

30 AUG 2011

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भारतीय गैर न्यायिक

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Rs. 100

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ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत ॥

INDIA NON



Authorised Signatory

N 41667

मध्य प्रदेश MADHYA PRADESH

AMENDMENT IN THE ORIGINAL LEASE DEED OF M/s DIAMOND FOOTWEARS

PVT. LTD. I/A MALANPUR, DISTRICT - BHIND, EXECUTED ON 28.08.1990 AND

REGISTERED IN THE OFFICE OF SUB-REGISTRAR, GOHAD, DISTRICT - BHIND

VIDE BOOK No. 131, VOLUME No. 1754 OF 21 PAGE No. 50 TO

70, REGISTRATION No. 2156 DATED 29/08/1990

The amendment is made this 13th day of DECEMBER 2010 in the

original lease deed executed on 28.08.1990 between the Governor of Madhya Pradesh

acting through the Managing Director, M.P. Audyogik Kendra Vikas Nigam Limited

Gwalior (hereinafter called the 'Lessor' which expression shall where the context so admits

include his successors in office) of the one part and Shri RAVI SHANKER GOEL S/

SHRI JAI KISHAN GOEL resident of E-33, Ashok Vihar, Delhi - 110052 acting as

For FUSION INDUSTRIES LTD.

Director



2.

21/12/2015

[illegible]

Authorized Signatory

Signature

30/8/2011  
430

Authorized Signature

**TS FUSION INDUSTRIES LTD.**

Director

160,600 L

160,600

DIRECTOR of M/s DIAMOND FOOTWEARS PVT. LIMITED registered under the Registrar of Companies, Madhya Pradesh with registration No.10-05953 of 1990 and also registered as M/s DIAMOND FOOTWEARS PVT. LIMITED under the number 100407895 dated 06-07-1990 with DIC and having its registered office at 78 Malanpur Industrial Area Malanpur Dist. Bhind (hereinafter called the 'Lessee') which expression shall where the context so admits, include his successor and permitted assigns of the other part.

WHEREAS upon the request of the lessee, the lessor has granted to the lessee, subject to the terms and conditions specified in the original lease deed, a lease of the piece of approximately 16682 sq.Metre (1.6682 Hectare), thereabout situated in the I/A MALANPUR Dist. Bhind, more particularly described in the schedule in the original lease deed and for greater clearness delineated on the plan annexed with the original lease deed and thereon coloured red (hereinafter referred to as "the said Plan") for a term of 99 years commencing from 28<sup>th</sup> August 1990 and ending 27<sup>th</sup> August 2089 for the purpose of construction and establishing thereon a factory for the manufacture of FOOTWEARS and purpose ancillary thereto (herein after referred to as the said business).

WHEREAS the lessee has applied to the lessor to transfer the unit from M/s DIAMOND FOOTWEARS PVT. LIMITED to M/s VISHWAS ARTIFICIAL LIMB CENTRE (Unit of Mangalam Charitable Trust) under "Udyog Mitra Yojana 2004" and the,

For FUSION INDUSTRIES LTD.

Director

Managing Director  
I.I.O.C. (Formerly) M.P. Ltd. (Formerly)  
(Formerly known as M.P.A.R.V. (P) Ltd.)



For Vishwas Artificial Limb Centre

Authorised Signatory

श्री प्रसाद चौडह.ड।

श्री २ मन्वस्य सिह चौड ह

कि १५ एम्पलर २०२० एम्पलर



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श्री २ मन्वस्य सिह चौड ह  
कि २५ एम्पलर २०२० एम्पलर

For Vishwas  
Artificial Limb Centre

DIRECTOR

30/8/2021

lessor has granted permission to do so on compliance of the terms and conditions as stipulated in his letter No.3687 dated 31.10.2009.

AND WHEREAS the lessee has paid to the lessor an amount of Rs.4,33,732/- (Rupees FOUR LAKH THIRTY THREE THOUSAND SEVEN HUNDRED THIRTY TWO) only 20% of the prevailing amount of premium amount towards Transfer Fee, Rs.1,00,092/- (Rupees ONE LAKH NINETY TWO) only towards Advance annual Maintenance Charges, Rs.71,566/- (Rupees SEVENTY ONE THOUSAND FIVE HUNDRED SIXTY SIX) only towards Advance annual Lease Rent, Rs.2,16,866/- (Rupees TWO LAKHS SIXTEEN THOUSAND EIGHT HUNDRED SIXTY SIX) only towards Prime Plot Charges, and Rs.2,14,698/- (Rupees TWO LAKHS FOURTEEN THOUSAND SIX HUNDRED NINETY EIGHT) only towards Security Deposit.

AND WHEREAS on compliance of the terms and conditions stipulated in letter No.3687 dated 31.10.2009 referred to above, the lessor has granted permission vide "Suvidha Swikriti Adesh" No.4898-4902 dated 31.12.2009 for the Amendment in the original lease deed.

Now, therefore, this amendment is made 13th day of DECEMBER 2010 between the Governor of Madhya Pradesh acting through the Managing Director, Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd. (formerly known as MPAKVN(G) Ltd.) Gwalior (hereinafter called the "Lessor" which expression shall where the context so admits, include his successors in office) of the one part and M/s

For FUSION INDUSTRIES LTD.

Director

Managing Director  
I.I.D.C. (Gwalior) M.P. Ltd, Gwalior  
Formerly Known as M.P.A.K.V.N. (G) Ltd.)





For Viewers Approval and Centre

*[Signature]*  
Director

*[Signature]*  
30/8/2011



*[Signature]* M.P.  
TDC Guelbace  
30/8/2011  
*[Signature]*

For FUSION INDUSTRIES LTD.

*[Signature]*

Director

*[Signature]*

*[Signature]*

Director

MANGLAM CHARITABLE TRUST through Dr. B.P. CHANDAK, S/o Late Shri RAM SWAROOP CHANDAK, Resident of 14, HOSPITAL ROAD, GWALIOR acting as TRUSTEE to establish a unit in the name of VISHWAS ARTIFICIAL LIMB CENTRE which is registered as MICRO with D.T.I.C. MALANPUR, Registration No.2300311000549 dated 29.09.2009 (hereinafter called the "Lessee" which expression shall where the context so admits, include his successor and permitted assigns) of the other part.

By this amendment Para 1 and 2 and Para 3 of Clause 2 of the original lease deed executed on 28.08.1990 shall read as under :

#### AMENDMENT

##### PARA 1 :

This deed is made 13<sup>th</sup> day of DECEMBER 2010 between the Governor of Madhya Pradesh acting through the Managing Director, Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd. (formerly known as MPAKVN(G) Ltd.) Gwalior (hereinafter called the "Lessor" which expression shall where the context so admits, include his successors in office) of the one part and Dr. B.P. CHANDAK, S/o Late Shri RAM SWAROOP CHANDAK, Resident of 14, HOSPITAL ROAD, GWALIOR acting as TRUSTEE to establish a unit in the name of VISHWAS ARTIFICIAL LIMB CENTRE, I/A MALANPUR which is registered as MICRO with D.T.I.C. MALANPUR, Registration No.2300311000549 dated 29.09.2009 (hereinafter called the "Lessee" which expression

For VISHWAS ARTIFICIAL LIMB CENTRE  
(A Unit of Mangalam Charitable Trust)

**For FUSION INDUSTRIES LTD.**

*[Signature]*

**Director**

*[Signature]*  
Trustee

*[Initials]*

*[Signature]*  
Managing Director

D.C. (Gwalior) M.P. Ltd, Gwalior  
formerly Known as M.P.A.K.V.N. (G) Ltd.)



shall where the context so admits, include his successor and permitted assigns) of the other part.

PARA 2 :

WHEREAS upon the request of the lessee, the lessor has granted to the lessee, subject to the terms and conditions specified in the original lease deed, a lease of the piece of land in the Industrial Area at MALANPUR comprising of an area measuring approximately 16682 sq.Metre (1.6682 Hectare), thereabout situated in the I/A MALANPUR of Tehsil GOHAD of BHIND District, more particularly described in the schedule of original lease deed and for greater clearness delineated on the plan annexed with the original lease deed and thereon coloured red (hereinafter referred to as "the said land") for a term of 99 years commencing from 28<sup>th</sup> August 1990 and ending 27<sup>th</sup> August 2089 for the purpose of construction and establishing thereon a factory for the manufacture of ARTIFICIAL LIMBS ALL TYPES and purpose ancillary thereto (herein after referred to as the said business).

PARA 3 OF CLAUSE 2 :

THEREAFTER during the term of the lease, the lessee shall pay to the lessor, the annual Lease rent of Rs.71,566/- (Rupees SEVENTY ONE THOUSAND FIVE HUNDRED SIXTY SIX) only, annual Maintenance charges of Industrial Area Rs.1,00,092/- (Rupees ONE LAKH NINETY TWO) only and such others sums as may be determined in accordance with clause "3" hereunder on or before the 10<sup>th</sup> day of April of

For FUSION INDUSTRIES LTD.

Director

Managing Director  
I.I.D.C. (Gwalior) M.P. Ltd, Gwalior  
(Formerly Known as M.P.A.K.V.N. (G) Ltd.)



each year in the office of the Managing Director, Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd., Gwalior also known as MPAKVN (G) Ltd., Gwalior or at such place or places as the lessor may from time to time direct.

All other terms and conditions of the original lease deed executed on 28.08.1990 will remain same and unchanged and will be binding on both parties.


In the event of any dispute arising between the parties in respect of the deed or any other legal matter whatsoever connected therewith, the Gwalior Court shall have the jurisdiction.

In witness whereof the parties hereto have signed this amendment deed on the date and year respectively mentioned against their signatures.

Place : Gwalior

Date : / /2010

WITNESSES :

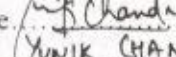
1. Signature   
Name Manager  
Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd., Gwalior

Managing Director  
Industrial Infrastructure Development Corporation (Gwalior) M.P. Ltd., Gwalior

INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION (GWALIOR) M.P. LIMITED, (formerly known as MPAKVN (G) Ltd.) Gwalior on behalf of Governor of Madhya Pradesh

For VISHWAS ARTIFICIAL LIMB CENTRE  
(Unit of Mangalam Charitable Trust)

Signature on behalf of  
M/s VISHWAS ARTIFICIAL LIMB CENTRE  
(Unit of Mangalam Charitable Trust)

2. Signature   
Name YUNK CHANDNA  
Address 3E/32 (A) B.P.  
N.I.T. FARIDABAD  
HARYANA - 121 001



FUSION INDUSTRIES LTD.

Director



2284

स्वीद दस्तावेज प्रगैरह

38

पत्र

मुकाम

कस	दस्तावेज की तफसील तारीख व कीमत तथा दस्तावेज की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिनके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (अगर हो तो) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तावेज
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तारीख

30 AUG 2011

पंजीयक

For FUSION INDUSTRIES LTD.

Director