

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 31/05/2021

Certificate No. G0312021E742



GRN No. 77290460



Stamp Duty Paid : ₹ 227000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Newlook Metalmills PvtLtd

H.No/Floor : 39

Sector/Ward : Na

LandMark : Arihant nagar

City/Village : Punjabi hagh

District : New delhi

State : Delhi

Phone: 97*****92



Buyer / Second Party Detail

Name : Karmic Engineering Limited

H.No/Floor : 114

Sector/Ward : Na

LandMark : Na

City/Village : Gautam nagar

District : New delhi

State : Delhi

Phone : 99*****00

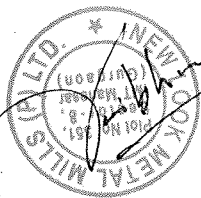
Purpose : LEASE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

LEASE DEED

LEASE PERIOD : 9 Years
Avg RENT : Rs. 75,49,060/-
STAMP DUTY : Rs. 2,27,000/-
STAMP No. : G0312021E742
STAMP GRN : 77290460/31-05-2021
Reg Fee GRN No. : 77290730/31-05-2021

This DEED OF LEASE is executed at 03rd on this June day of 2021



For Karmic Engineering Ltd.

Authorized Signatory

प्रलेख नं:1045

दिनांक:03-06-2021

डीड संबंधी विवरण		
डीड का नाम LEASE	तहसील/सब-तहसील Manesar	गांव/शहर मानेसर
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		स्थित IIT Manesar
पता : Gurugram/Manesar/Industrial Model Township/IV/8/351		हरियाणा स्टेट इंडस्ट्रियल एंड इंफ्रास्ट्रक्चर डेवलपमेंट कारपोरेशन क्षेत्र
भवन का विवरण		
व्यवसायिक Industrial	3991 Sq. Meters	
धन संबंधी विवरण		
राशि 7549060 रुपये	कुल स्टाम्प ड्यूटी की राशि 226471 रुपये	
स्टाम्प नं : G0312021/742	स्टाम्प की राशि 227000 रुपये	
रजिस्ट्रेशन फीस की राशि 40000 रुपये	I.Challan.77290/20	ऐरिंग शुल्क 3 रुपये
Drafted By: Shrinivas ADV		Service Charge:200

यह प्रलेख आज दिनांक 03-06-2021 दिन शुक्रवार समय 1:06:00 PM दलें श्री/श्रीमती/कुमारी NEW LOOK METAL MILLS PVT LTD/In MAHILAX JAINOTHEP निवास 39 ARHANT NAGAR PUNJABI BAGH ND द्वारा भर्तीकरण हेतु प्रस्तुत किया गया।

[Signature]

हरताक्षर प्रस्तुतकर्ता
NEW LOOK METAL MILLS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दरतावेज को प्रतीकृत करने से पूर्व संबंधित विभाग से अनुरोधित प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दरतावेज को प्रतीकृत करने से पूर्व संबंधित विभाग से अनुरोधित प्रमाण पत्र की आवश्यकता नहीं है।

[Signature]

दिनांक 03-06-2021
NEW LOOK METAL MILLS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)

उपरोक्त पट्टा लेने वाला श्री/श्रीमती/कुमारी KARMIC ENGINEERING LIMITED (Mr. KARAN CHAWLA) OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि पट्टा लेने वाला ने गैर समझ पट्टा देने वाला को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी VIJAY KUMAR KHARBS पिता RAJBIR SINGH निवासी FLAT NO 735 SECTOR 17 DWARKA SOUTH WEST DELHI श्री/श्रीमती/कुमारी SANDEEP LUCKY पिता SHRI LAMAR NATH निवासी HOUSE NO 53 STRANDER PUR GOSH GGM ने की।

राशियों को हम जबरदस्ती/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नोट की पहचान करता है।

दिनांक 03-06-2021

उप/संयुक्त पंजीयन अधिकारी (Manesar)

पञ्जाब जमाख 103

रवि रजिस्ट्रार
मानेसर (गुडगांव)

BETWEEN

1. M/s New Look Metal Mills Private Limited a Company incorporated under the Companies Act, 1956, having its registered office at 39, Arihant Nagar, Punjabi Bagh, New Delhi-110026, through its Authorised Signatory, Mr. Vaibhav Jain S/o Lt. Mr. Anil Kumar Jain authorized vide Board Resolution dated 20.02.2021, hereinafter called "the Lessor", which expression shall, unless repugnant to the context or meaning hereof, mean and include its heirs, successors, legal representatives, executors, nominees and assigns of the One part;

AND

2. M/s Karmic Engineering Limited a Company incorporated under the Companies Act., 1956 and having its registered office at Sudarshan House 114, Gautam Nagar, New Delhi - 110049, through its authorized signatory Mr. Karan Chawla authorized vide Board Resolution dated 15.03.2021 hereinafter referred to as "the Lessee" which expression shall, unless repugnant to the context or meaning hereof, mean and include its successors and assigns of the Other Part.

WHEREAS the Lessor is the owner of the property situated at Plot no. 351, Sector 8, IMT Manesar, Gurugram, Haryana, measuring 2994 q. Mtrs. Hereinafter referred to as 'Scheduled Premises'. The building constructed on the plot consists of industrial shed and office space on ground floor and office block at first floor.

AND WHEREAS the Lessee has approached the Lessor for the lease of the Scheduled Premises for a period of 9 years with a lock in period of **39 months**.

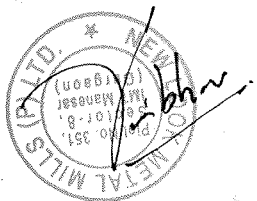
AND WHEREAS on the request and representation of Lessee, the Lessor has agreed to give on lease the Scheduled Premises to the Lessee upon the terms and conditions contained herein this agreement.

ARTICLE 1 – TERM

- 1.1 The term of this lease shall be for a period of Nine years commencing from 15th April 2021 and ending on 14th April 2030. There shall be a rent free period of 3 months starting from 15th April 2021 to 14th July 2021. There shall be a lock-in period of 39 (Thirty Nine) months for Lessee from 15th April to 14th July 2024. During this lock in period, Lease cannot be terminated by Lessee for any reason whatsoever.

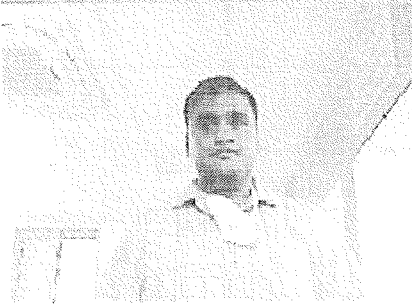
ARTICLE 2 – RENT

- 2.1 The Lessee shall pay to the Lessor a monthly rent of Rs. 5,35,000/- (Rs. Five lacs thirty five thousand only) (hereinafter referred to as "the said rent" less TDS as applicable. TDS certificate will be provided by lessee to lessor on time.



For Karmic Engineering Ltd.

Authorised Signatory



पट्टा देने वाला



पट्टा लेने वाला



गवाह

उप/सयुक्त पंजीयन अधिकारी

पट्टा देने वाला :- thru VAIBHAV JAIN OTHER NEW LOOK METAL MILLS PVT LTD

पट्टा लेने वाला :- thru KARAN CHAWLA OTHER KARMIC ENGINEERING LIMITED

गवाह 1 :- VIJAY KUMAR KHARB

गवाह 2 :- SANDEEP LUCKY

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1045 आज दिनांक 03-06-2021 को बही नं 1 जिल्द नं 277 के पृष्ठ नं 105 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1315 के पृष्ठ संख्या 58 से 60 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-06-2021

उप/सयुक्त पंजीयन अधिकारी(Manesar)

सब रजिस्ट्रार
मानेसर (उत्तरांचल)

However, GST or any other tax chargeable by the lessor will be extra as applicable.

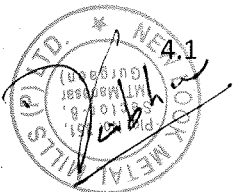
- 2.2 The Lessee shall pay advance rent on 15th July 2021. The billing for July 2021 shall be done on pro-rata basic.
- 2.3 The said monthly Lease Rent shall be payable by the LESSEE to the LESSORS in advance on or before 10th day of the month. An interest @ 18% shall paid to the lessor in case of any delay in the payment of the Rent.
- 2.4 The Lease Rent shall be increased on the last paid Rent every year by @ 4% (Four percent) over the last rent paid. The year shall be considered after every 12 months from the rent commencement date i.e. 15th April 2021 onwards.

ARTICLE 3- SECURITY DEPOSIT

- 3.1 The Lessor hereby confirms receipt of a sum of Rs. 16,05,000/- (Rs. sixteen Lacs Five Thousands Only) as interest free security deposit which is equivalent to present rent of 3 Months.
- 3.2 The interest free security deposit for an amount of Rs. 16,05,000/- (Rs. sixteen Lacs Five Thousands Only) equivalent to Three (3) month's rent shall remain deposited with the lessor during the subsistence and operation of the said lease agreement and shall be refunded (without interest) by the lessor to the lessee in the eventuality of the valid termination of the agreement.
- 3.3 As and when the rent per month is increased, the amount of security deposited will be increased accordingly. The lessee shall deposit such extra amount of security deposit with the lessor immediately as accrued.
- 3.4 At the time of hand over of the premises upon expiry or earlier valid termination will be documented which will capture all the pending dues and any deductions towards damaged to the demised premises and all the fitting and furnishing provided to the lessee, other than normal wear and tear and the date of handover of the space subject to approval from lessor and lessee. Subsequent to the agreed date of handover the lessor will refund the security deposit to the lessee simultaneously on handover of the premises. However the proof of payment of electricity bills, water bills, HSIIDC annual maintenance charge shall be given to the Lessor by the Lessee while handing over the vacant peaceful possession of the premises to the Lessor

ARTICLE 4 – LESSOR'S WARRANTY

4.1 The LESSORS do hereby represents and warrant that it has a valid and perfect title to the Scheduled Premises and has the authority to lease the scheduled



For Karmic Engineering Ltd.

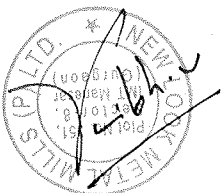
Authorised Signatory

premises. Lessee has also verified the same.

- 4.2 The Lessor hereby represents to the Lessee that the Scheduled Property has been constructed with the sanction of the Municipal Corporation/ HSIIDC. Lessor has provided a copy of the same to lessee for reference purpose and lessee is satisfied with the same.

ARTICLE 5- LESSOR'S OBLIGATIONS

- 5.1 That the LESSOR shall pay and discharge all existing and future property tax and all/ any municipal taxes, payable by the Lessor in respect of the Schedule Premises.
- 5.2 That in the event of the Lessor transferring the ownership of the Scheduled Premise to anyone, the lessor shall ensure that the lease agreement in respect of the Scheduled Premises shall continue under the same terms and conditions with the new owner and that all/ any rights granted to the Lessee shall not be effected in any manner.
- 5.3 The lessor shall refund the said security deposit to the extent it is unadjusted on expiry of this Agreement, without adopting any dilatory methods.
- 5.4 The Lessor shall during the subsistence of this agreement, assure unto the Lessee its servants, agents, customers, contractors and employees free, absolute and unrestricted access to the Leased Premises from its end.
- 5.5 The Lessor has provided an electricity connection bearing load of 250 KVA and has paid its security deposits to the concerned department. Further load maintenance or any further enhancement of this connection load will be the sole responsibility of the Lessee. The Lessee shall take it up at its own cost and efforts.
- 5.6 The Lesser has provided the fire fighting system in working condition alongwith the fire NOC from Fire Department to the Lessee. However maintenance of the Fire Fighting System and equipments and renewal of Fire NOC will be the sole responsibility of the Lessee.
- 5.7 The Lessor on request of the Lessee has got 25,000 (twenty five thousand) square feet area painted. Lessee on prior valid termination after expiry of lock in period or on expiry of lease deed with efflux of time will get the premises re-painted or compensate the cost of painting the area to the Lessor.
- 5.8 The Lessee has pointed out that few areas inside and outside the shed wherein flooring has cracked and needs repair. The lessor shall get it duly repaired upto the satisfaction of the Lessee. Lessor shall also get epoxy coating done on the floor inside the shed as per mutually agreed specifications. Further maintenance



For Karmic Engineering Ltd.

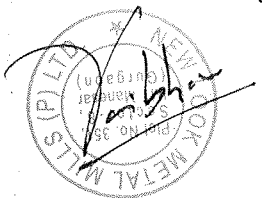
Authorised Signatory

of the same will be done by the Lessee subject to normal wear and tear. Upon handing over the premise to the Lessor, Lessee will ensure handover of the floor in same condition subject to normal wear and tear.

- 5.9 The Lessor has handed over electrical equipments including Power Transformer, Electric Panel, 2 No. overhead cranes in working condition to the Lessee. The same shall be handed over in working condition by the Lessee to the Lessor upon valid termination of Lease.
- 5.10 The LESSORS shall hold the LESSEE harmless against all losses, claims, damages and expenses that the LESSEE may incur or suffer in the event, when peaceful enjoyment of the leasehold rights of the LESSEE is jeopardized due to defective title of the Scheduled premises.
- 5.11 Lessor shall be responsible for matter related to structure stability of the demise premises, other than that routine maintenance of the premises shall be the whole sole responsibility of the lessee. Lessor shall however not be responsible for any damage done to the structure by the lessee and it will be lessee's responsibility to get it rectified.

ARTICLE 6- LESSOR'S RIGHTS

- 6.1 LESSOR has the right to authorize its workmen and other persons to enter upon the Scheduled Premises at all reasonable times for the purpose of inspection, whenever needed, after giving a prior intimation.
- 6.2 LESSOR has a right to terminate the lease agreement, if Lessee fails to pay the rent for 2 months in succession. In that case Lessor will forfeit the security deposit (interest free) and claim the balance rent from the lessee. Lessor may also draft a judicial claim on lessee for the recovery of the rent, applicable GST on security deposit forfeiture and other dues including the rent for the period of minimum of 39 months (balance of lock-in period) and its cost of efforts and hardship.
- 6.3 During the validity of this agreement, the Lessor is and shall always be entitled to sell, transfer and assign the said premises to any Institution, Body Corporate or any other party as the Lessor may in their absolute discretion deem fit and proper. In such an event, the new Owner/ Lessor shall confirm this Lease Agreement in its entirety. Likewise, the Lessor are and shall always be entitled to discount the benefit of this Agreement with any Institution, Body Corporate or any other party as the Lessor may in its sole and absolute discretion deem fit and proper provided the interest of the Lessee are no way prejudice by such sale, transfer or assignment.



For Karmic Engineering Ltd.

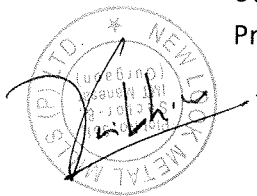
Authorized Signatory

ARTICLE- 7 FIT-OUTS

- 7.1 The Lessor has provided fit outs and furniture for the office, and few equipment of the Scheduled Premises on as is where is what is basis at no extra costs other than compensation in form of the monthly rent as per the attached list (Annexure – 1).
- 7.2 Once the premises is handed over to lessee by lessor, up-keeping and routine maintenance of the premises will be the sole responsibility of Lessee. Lessor will not be responsible for daily maintenance inside the premises.
- 7.2 The lessee shall keep the interiors of the Leased Premises in good repair, order and condition subject to reasonable wear and tear.
- 7.3. The Lessee shall deliver the Leased Premises at the expiry or earlier determination of Tenure together with the Lessor's fittings, fixtures and furniture in working and undamaged conditions as it was handed over to the Lessee at the commencement of the Lease reasonable wear and tear excepted.
- 7.4 The Lessee shall replace / get repaired the equipment installed by lessor in case the same is spoiled / damage due to negligence of lessee or otherwise the lessee shall liable to pay the cost/ replace the equipment.

8. ALTERATION IN LEASED PREMISES

- 8.1 The lessee shall not make any structural or permanent additions or alterations in the Leased Premises including but not limited to breaking of existing walls (subject to building regulations), erecting or partitions or false ceilings.
- 8.2 The Lessee shall not remove any fixture, fittings, future etc., attached to the Leased Premises and belonging to the Lessor.
- 8.3 The Lessee shall have no right to modify and refurnish the Leased Premises without the written consent and permission of the Lessor even at its own costs and expenses for the purposes of operating its office. The Lessee shall not be entitled to carry on any permanent construction activity in the Leased Premises. The Lessee shall not undertake any renovation activity, which requires prior sanction from municipal authorities. The Lessee shall restore the Leased Premises to the same condition in which the same is being let out to the Lessee falling which Lessor shall be entitled to do the same at the cost and expense of the lessee and to deduct such amount from the Security Deposit subject to usual normal wear and tear. In case Security Deposit is insufficient to meet the expenses incurred by the Lessor, in that event Lessor shall have a first charge over the assets of the Lessee and may cause the same to remain in the Leased Premises until payment of such unrecovered amounts.



For Karmic Engineering Ltd.


Authorised Signatory

ARTICLE- 9 LESSEE'S OBLIGATIONS

- 9.1 LESSEE will pay timely rent for usage of Scheduled Premises on or before 10th of every month Lessee will be liable to pay an interest @ 18% per annum on late payment.
- 9.2 To pay for electricity consumption charges & water consumption charges levied in respect of the said scheduled Premises in accordance to the bill received from DHBVN and HSIIDC respectively on time.
- 9.4 At the expiration of the term of lease or on sooner valid termination, quietly yield unto the Lessor, the vacant and peaceful possession of the Scheduled Premises in such state of repair and condition as shall in all respects be consistent with a full and due performance by the Lessee of the covenants. Save for normal wear and tear. Subject to the refund of security deposit, where the Lessee fails to yield unto the Lessor the peaceful and vacant possession of the Scheduled Premises, the Lessor shall be entitled to a monthly rent amount amount equivalent to twice the monthly rental as per Article 2.
- 9.5 The Lessee shall be bound to keep the Scheduled Premises in good and tenantable repairs at its own cost
- 9.6 Not to assign, sublet or part with possession of the whole or any part of Scheduled Premises.
- 9.7 To use the Scheduled Premises for the purposes of Factory or as specified in HSIIDC norms and not to use the same for any illegal, immoral, objectionable or dangerous purposes which may violate any law and generally not to do any act or thing which would be detrimental to the interests of the Lessor or to the Scheduled Premises.
- 9.8 In the event of the Lessee desiring to vacate the Scheduled Premises after the expiry of the lock-in period the Lessee shall serve three (3) Month's Notice or Three (3) month's rent in lieu thereof to the Lessor.
- 9.9 The Lessee shall not make any additions, alterations or improvements of a permanent nature in contravention of law, by-laws or rules regulations for the time being in force regulating erection or re-erection of building on the said plot.
- 9.10 The Lessee shall not do or permit or allow anything to be done on or upon the said leased premises or any part thereof which is not in consonance with the objects for which the said premises are agreed to be leased or which any be or become a nuisance, annoyance or cause damage to occupiers in neighborhood.



For Karmic Engineering Ltd.

Authorised Signatory

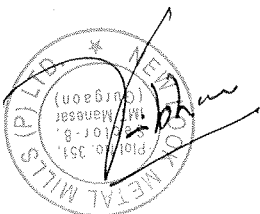
- 9.11 Lessee will insure the safety of it's workers and assets inside the Scheduled Premises at all times. Lessor will not be obligated to any miss happening.
- 9.12 The Lessee shall obtain and maintain all sanctions, approvals and licenses required to run its Business from the Demised Premises, at its own cost and expenses.
- 9.13 From the Lease Commencement date, the Lessee shall bear and pay all costs and liabilities arising from its operations from the Demised Premises by itself or by its employees, customers and associates.
- 9.14 The Lessee shall agree to pay Annual Maintenance Charges as demanded by HSIIDC from time to time in addltion to the rent as agreed above.
- 9.15 The Lessee shall maintain at its own cost and expenses the overhead crane (02 No.), electrical equipments, lightings, fire-fighting equipments, furniture and fittings etc at the demised premises provided by the lessor to the lessee.
- 9.16 The Lessee shall properly maintain the Demised Premises and carry out necessary repairs & renewals at periodic intervals.

ARTICLE 10 – LESSEE'S RIGHT

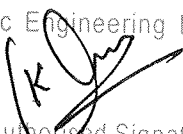
- 8.1 Lessee has a right to enjoy peaceful & un-interrupted possession of the Scheduled Premises.
- 8.2 The Lessee shall have the right from time to time during the subsistence of this Agreement to make and effect upon the premises such alterations and changes or temporary nature only which do not impair the safety of the building, and make such additions and alterations in the Premises as may be necessary, incidental or advantageous for the activities in the Premises.

ARTICLE-11 TERMINATION

- 11.1 Neither party shall have any right to terminate the lease, during the period of 39 Months, from 15th April 2021 to 14th July 2024 due to any reason whatsoever, with the exceptions as under:
- A. The Lessor may terminate the lease due to non-payment of rent continuously for 2 months.
- B. The Lessor may terminate the lease if there is a breach of any condition of the agreement by the lessee.
- C. The Lessor may terminate the lease due to the reason of subletting the premises.



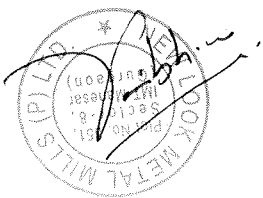
For Karmic Engineering Ltd.


Authorized Signatory

- D. If the Lessee discontinues Business or is adjudicated insolvent or bankrupt or makes an assignment for the benefit of creditors or is subject to compulsory or voluntary winding up procedures;
- 11.2 There shall be a minimum locking period of 39 Months of tenancy for the Lessee and the Lessee shall not vacate the premises during the lock-in period. If the lessee desires to vacate the premises before the expiry of lock-in period then it shall have to pay the rent for the minimum 39 Months of the unexpired period. After the expiry of this lock-in period, Lessee shall have the right to terminate the lease agreement by giving Three (3) months written notice in advance.
- 11.3 The party giving notice of termination shall intimate a date for conducting joint inspection of the Scheduled Premises. Normally, the date of inspection shall be seven days prior to the last day of the notice period. A joint inspection report shall be drawn up on completion of the joint inspection, which shall be signed by both the parties.
- 11.4 Upon proper and valid termination of lease deed, if the lessor fails to refund the security deposit amount (subject to any adjustments) to lessee on the handover of the possession of the premises, lessee may continue to occupy the premises without any liability to pay rent. Similarly if the lessee fails to handover peaceful and proper possession of the premises on termination of the lease deed, lessee will have to pay double the amount of the prevailing rent rate.
- 11.5 Lessee shall have the right to terminate the lease deed during the locking period only in the below circumstances –
- a) The lessor becomes insolvent.
 - b) The lessor sells property to any third party who has not confirmed continuation of the present lease deed.

ARTICLE 13 – STAMP DUTY

- 13.1 Stamp Duty and registration charges payable on this agreement shall be borne by the Lessor and Lessee in equal proportion.



For Karmic Engineering Ltd.

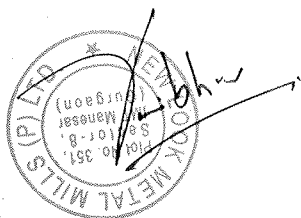

Authorised Signatory

Inventory list (New Look Metal Mills (P) Ltd. at 351/8 Manesar)

Sr. No.	Material Details	Qty	Remarks
1	Transformer 315 KVA	1	
2	LT panel 630 AMP	1	
3	Fire Panel 250 AMP	1	
4	Panel 63 AMP	1	
5	0.5 HP Water supply motor	1	
6	Fire Engine	1	
7	Main hydrant pump	1	
8	Jockey Pump	1	
9	Landing Valve	5	
10	Hose Box	6	
11	Hose Pipe	12	
12	Branch Pipe	5	
13	Fire Inlet	1	
14	Fire outlet	1	
15	Electric switch	90	
16	Electric socket	53	
17	Ceiling fan	4	
18	Exhaust fan	2	
19	Squire light small	16	
20	Squire light medium	12	
21	Squire light big	3	
22	Round light	16	
23	Internet & telephone point	21	
24	Halogen light	24	
25	Exhaust fan big	5	
26	Singal phase point	9	
27	Three phase point	10	
28	Light & Exhaust LDB	7	
29	Tube light	2	
30	Boundry wall street light	7	
31	Long wooden table	1	
32	Normal wooden table	4	
33	Normal work station	14	
34	Small wooden table	1	
35	Sofa	1	
36	Wooden rack	1	
37	Over head Crane	2	

Possession Handed over by-

Possession Token over by-



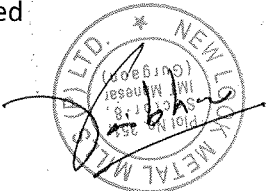

For Karmic Engineering Ltd.

Authorised Signatory

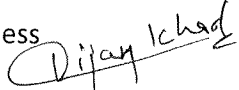
ARTICLE 14 ARBITRATION

- 14.1 All disputes and differences of whatsoever nature arising between the parties with relation to this Agreement, shall be referred to the arbitration of a sole arbitrator if the parties to the dispute shall agree upon failing which, each Party shall be entitled to appoint one arbitrator and the arbitrator so appointed shall appoint the third arbitrator. The said arbitration shall take place at New Delhi and shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof the time being in force.

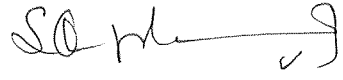
IN WITNESS WHEREOFF the parties hereto have signed this Deed of Lease on the day, month and year first above written

LESSOR	LESSEE
M/s New Look Metal Mills Private Limited 	M/s Karmic Engineering Limited For Karmic Engineering Ltd.  Authorized Signatory
Vaibhav Jain	Karan Chawla
Authorised Signatory	Authorised Signatory

Witness

1. 
Vijay K. Kharb
S/o Mr. Rajbir Singh
235, Golden Heights Apts
Sector-12, Dwarka
N.D-110078

2.


Sandeep Loney
golf course Road
GURGAON

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KARMICENGINEERING LIMITED HELD ON MONDAY, THE 15TH DAY OF MARCH, 2021 AT 10.30 A.M AT THE REGISTERED OFFICE OF THE COMPANY AT SUDARSHAN HOUSE, 114, GAUTAM NAGAR, NEW DELHI-110049

“RESOLVED THAT the consent of the Board be and is hereby accord to Company to enter into lease agreement with New Look Metal Mills Private Limited (CIN : U27310DL2005PTC133247) having its Registered Office at 39, Arihant Nagar, Punjabi Bagh West , New Delhi for taking Industrial Plot no 351, Sector 8, IMT Manesar, Gurugram on lease period for the period of 9 Years for the purpose of Industrial Manufacturing as per terms and conditions of the draft Lease Agreement placed before the Board duly signed by the chairman as token of confirmation.

FURTHER RESOLVED THAT Mr. Karan Chawla, an Employee of the Company be and is hereby authorized to sign the aforesaid draft Lease Agreement on behalf of the Company and to do all acts, deeds and things as required to execute the aforesaid resolution.”

For Karmic Engineering Limited
For Karmic Engineering Ltd.



(Tushar Ahuja)

Director

DIN 07154569

Karmic Engineering Limited

Plot No. 21, Sector-4, IMT Manesar, Gurugram, Haryana

Tel. : 0124-4057156, E :- karan@karmicengglttd.com

CIN : U29220DL2011PLC212075

Regd. Office : Sudershan House, 114, Gautam Nagar,
New Delhi - 110049

