, and the Lessor shall be liable for any and all taxes of any nature whatsoever in relation to the Leased Land and/or the transactions contemplated under this Agreement.

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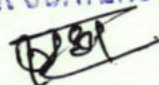


9. **REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE LESSOR**

9.1 The Lessor hereby represent, warrant and covenant to the Lessee as follows:

- (a) The Lessor is the sole and absolute owner of the Leased Land and its title to the Leased Land is clear, valid, marketable, subsisting and free from all Encumbrances. The Lessor has absolute right, full power and authority to grant the lease of the Leased Land to the Lessee to undertake activities in accordance with the provisions of this Agreement including the Permitted Activities;
- (b) The activities proposed to be undertaken by the Lessee under this Agreement including (without limitation) the Permitted Activities (i) are fully permitted under the terms of the title/allotment documents in relation to the Leased Land without any conditions and (ii) do not result in a breach of any agreement or document in relation to the allotment and/or sale of the Leased Land to the Lessor;
- (c) The Leased Land can be used for the purposes of the Permitted Activities and that there are no restrictions under any agreement or document in relation to the allotment and/or sale of the Leased Land to the Lessor, Applicable Laws or any other documents executed by or issued to the Lessor;
- (d) The Lessor acknowledges and agrees that the Monthly Rent is the total consideration which the Lessor shall receive from the Lessee, and that the Lessor and any other third parties (including governmental authorities and the utility providers) are not entitled to any additional payments or consideration of any kind whatsoever;
- (e) The Lessor shall undertake and do all such actions and do and perform all such acts and deeds and execute all documents (including NOCs) as may be necessary or required in connection with the smooth, peaceful and unhindered development and operation of Permitted Activities, as may be requested by the Lessee;
- (f) The Leased Land is not affected by any heritage precincts, storm water drain and the Leased Land is not subject to any wetland, forest or tribal regulations;
- (g) There is free ingress and egress to the Leased Land from the public roads;

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- (h) The Lessor has all requisite power and authority to execute and deliver this Agreement and to perform its obligations under this Agreement;
- (i) This Agreement constitutes the valid and binding obligation of the Lessor, enforceable against the Lessor in accordance with its terms at all times;
- (j) There is no scheme of road widening pending or initiated by the Appropriate Authority against the Leased Land or any portion thereof;
- (k) The Lessor has not received any notice either from the Appropriate Authority for violation of the Applicable Laws or any other legislative enactment, government ordinance, order or notification for acquisition or requisition and the Leased Land is not included in any notified or intended schemes of improvement of any municipal authority or any other public body;
- (l) All taxes, outgoings and all other payments due and payable in respect of the Leased Land have been paid in full up to the date hereof and there are no pending taxes, dues, assessments, fees, charges or similar costs or expenses including water charges and taxes, electricity charges, property taxes, land revenue, ground rents imposed by any statutory, regulatory, municipal or governmental authority, association or other Person having jurisdiction over the Leased Land or any part thereof and that there is no threatened increase or special assessment or reassessment of any such taxes, costs or expenses as on date of execution hereof;
- (m) There are no suits, judgments nor any proceedings (including but not limited to insolvency proceedings), nor any *lis pendens* or other notices of any attachment, either before or after judgment, pending in respect of the Leased Land or any part thereof and there are no judgments of the jurisdictional courts, prohibitory orders or any attachment orders or otherwise any liabilities impacting or affecting the Leased Land or any part thereof;
- (n) There is no proceedings under Income Tax Act, 1961 against the Lessor or against the Leased Land or any part thereof and there is no attachment of the Leased Land or any part thereof by the income tax authorities;
- (o) The Lessors shall not (i) create any Encumbrance on and/or (ii) Transfer, any right, title and interest of the Lessor in the Leased Land or any portion thereof.

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9.2 The Lessors undertake that the representations and warranties set out in the Clause 9.1 shall remain true and accurate in all respects during the entire Lease Term; and the Lessors undertake that all the representations and warranties are true and accurate and not misleading.

10. REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE LESSEES

10.1 The Lessees hereby represents, warrants and covenants that as on the Effective Date:

- (a) The Lessees is entitled and authorized under Applicable Laws and under its constitution documents to enter into this Agreement;
- (b) The execution, delivery and performance of this Agreement has been duly authorized by all necessary actions on its part and that it has legal capacity to undertake its obligations as contemplated in this Agreement; and
- (c) This Agreement constitutes a valid binding obligation of the Lessees enforceable against the Lessees at all times.

11. INDEMNITY/LIMITATION OF LIABILITY

11.1 The Lessor shall defend, indemnify, and hold harmless the Lessee and its affiliates, directors, officers, employees, agents, franchisees, representatives, successors and assigns from and against any claim, liability, demand, loss, damage, judgment or other obligation or right of action (collectively "**Losses**"), which may arise as a result of any of the following:

- (a) Breach of any covenant/obligation under this Agreement and/or misrepresentation under this Agreement, by the Lessor;
- (b) Anything done or omitted to be done due to the negligence or misconduct of the Lessor or its representatives/agents;
- (c) Any third-party action/claim arising on the Lessee and/or the Leased Land including (without limitation) claims made by Person(s) claiming for/under the Lessor or its respective predecessors-in-title and/or claims owing to any obligations of the Lessor or any of them;
- (d) Any claim or action threatening the Lessee's right(s) under this Agreement;
- (e) Any defect or deficiency in the title of the Lessor and/or any Encumbrance in respect of the Leased Land; and/or

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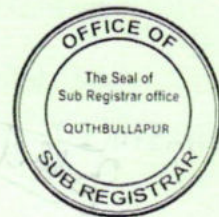
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- (f) The Lessee preserving or attempting to preserve and/or enforcing or attempting to enforce any rights under this Agreement.

12. TERM AND TERMINATION

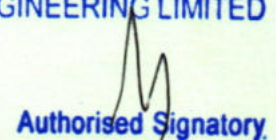
- 12.1 This Agreement shall remain in full force and effect for the entire Lease Term specified herein, unless terminated earlier in strict accordance with the provisions of this Clause 12.
- 12.2 The Lessee shall have the right to terminate this Agreement by giving written notice of not less than 30 (thirty) calendar days to Lessor. On issuance of such notice, this Agreement and the lease shall terminate without any further action or requirement forthwith upon the expiry of such notice period.
- 12.3 Alternate Site Termination: The Lessee shall have the right to terminate this Agreement by giving written notice of not less than 15 (fifteen) days to Lessor upon commencing its commercial operations at the Alternate Site, upon completion of the construction of the Megafactory thereon. Upon issuance of such notice, this Agreement and the lease shall terminate without any further action or requirement forthwith upon the expiry of such notice period. For the purposes of this clause, the capitalized term '**Alternate Site**' shall mean land parcel situated in plot Nos. 85, 86, 87, 88, 89, 90, 91, 92, 118, 119, 120, 121, 122 & 123 Industrial Park-TunikiBollaram, TunikiBollaram Village, Mulugu Mandal of Siddipet District covered under survey number 340 of TunikiBollaram Village, Mulugu Mandal of Siddipet District; and the capitalized term '**Megafactory**' shall mean an operational factory.
- 12.4 In the event that Lessor commits a breach of or makes a misrepresentation under this Agreement, the Lessee shall have the following remedies: (i) Lessee shall provide Lessor with written notice specifying the nature of the breach or misrepresentation ("**Notice to Cure**"). Lessor shall have a period of ninety (90) days from the date of receipt of the Notice to Cure to remedy the breach or misrepresentation. If the breach or misrepresentation is not cured by Lessor within the ninety (90) day cure period, Lessee shall have the right to terminate this Agreement by providing written notice to Lessor ("**Termination Notice**"). Upon issuance of the Termination Notice, this Agreement shall be deemed terminated without any further action or requirement. In the event of termination pursuant to this Clause 12.4, Lessor shall be liable to indemnify Lessee for any and all losses, damages, costs, expenses, claims, or liabilities suffered by Lessee as a direct result of the breach, misrepresentation, or termination, including but not limited to:

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- (a) Relocation Costs: Lessor shall reimburse Lessee for all relocation costs incurred by Lessee as a result of the termination;
- (b) Business Losses: Lessor shall indemnify Lessee for any business losses, disruptions, or interruptions suffered by Lessee due to the breach, misrepresentation, or termination; and
- (c) All other Damages: Lessor shall compensate Lessee for any and all other damages, costs, expenses, liabilities, losses directly or indirectly resulting from or connected to the breach, misrepresentation and/or termination.

- 12.5 In the event, the Lessee has fully ceased to commercially or otherwise operate from the Leased Land and the Lessee has removed all its equipment and machinery from the Leased Land, the Lessor has the right to request the Lessee in writing for a written confirmation on the same. In the event the Lessee confirms in writing that it has ceased to operate from the Leased Land and that it has removed all its equipment and machinery from the Leased Land, the Lessor shall have the right to terminate this Agreement by giving written notice of not less than 30 (thirty) calendar days to Lessor. On issuance of such notice, this Agreement and the lease shall terminate without any further action or requirement forthwith upon the expiry of such notice period.
- 12.6 The Lessor expressly acknowledges and agrees that, save and except as provided in Clause 12.5, it shall not have any termination rights under this Agreement, and no termination shall be initiated by Lessor.
- 12.7 In the event of a failure by Lessee to pay the Monthly Rent as stipulated in this Agreement, Lessor's rights shall be limited to recovering the outstanding dues from Lessee. Lessor shall not have the right to terminate this Agreement for such default.
- 12.8 Notwithstanding anything to the contrary contained in this Agreement, it is acknowledged and agreed by the Parties that the Lessee shall have sole and exclusive rights, title and interest, on a freehold basis, in the Structures, other structures, improvements, equipment, machinery, furniture, interior design, works and art and other allied structures / items as part of the interior works, information technology equipment, etc. installed / used as part of the Permitted Activities and/or installed/used/developed by the Lessee on the Leased Land (collectively, "**Lessee Improvements**").
- 12.9 The Parties further agree and acknowledge that the Lessee shall, at its sole discretion, be entitled to remove and retain to itself any and all of the Lessee Improvements upon expiry or earlier termination of this Agreement without any interference and/or claims from the Lessor.

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12.10 Upon the expiry or earlier termination of this Agreement, the Lessee shall be under no obligation to restore the Leased Land and / or to remove any of the Lessee Improvements. If Lessee chooses not to remove any part of the Lessee Improvements upon the termination or expiry of this Agreement, such Lessee Improvements shall be left on the Premises. If the Lessee leaves any part of the Lessee Improvements on the Leased Land upon the expiry or earlier termination of this Agreement, the Lessee acknowledges and agrees that (i) such Lessee Improvements left on the Leased Land shall be deemed to have vested with the Lessor on an "as is" basis, without any warranties, representations, or obligations on the part of the Lessee, (ii) the Lessor shall have no claims, demands, liabilities, or causes of action against Lessee with respect to the condition, quality, operation, maintenance, or any other aspect of such Lessee Improvements and (iii) the Lessee shall have no further obligations or responsibilities in relation to the Lessee Improvements left on the Premises.

13. **ARBITRATION**

Any dispute arising out of this Agreement whether it be regarding the interpretation of the clauses or disputes arising under this Agreement shall be referred to arbitration which will be governed under provisions of the Arbitration and Conciliation Act of 1996. Such arbitration shall be presided by a panel of three arbitrators with the Lessor and the Lessee appointing one arbitrator each and such appointed arbitrators together appointing the third arbitrator. The arbitration proceedings shall be carried in English language. The venue and seat of arbitration shall be Hyderabad.

14. **OTHER MATTERS**

14.1 Relationship

This Agreement between the Parties is on a principal-to-principal basis and this Agreement shall not create a partnership, agency, or association of persons, employer-employee relationship either between the Parties and the employees of the other Party. The project contemplated by this Agreement is not in the nature of a partnership as contemplated either by the Indian Partnership Act, 1932, or by the Income Tax Act, 1961.

14.2 Entire Agreement

This Agreement shall constitute the entire understanding between the Parties in relation to the subject matter hereof and supersedes all prior understandings, letters of intent, agreements, contracts etc., whether oral or written, between the Parties.

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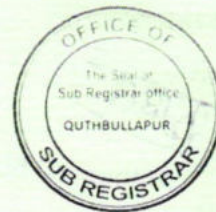
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14.3 Waiver

- (a) The Lessor hereby acknowledges and confirms that, as of the Effective Date, the Lessor does not have any claims, demands, disputes, liabilities, or causes of action of any nature whatsoever in relation to any matters connected to the previous arrangements, agreements, understandings, commitments, whether written or oral, pertaining to the lease of the Leased Land and/or the Existing Lease Arrangement. The Lessor hereby grants a full, unconditional, and irrevocable waiver of any and all claims against Lessee in relation to any matters connected to the previous arrangements, agreements, understandings, commitments, whether written or oral, pertaining to the lease of the Leased Land and/or the Existing Lease Arrangement. The Lessor releases and forever discharges Lessee from any and all claims, actions, demands, suits, or liabilities, whether known or unknown, that may have arisen under or in connection with the previous arrangements, agreements, understandings, commitments, whether written or oral, pertaining to the lease of the Leased Land and/or the Existing Lease Arrangement. The Lessor covenants and agrees that it shall not assert, commence, maintain, or pursue any claims, actions, demands, suits, or liabilities of any kind whatsoever against Lessee in relation to any matters connected to the previous arrangements, agreements, understandings, commitments, whether written or oral, pertaining to the lease of the Leased Land and/or the Existing Lease Arrangement.
- (b) Any term or condition of this Agreement may be waived at any time by the Party that is entitled to the benefit thereof, but no such waiver shall be effective unless set forth in a written instrument duly executed by or on behalf of the party waiving such term or condition. All remedies either under this Agreement or by law or otherwise afforded, will be cumulative and not alternative.

14.4 Severability

If for any reason whatsoever, any provision of this Agreement is or becomes, or is declared by a court of competent jurisdiction to be, invalid, illegal or unenforceable, then the Parties will negotiate in good faith to agree on such provision to be substituted, which provisions shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability.

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14.5 Modifications

This Agreement may only be modified, varied or amended by a written instrument duly executed by the Parties. Any understanding after the execution of this Agreement that is arrived at between the Parties under this Agreement shall always be in writing.

14.6 Notices

All notices, instructions, intimations and other communications for purposes of this Agreement shall be given in writing and may be given by electronic mail communication or personal delivery or by sending the same by pre-paid registered mail addressed to the Party concerned at its address set forth hereinbelow or any other address subsequently notified to the other parties for the purposes of this Clause and shall be deemed to be effective upon receiving a delivery receipt (in the event of electronic mail communication), 3 (three) days after posting (in case of regular post), 24 (twenty four) hours after dispatch (in the event of registered mail) or at the time of delivery (in the event of personal delivery):

Lessor:

Swastik Coaters Private limited

Plot No. 90/C,Phase-I IDA, Jeedimetla,
Hyderabad - 500037, Telangana,India

E-mail : csfulgautam@azad.in

Lessee:

Azad Engineering Limited,90/C,90/D,
Phase 1 I.D.A, Jeedimetla Hyderabad
Hyderabad- 500055, Telangana, India

E-mail:cs@azad.in

14.7 Counterparts

This Agreement has been executed and registered in 1 (one) original and 1 (one) counterparts. The original of the Agreement shall be retained by the Lessee and the counterpart shall be retained by the Lessor.

14.8 Stamp Duty and, Registration Fee

The stamp duty, registration fees, charges or any other levy, payable in respect of this Agreement shall be borne and paid by the Lessee. Each Party shall bear and pay the legal fees and costs of their respective Advocates and Solicitors.

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14.9 Jurisdiction and Governing Laws

This Agreement shall be governed and construed in accordance with the laws of India and shall be subject to all Applicable Laws, rules, regulations as may be in force from time to time. Subject to Clause 13, the Parties agree to submit to the exclusive jurisdiction of courts at Hyderabad, India.

14.10 Confidentiality

Each Party shall keep confidential any information provided either in writing or orally by the other Party in relation to or for this Agreement (save for disclosure to its professional advisers appointed to give advice in relation to the project); provided, however, that this Clause shall not apply to information that was or is (i) known to a receiving Party prior to the disclosure by the other Party, (ii) in the public domain, or (iii) received by a Party from a third party. This clause shall survive any termination of this Agreement.

14.11 Survival

Notwithstanding anything to the contrary, the following provisions of this Agreement shall survive any termination or expiry of this Agreement: (a) Clause 5.8 (*Security Deposit*); (b) Clause 5.9 (*Payment for Structures*); (c) Clause 9 (*Representation, Warranties and Covenants of the Lessor*); (d) Clause 11 (*Indemnity/Limitation of Liability*); (e) Clause 13 (*Arbitration*); (f) Clause 14.6 (*Notices*); (g) Clause 14.9 (*Jurisdiction and Governing Laws*); (h) Clause 14.10 (*Confidentiality*); and (i) Clause 14.11 (*Survival*).

Schedule I

All that is piece and parcel of non-agricultural land measuring **5178.8 Square.Yards** comprised in **Plot Number 90/C**, in **Survey Numbers 298/A and 299/2**, Situated at Phase -I, IDA **Jeedimetla Village**, Quthbullapur Mandal, under GHMC circle, Medchal - Malkajgiri District, , Telangana State and bounded by:

NORTH : ROAD NO. 14 AND APIIC LTD
SOUTH : HMT BOUNDARY
EAST : PLOT NO. 90/D
WEST : PLOT NO. 90/B

[THE REMAINDER OF THIS SHEET IS INTENTIONALLY LEFT BLANK]

FOR SWASTIK COATERS PRIVATE LTD.

Authorised Signatory

For AZAD ENGINEERING LIMITED

Authorised Signatory

~~1~~
Bk - 1, CS No 27331/2023 & Doct No
26080/2023. Sheet 22 of 25 Sub Registrar
Quthbullapur

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For ASAD ENGINEERING

Authorized Signatory



IN WITNESS WHEREOF, the Parties have executed this **AGREEMENT** on the date first written hereinabove in the presence of the witnesses attesting hereunder.

SIGNED AND DELIVERED]
by the within named 'Lessor']
SWASTIK COATERS PRIVATE LIMITED]

SIGNED AND DELIVERED]
For and behalf of the within named 'Lessee']
AZAD ENGINEERING LIMITED]

in the presence of:

1. *K. Sathish Raju*
2. *[Signature]*

For AZAD ENGINEERING LIMITED

[Signature]
Authorised Signatory

For SWASTIK COATERS PVT. LTD.

[Signature]
Authorised Signatory

Bk - 1, CS No 27331/2023 & Doct No
26080/2023. Sheet 23 of 25 Sub Registrar
Quthbullapur

For AZAD ENGINEERING LIMITED

Authorized Signatory

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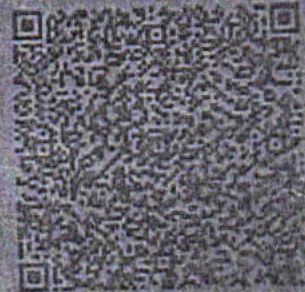


భారత ప్రభుత్వం
GOVERNMENT OF INDIA

విద్యాసాగర్ పెంటకోట
Vidhyasagar Pentakota



పుట్టిన సంవత్సరం/Year of Birth: 1986
పురుషుడు / Male



6109 4777 0506

[Handwritten signature]

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



Download Date: 28/02/2020



ఫుల్ కుమార్ గౌతమ్
Ful Kumar Gautam
పుట్టిన తేదీ/DOB: 28/10/1988
పురుషుడు/ MALE

Issue Date: 09/11/2019

2063 1816 3640
VID : 9126 7005 6307 5184

నా ఆధార్, నా గుర్తింపు

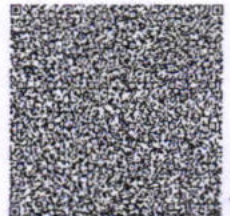


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



చిరునామా:
7-50/505 ఫ్లాట్ నెం 505 బి కె గోల్డెన్ హోమ్స్, కపిల
నగర్, హైదరాబాద్, హైదరాబాద్, కేవీ
రంగాయ్య,
తెలంగాణ - 500091

Address:
7-50/505 FLAT NO 505 BK GOLDEN
HOMES, KAPILA NAGAR, Hydershakote,
HYDERSHAKOTE, Hydershakote, K.v.
Rangareddy,
Telangana - 500091



2063-1816 3640
VID : 9126 7005 6307 5184

1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



జాధవ గిరధారి చాంద్రావ
Jadhav Girdhari Chandrao
జన్మ తారీఖ్/ DOB: 12/08/1996
పురుష / MALE



9466 9016 1786

आधार-सामान्य माणसाचा अधिकार



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పతా:
మార్కెట్: జాధవ చాంద్రావ, మ.
బల్లాఠ్ పోస్ట్, మాతుల తా.
బోకర్, బల్లాఠ్, నందెడ్,
మహారాష్ట్ర - 431801

Address:
S/O Jadhav Chandrao, at ballal post
market is bhokar, Ballal, Nanded,
Maharashtra - 431801

9466 9016 1786

Aadhaar-Aam Admi ka Adhika



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Unique Identification Authority of India
Government of India

సమూహ సంఖ్య / Enrollment No.: 0000/00225/49995

To
కారుకొండ సతీరాజు
Karukonda Sathi Raju
S/O Karukonda Karunakar
2-9-7 Venkat Nagar
Venkat Nagar
Kakinada
Engg.college
East Godavari
Andhra Pradesh 533003
9848598998

20/05/2011
310447527



MA104475279FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5105 7526 9072

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India



కారుకొండ సతీరాజు
Karukonda Sathi Raju
పుట్టిన తేదీ / DOB : 26/08/1984
పురుషుడు / Male



5105 7526 9072

ఆధార్ - సామాన్యని హక్కు

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26080/2023. Sub Registrar
Sheet 24 of 25 Quthbullapur

K. Sathish

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 508EVX270923

Bank Code : SBIN

Payment : NB

Remitter Details

Name	AZAD ENGINEERING LIMITED
PAN Card No	AAECA9452H
Aadhar Card No	
Mobile Number	*****284
Address	HYDERABAD

Executant Details

Name	SWASTIK COATERS PRIVATE LIMITED
Address	HYDERABAD

Claimant Details

Name	AZAD ENGINEERING LIMITED
Address	HYEDRABAD

Document Nature

Nature of Document	Lease Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	QUTHBULLAPUR

Amount Details

Stamp Duty	42760
Transfer Duty	0
Registration Fee	4300
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	48110
Total in Words	Forty Eight Thousand One HundredTen Rupees Only
Date(DD-MM-YYYY)	27-09-2023
Transaction Id	6464142825235

Stamp & Signature

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 508EVX270923

Bank Code : SBIN

Payment : NB

Remitter Details

Name	AZAD ENGINEERING LIMITED
PAN Card No	AAECA9452H
Aadhar Card No	
Mobile Number	*****284
Address	HYDERABAD

Executant Details

Name	SWASTIK COATERS PRIVATE LIMITED
Address	HYDERABAD

Claimant Details

Name	AZAD ENGINEERING LIMITED
Address	HYEDRABAD

Document Nature

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Date(DD-MM-YYYY)	27-09-2023
Transaction Id	6464142825235

Stamp & Signature



e- STAMPS

Document Registration e-Challan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	AZAD ENGINEERING LIMITED
Mobile Number	8686244284
Challan Number	508EVX270923
PassCode	KqvtM

Bk - 1, CS No 27331/2023 & Doct No 26080/2023. Sheet 25 of 25 Sub Registrar Quthbullapur