

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 01-10-2020 11:10 AM

Fee Receipt No	: 202002111004884	Receipt Date	: 01/10/2020
Name	: M/S LENSART SOLUTIONS PVT.LTD.THUR DIRECTOR MR. PEYUSH BANSAL,	Document S. No.	: 202001111004643
Address	: W-123 ,GREATER KAILASH PART-2, ,DELHI ,SOUTH DELHI		
Document Type	: Sale Deed		
Face Value	: ₹ 335000000	Evaluated Value	: ₹ 282432400
Ord-Registration Fee	: ₹ 3350000	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 6030000	Stamp Duty	: ₹ 20100000
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 29480300
		Total Amount	: ₹ 29480300

Mode of Payment (#Mode Number Amount #)

DD 12224 ₹ 29480300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR



28/10/20
4884

SALE DEED

This SALE DEED (hereinafter referred to as "Deed") is executed at Bhilwadi (District Alwar, Rajasthan), on this the 1st October, 2020 ("Execution Date"), by and between:

A and N Autocast Private Limited, a Company incorporated under the laws of India, having its Registered Office at Param Guru Chhaya Farm, 40, Ghitorni Opp. NBCCL, Mehrauli - Gurgaon Road, New Delhi 110030, through its Authorised Signatory Mr. Arun Jalan, authorised vide Board Resolution dated 4th September 2020 in this regard, hereinafter referred to as the "First Party" and/or "Seller".

AND

Lenskart Solutions Private Limited, a Company incorporated under the laws of India, having its Registered Office at W-123, Greater Kailash Part-2, New Delhi-110048, through its Director Mr. Peyush Bansal, authorized vide Board Resolution dated 23rd September 2020 hereinafter referred to as the "Second Party" and/or "Buyer".

The expressions 'First Party/Seller' and 'Second Party/Buyer', wherever they occur in the body of this Deed shall mean and include their respective parties, legal representatives, administrators, successors, executors, nominees, predecessors and successors in interest and assignees of their respective part.

In this Deed, the First Party/Seller and the Second Party/Buyer are individually referred as the "Party" and collectively as the "Parties".

RECITALS:

- WHEREAS the First Party has confirmed and represented to the Second Party that the Industrial Plot bearing No. SP - 9, 10 and 11 admeasuring 42270 sq. mts., in Industrial Area Kaharani (Bhilwadi Extension), District Alwar (Rajasthan), and as described in **Schedule 1**, (hereinafter referred to as "**Scheduled Property**") was initially allotted by the Rajasthan State Industrial Development & Investment Corporation Ltd. (hereinafter referred to as "**RIICO**" or "**Lessor**") to M/s Sunbeam Auto Limited (hereinafter referred to as "**Original Lessee**") vide Allotment Letter dated 25.05.2010.

For A And N Autocast Private Limited


Director / Authorised Signatory

For Lenskart Solutions Private Limited


Authorised Signatory/Director

आ पंजीकृत भिवाडी



- II. WHEREAS the First Party has confirmed and represented to the Second Party that upon issuance of the aforesaid Allotment Letter and letter confirming the change of name to the Original Lessee, a Lease Deed dated 30.08.2010 was executed between the RIICO and the Original Lessee in relation to the Scheduled Property for a total period of 99 years, commencing from 25.05.2010 (hereinafter referred to as "**Original Lease**"). The Original Lease was registered as Document SI. No. 2010003281 at Page no. 81 of Book-I Vol. 331 in the office of the Sub-Registrar, Bhiwadi (and pasted in the Addl. Book No. I, Vol. 1074, Document SI. No. 2010003281 at pages 256-266 in the same office). The Original Lease was granted for the purpose of setting up of an industrial unit for manufacturing auto parts.
- III. WHEREAS the First Party has confirmed and represented to the Second Party that the Original Lessee had carried out construction over the Scheduled Property (comprising of a shed admeasuring 8,918 sq. mts.) and was carrying on its business of manufacturing of auto parts from the Scheduled Property in compliance with the terms of Allotment Letter dated 25.05.2010 and Original Lease, and subsequently the Original Lessee has assigned its leasehold rights and interests in the Scheduled Property in favour of the First Party, for valid consideration, and upon duly obtaining all necessary approvals, consents and permissions from RIICO for Sale (described in detail below).
- IV. WHEREAS the First Party has confirmed and represented to the Second Party that, an Amended Lease Deed was executed between the RIICO and the First Party on 11.02.2019 and the name of the First Party was substituted in place of the Original Lessee, thereby making the First Party a lessee to the Scheduled Property under RIICO on the same terms and conditions as mentioned in the Original Lease (hereinafter referred to as "**Amended Lease Deed**"). The Amended Lease Deed was registered as Document SI. No. 201903111102742 at Page no. 35 of Book-1, Vol- 565, in the office of the Sub-Registrar, Bhiwadi (and pasted in the Addl. Book No. I, Vol. 2005, Document SI. No. 201903111102742 at pages 662-667, in the same office).
- V. WHEREAS the First Party has confirmed and represented to the Second Party that pursuant to the execution of the Amended Lease Deed, the First Party became the sole lawful lessee in respect of the Scheduled Property, and its leasehold rights to the same as on the date of execution of this Deed are valid and subsisting, and that it is in an exclusive

For A And N Autocast Private Limited

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For Eanskart Solutions Private Limited


Director/Authorised Signatory


Authorised Signatory/Director

उप पंजीयक, भिवाड़ी

Presentation Endorsement

आज दिनांक 01 माह 10 सन् 2020 को 11:09 AM बजे
श्री/श्रीमती/सुध्री M/S A AND N AUTOCAST PVT.LTD. THRU MR. ARUN
JALAN पुत्र/पुत्री/पति श्री SH. RATAN LAL
उम्र 60 वर्ष, जाति JHALAN, व्यवसाय Business
निवासी House No.: FLAT NO.103/97, Colony: VILLAGE
SIKANDERPUR GHOSI, Area: -, City: GURGAON, Pin code: 122002,
District: GURGAON, State: HARYANA
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202001111004643

Sale Deed (Conveyance Deed)

हस्ताक्षर उप पंजीयक,
BHIWARI

Fees Receipt Endorsement

रसीद नं.	202002111004884
दिनांक	01-10-2020
पंजीयन शुल्क ₹	3350000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	20100000
कमी सरचार्ज शुल्क ₹	6030000
कुल योग	29480300

202001111004643

Sale Deed (Conveyance Deed)

उप पंजीयक, BHIWARI

and peaceful possession of the said Scheduled Property; and further, that there are no impediments or threats to its use, occupation and enjoyment of the Scheduled Property as on date, nor is there any impediment for it to sell, assign and transfer its entire leasehold rights in relation thereto to the Second Party after obtaining permission from RIICO.

VI. WHEREAS the First Party has represented to the Second Party that it has the absolute right, title and full power to sell, convey and transfer unto the Second Party by way of sale/transfer of leasehold rights in the Scheduled Property and that the First Party has not done anything knowingly and/or unknowingly by which their rights and power to sell/transfer their lease hold rights and convey the Scheduled Property to the Second Party is diminished.

VII. WHEREAS the First Party for its *bonafide* needs and requirements has agreed to sell and transfer and the Second Party has agreed to purchase the Scheduled Property with all the rights, title, and interests, easements, privileges and appurtenances thereto, for the purposes of setting up manufacturing facility, subject to the approval and consent of RIICO and any other concerned regulatory authority as may be required, at the cost of Second Party, for a total sale consideration amount of INR 33,50,00,000/- (Rupees Thirty-Three Crore Fifty Lakh only), by relying on the undertakings and representations and warranties of the First Party inter-alia, as to its marketable and unencumbered leasehold interest.

VIII. WHEREAS the First Party has obtained the requisite No Objection Certificate from the RIICO Office, Bhiwadi on 04.09.2020 vide their letter ref no. 1670 to sell its leasehold rights on the Scheduled Property following the terms and conditions stipulated therein and confirms to the Second Party that the Scheduled Property can be used for the manufacturing for which both Parties are executing this Deed.

IX. AND WHEREAS, now the Parties hereby agree to execute this Deed subject to the terms and conditions set forth herein.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

For AAnd N Autocast Private Limited


Director / Authorised Signatory

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For Lenskart Solutions Private Limited


Authorised Signatory/Director

उप पंजीयक, भिवाड़ी

Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकार

- 1 श्री/श्रीमती/मुथ्री M/S A AND N AUTOCAST PVT.LTD. THRU MR. ARUN JALAN, पुत्र/पुत्री/पति श्री SH. RATAN LAL, व्यवसाय Business जति JHALAN
House No.: FLAT NO. 103/97, Colony: VILLAGE SIKANDERPUR GHOSI, Area: -, City: GURGAON, Pin code: 122002, District: GURGAON, State: HARYANA
- 2 श्री/श्रीमती/मुथ्री M/S LENSART SOLUTIONS PVT.LTD. THRU DIRECTOR MR. PEYUSH BANSAL, पुत्र/पुत्री/पति श्री SH. BAL KISHAN BANSAL, व्यवसाय Business जति BANSAL
House No.: W-123, Colony: GREATER KAILASH PART-2, Area: -, City: DELHI, Pin code: 110048, District: SOUTH DELHI, State: DELHI



Executant
Age : 60
Signature :



Claimant
Age : 36
Signature :

ने लेख्यपत्र Sale Deed (Conveyance Deed) को पढ़ मुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 335000000/- पूर्व में / मेरे समक्ष / मैं से रु 335000000/- 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 हैं।

अनु क्र. गवाहों का नाम व पता

छायाचित्र

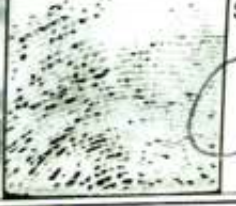
अंगूठा

हस्ताक्षर

- 1 Name: श्री/श्रीमती/मुथ्री MR. MAHESH KUMAR KABRA, पुत्र/पुत्री/पति श्री LATE SH. S.N. KABRA जति BANIA
Age: 55
Add: House No.: 803, Colony: SANSKRITI APARTMENT, GH-5, SECTOR-10A, Area: -, City: GURGAON, Pin code: 122001, District: GURGAON, State: HARYANA
- 2 Name: श्री/श्रीमती/मुथ्री MR. SMEER CHOPRA, पुत्र/पुत्री/पति श्री MR. RAMESH CHOPRA जति PUNJABI
Age: 51
Add: House No.: 14/908, Colony: HERITAGE CITY, SIKANDERPUR GHOSI, Area: -, City: GURGAON, Pin code: 122002, District: GURGAON, State: HARYANA



Signature



Signature

202001111004643

उप पंजीयक, BHIWARI

Sale Deed (Conveyance Deed)

and transfers by way of sale his leasehold rights in the Scheduled Property, as more particularly described in Schedule 1, in favour of the Second Party, free and clear of all encumbrances, together with all the things permanently attached thereto and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the Scheduled Property and all the estate, right, title, interest, use, possession, benefit, and demand whatsoever at law or otherwise of the First Party in the Scheduled Property to and for the use and benefit of the Second Party absolutely and forever.

2. Payment of Consideration Amount

2.1 In consideration of the sale/transfer of the Scheduled Property, the Second Party shall pay the total sale consideration amount for a sum of INR 33,50,00,000/- (Rupees Thirty-Three Crore and Fifty Lakh) ("Consideration Amount") to the First Party, payable in the following manner:

(a) Demand Draft number 012227 dated 29.09.2020 drawn on HDFC Bank of Rs 33,16,50,000 (Rupees Thirty-Three Crore Sixteen Lakh Fifty Thousand);

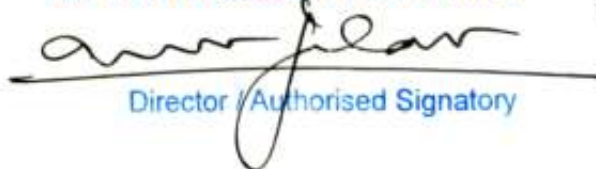
(b) Demand Draft number 012230 dated 30.09.2020 drawn on HDFC Bank of INR 8,37,500 (Rupees Eight Lakh Thirty-Seven Thousand Five Hundred); and

(c) TDS vide Challan Serial Number 34133 dated 29.09.2020 of INR 25,12,500 (Rupees Twenty-Five Lakh Twelve Thousand Five Hundred) deducted and payable by the Second Party as a part of the total Consideration Amount.

2.2 Upon receipt of the sale Consideration Amount by the First Party, the First Party has handed over the actual physical vacant possession of the Scheduled Property to the Second Party and the Second Party now has full right to use, enjoy, sell and transfer the same as the owner without any hindrance or objection from the First Party or any person claiming under First Party.

3. The Parties agree that the transfer of the Scheduled Property in the name of Second Party as a 'Lessee' in RIICO records is a condition precedent for completion of the transaction set forth in this Deed. Therefore, the First Party hereby undertakes that if any other

For A And N Autocast Private Limited


Director / Authorised Signatory

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For Lenskart Solutions Private Limited


Authorised Signatory/Director

उप पंजीयक, निवाड़ी

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 335000000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 20100000 पर कमी पंजीयन शुल्क रु 3350000, सरचार्ज राशि 6030000 कुल रु 29480000 रसीद संख्या 202002111004884 दिनांक 01-10-2020 में जमा किये गये हैं।
अतः दस्तावेज को रु 20100000 के मुद्रांकों पर निष्पादित माना जाता है।

202001111004643

Sale Deed (Conveyance Deed)

उप पंजीयक, BHIWARI

Registration Endorsement

आज दिनांक 01/10/2020 को
पुस्तक संख्या 1 जिल्द संख्या 601 में
पृष्ठ संख्या 182 क्रम संख्या 202003111102891 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2152 के
पृष्ठ संख्या 519 से 536 पर चस्पा किया गया।

202001111004643

Sale Deed (Conveyance Deed)

उप पंजीयक, BHIWARI

of this Deed or for completion of this transaction or for transferring the name of Second Party in the records of RIICO or any other authority, the same shall be signed and executed by the First Party, as and when required by the Second Party, without any delay or demur.

4. The Second Party has paid, and shall be liable to pay, all the expenses in connection with this Deed and for Transfer of the Scheduled Property from the First Party to the Second Party, including Stamp duty, registration charges, transfer fee and any other charges incidental to the execution of the Deed and transfer of the Scheduled Property.
5. All the payments and deposits, if any, paid by the First Party to RIICO shall enure to the benefit of the Second Party for all intents and purposes.
6. The First Party has removed and taken away all its plant & machineries, other miscellaneous assets, tools & equipment, raw material, finished and semi-finished stocks etc. lying and/ or installed in the Scheduled Property at its own cost.

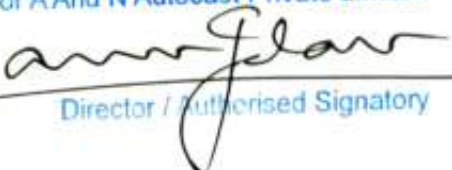
7. Representations & Warranties of the First Party

The First Party represents and warrants to the Second Party that as on the Execution Date of this Deed:

- 7.1 the First Party has the absolute right, power and authority to sell and transfer its leasehold rights in the Scheduled Property to the Second Party in the manner stated herein and that there are no impediments, or restraints or injunctions against the First Party from being able to do so and that all the requisite approvals required from a third party/authority in the instant transaction for the sale cum transfer of the leasehold rights in the Scheduled Property in the name of the Second Party, has been duly obtained by the First Party;
- 7.2 the First Party has clear and marketable title to the Scheduled Property and there are no encumbrances, hypothecation, mortgages, charges, court attachments, claims, demands, litigation, insolvency or bankruptcy proceedings and other legal impediment subsisting or, to the knowledge of the First Party, threatened upon the Scheduled Property;

For AAnd N Autocast Private Limited

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Director / Authorised Signatory

For Lenskart Solutions Private Limited


Authorised Signatory/Director

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7.3 no notice for acquisition, cancellation, or revocation of leasehold rights of the Scheduled Property has been issued by and/or received from RIICO and/or by other competent authorities with regard to the Scheduled Property by the First Party;

7.4 the Scheduled Property is free from any encroachment or trespassers and there are no pathways upon the Scheduled Property;

7.5 there is no order of attachment on the Scheduled Property by the Income Tax Authority or any other authorities under law for the time being in force;

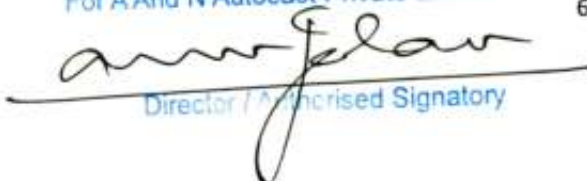
7.6 the First Party has not done or caused to be done, either directly or indirectly, any act or deed, including without limitation, entering into any, agreement to sale, lease, sub-lease or license in respect of the Scheduled Property and any part thereof, parting with possession thereof whether in part or full to any persons which in any manner may prejudicially affect the rights of the Second Party to the Scheduled Property in any manner whatsoever;

7.7 there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature are pending, threatened against or with respect to the Scheduled Property and there is no order restraining the First Party under any said suit from selling the Scheduled Property and the First Party assures the Second Party that the rights acquired by it under this Deed shall not be affected in any manner;

7.8 no insolvency and bankruptcy proceedings have been initiated against the First Party;

7.9 the First Party has, simultaneously upon execution hereof handed over all the original/certified/photocopies of documents in its possession in respect to the Scheduled Property to the Second Party and all such documents provided to the Second Party does not contains any untrue statement of material fact or omits to

For A And N Autocast Private Limited


Director / Authorised Signatory

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For Lenskart Solutions Private Limited


Authorised Signatory/Director

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state a material fact which would make the statements contained therein false or misleading;

- 7.10 the First Party does not stand guarantor for any person or property which adversely affects the title of the First Party to the Scheduled Property or the right of the First Party from transferring and/or dealing with the Scheduled Property as per the terms hereof;
- 7.11 there is no injunction, attachment order or any other order passed or threatened to be passed by any Court, Tribunal, or concerned authority for any tax or other dues disentitling or restraining the First Party from dealing with the Scheduled Property or entering into these presents;
- 7.12 the First Party has not or had not granted any right of way or easement or licenses or any other rights to any person over the Scheduled Property and that no such right has become effective by prescription or otherwise howsoever and that none of the occupiers or owners of the adjoining property or their tenants have public use or any access to any part of the Scheduled Property for passing or accessing the Scheduled Property;
- 7.13 there exists no arrangement with any authority or any other body or person whereby full beneficial enjoyment of the Scheduled Property is restricted, terminated, extinguished or curtailed or whereby any sum of money had become charged or payable out of the Scheduled Property;
- 7.14 it has not defaulted with regard to the payment of any taxes, charges, duties, levies, cesses and all other public dues of whatsoever nature with respect to the Scheduled Property or which can adversely affect the title of the Scheduled Property and the same are duly paid up to the date of execution of this Sale Deed to the concerned person and/or authorities;
- 7.15 all information, documents and records maintained by the First Party in respect of the Scheduled Property have been disclosed to the Second Party by the First Party;

For A And N Autocast Private Limited


Director / Authorised Signatory

For Lenskart Solutions Private Limited


Authorised Signatory/Director:

उप पंजीयक, मिवाड़ी

- 7.16 the execution, delivery and performance of the transaction contemplated herein will not conflict with, or result in the breach or violation of, any applicable law or any contract, agreement, or instrument to which the First Party is a party to, or which affects the Scheduled Property;
- 7.17 it has taken all corporate action necessary to authorize the execution and delivery of this Deed and all ancillary documents executed and delivered in connection herewith;
- 7.18 it has been in compliance with the terms and conditions, provisions stipulated in the Allotment Letter, Original Lease, Amended Lease Deed, related documents and all applicable laws;
- 7.19 the lease period of the First Party under the Amended Lease Deed read with the Original Lease is valid and subsisting, and neither the First Party nor its predecessor have committed any act or default that would result in forfeiture of the lease or render it liable to be surrendered or terminated; and
- 7.20 it shall do all things necessary to ensure that these representations and warranties hold true until the conclusion of the transaction contemplated under this Deed.

8. Representations & Warranties of the Second Party

The Second Party hereby represents and warrants to the First Party that as on the Execution Date:

- 8.1 The Second Party has sufficient immediately available funds to pay the Consideration Amount and all other amounts payable pursuant to this Deed or otherwise necessary to consummate all the transactions contemplated hereby, subject to the terms of the Deed;
- 8.2 None of the funds used by the Second Party to purchase the Scheduled Property were derived, either directly or indirectly, in a manner that constitutes a violation of the anti-money laundering law applicable to it; and

For AAnd N Autocast Private Limited

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Director / Authorized Signatory

For Lenskart Solutions Private Limited


Authorised Signatory/Director

उप पंजीयक, भिवाड़ी

- 8.3 The Second Party represents that it will perform and abide by all obligations under the Original Lease as required by RIICO, post execution of this Sale Deed.

9. Covenants

9.1 The First Party shall have no objection against the Second Party registering its name as the lessee/owner of the Scheduled Property in the records of RIICO and of such other authorities, bodies or agencies as may be necessary.

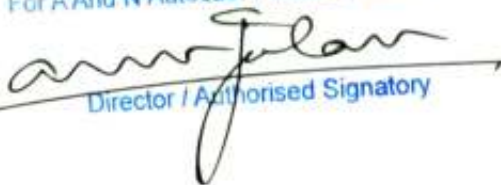
9.2 The First Party shall undertake all necessary steps, including but not limited to execution of documents, deeds, forms, affidavit, undertakings, papers, applications, make personal appearances and otherwise co-operate for transfer of name of the Second Party in the records of RIICO and of such other authorities, bodies or agencies as may be necessary after execution and registration of this Deed.

9.3 The First Party shall extend its full co-operation for obtaining necessary approvals and waivers under applicable laws and undertaking all such acts as are required to give effect to the transaction contemplated under this Deed.

10. Indemnity

The First Party indemnifies and agrees to keep the Second Party indemnified against all losses, liabilities, injury, claims, damages, proceedings, actions, expenses or cost (including attorney's cost and expense) on account of any error in the representation and covenants or any breach of the terms of this Deed, or on account of any claim from any third party in respect of the Scheduled Property, or on account of any legal defect in the ownership and title of the leasehold rights of the First Party or due to non-compliance of applicable laws, existing approvals or licenses, or any order of any governmental authority, or due to any negligence, willful misconduct, fraud or misrepresentation .

For A And N Autocast Private Limited


Director / Authorised Signatory

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For Lenskart Solutions Private Limited


Authorised Signatory/Director

उप पंजीयक, मिवाड़ी

11.1 The First Party agrees and undertakes that:

- (i) In the event, any demand is raised at any point of time in respect of any dues, pending taxes, fire station charges, cess amounts or other levies & charges ("Charges") payable under the RIICO Rules with regard to the Scheduled Property for Charges unpaid, unresolved, due, disputed or outstanding up to the date of the execution of the Sale Deed, the First Party shall pay the same; and
- (ii) In the event any outstanding penalties are imposed on the Second Party at any point of time, for any of the foregoing defaults in respect of the Scheduled Property upto the date of the execution of the Sale Deed, the First Party shall pay the same.

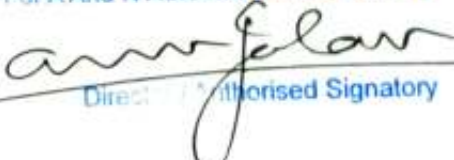
11.2 The First Party undertakes and agrees that till the change of name of the Second Party as a Lessee with regard to Scheduled Property in RIICO records and/ or other authorities, the First Party shall neither enter into any agreement to sell in respect of the Scheduled Property or any part thereof, nor shall create any charges, mortgage, lien or any arrangement or other encumbrance in respect of the Scheduled Property in any manner whatsoever.

12. As required under the Income Tax Rules, the respective PAN cards of the First Party and the Second Party are attached herewith.

13. Dispute Resolution and Governing Law

This Deed shall be governed and shall be construed in accordance with the applicable laws of India. In the event of any dispute, the Parties shall refer the same to a mutually appointed sole arbitrator, who shall conduct the proceedings in the English language at New Delhi, which shall be the seat of Arbitration, in accordance with the provisions of the Arbitration and Conciliation Act, 1996 (as amended from time to time). Each Party agrees that the courts at New Delhi, India shall have exclusive jurisdiction in relation to such arbitration and all matters incidental or ancillary thereto or connected therewith.

For A And N Autocast Private Limited


Direct / Authorised Signatory

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For Lenskart Solutions Private Limited


Authorised Signatory/Director

उप पंजीयक, भिवाडी

4. Deed to include annexures and schedules

The recitals, annexures and schedules form part of this Deed and shall have the same force and effect as if expressly set out in the body of this Deed and any reference to this Deed shall include any/all recitals, annexures and schedules to it.

15. Specific Performance

If the First Party fails to comply with any of its obligations under this Deed, the Second Party shall be entitled to enforce this Deed by seeking specific performance. This shall be without prejudice to other rights and remedies of the Second Party under law.

IN WITNESS WHEREOF the First Party and the Second Party hereto have signed and delivered these presents in the manner hereinafter mentioned at Bhiwadi, Rajasthan, the day and year first hereinabove written in the presence of the following witnesses.

First Party

Second Party

For A And N Autocast Private Limited

For Lenskart Solutions Private Limited

Director / Authorised Signatory

Authorised Signatory/Director

WITNESSES:

1.

2.

MAHESHI KR. KAZORNI
803 SANSKRITI APT.
SECTOR-10A
GURGAON-122001

SMEER CHOPRA
14908, Heritage City
Gurgaon - 122002.



SCHEDULE 1

DESCRIPTION OF THE PROPERTY AND MAP/DRAWING

Industrial Plot bearing No. SP – 9, 10 and 11 admeasuring 42270 sq.mts, in Industrial Area Kaharani (Bhiwadi Extension), District Alwar (Rajasthan), comprised of boundary wall and structure standing thereon being a shed, reception room at the entrance, two guard rooms, one washroom, one motor room and one unfinished structure of a room.

The said Industrial Plot is bounded by:

On the North by - Road 6.00 m

On the South by - Service land and Part land of SP 9

On the East by - Road 60.00 m

On the West by - Plot no. SP-1

For AAnd N Autocast Private Limited


Director / Authorised Signatory

For Lenskart Solutions Private Limited


Authorised Signatory/Director

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उप पंजीयक, भिवाड़ी

IIICO

SITE PLAN OF PLOT NO. SP9,10 & SP11 AT INDUSTRIAL AREA KAHARANI (BHIWADI EXT.) FOR: M/S SUN BEAM AUTO LTD.

PERMITTED FACILITY IN SET BACKS AREA

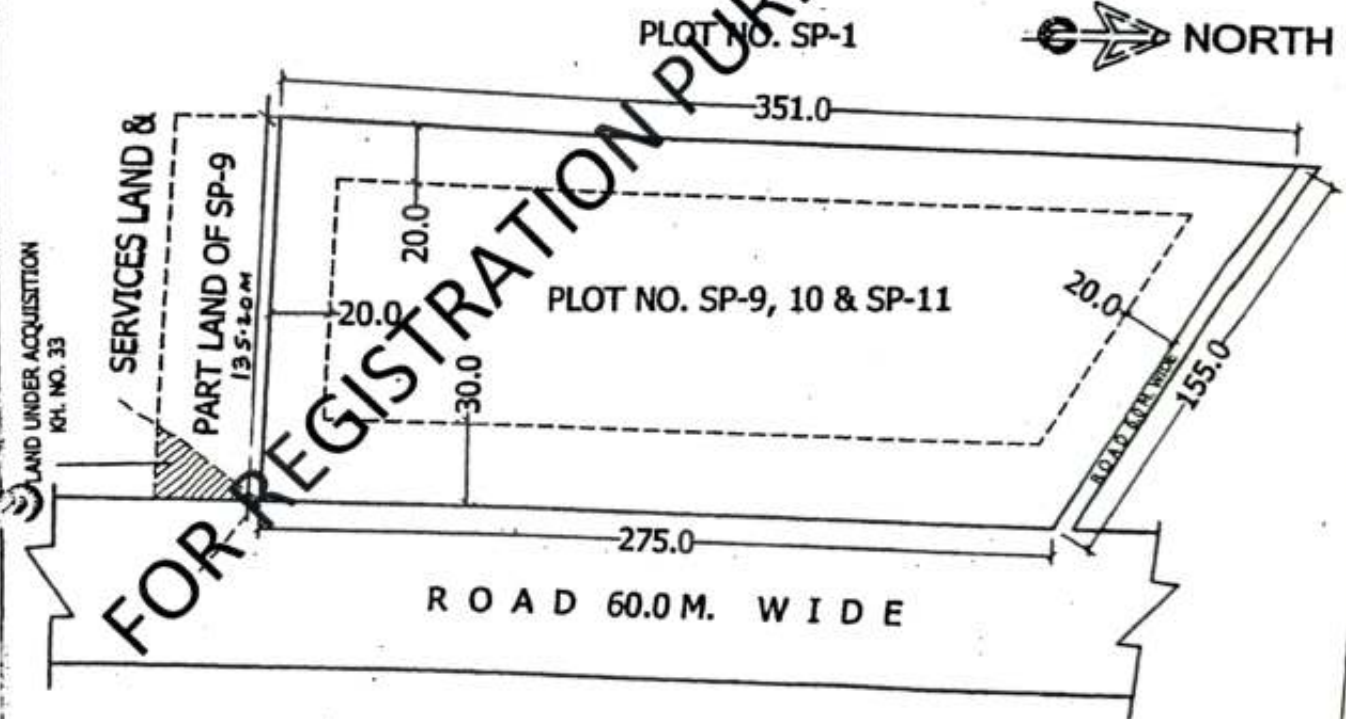
H.T. METER ROOM/ TIME OFFICE = 5.50 X 8.0M. (FRONT / SIDE)
CYCLE STAND / CAR STAND = 5.50 X 25.0 M. (FRONT , SIDE & REAR)
TOILET = 4.0 X 8.0 M. (SIDE & REAR)
CHOWKIDAR QUARTER = 3.50 X 6.0 M. TWO NOS. (REAR)

NOTE:- SITE PLAN PREPARED AS PER LAYOUT PLAN (ORG. NO. IP/1402/2008)

SCALE 1CM = 25M.

AREA = 42270.00 SQM.

LAND USE = INDUSTRIAL



SR. D/M
2/5/10

A.R.M.

For AAnd N Autocast Private Limited

Director / Authorised Signatory

For Lenskart Solutions Private Limited

Authorised Signatory/Director

उप पंजीयक, मिवाड़ी

Registration Endorsement

आज दिनांक 01/10/2020 को
पुस्तक संख्या 1 जिल्द संख्या 601 में
पृष्ठ संख्या 182 क्रम संख्या 202003111102891 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2152 के
पृष्ठ संख्या 519 से 536 पर चस्पा किया गया।

202001111004643

Sale Deed (Conveyance Deed)

उप पंजीयक, BHIWARI

