



STATE INFRASTRUCTURE AND INDUSTRIAL DEVELOPMENT CORPORATION OF UTTARAKHAND LTD.

2-New Cantt Road, Dehradun - 248001

Ph: 2743292, 2743297, 2708100

Fax: 0135- 2708108

Website:- www.sidcul.com

Ref: 4645 /AGM/SIDCUL/11

Dated: 15/03/2011

To,

Astt. General Manager,
Indian Overseas Bank,
11, Rituraj Building, Opp Ganpati Plaza,
M. I. Road, Jaipur-302001..

Dear Sir(s),

With reference to your sanction Letter dated: 05/03/2011 & allottee letter dated: 05/03/2011 we are forwarding herewith the original Lease Deed of Plot Number:-F5, Sector-05 at Integrated Industrial Estate, Haridwar with permission to create equitable mortgage and to make use of the enclosed deed for the purpose with following conditions:-

1. We reserve the right to call back the original lease deed, in the event of any urgency and in case there arises hereinafter any reservation either on part of your corporation/Bank or on the part of M/s. Veto Switchgear & Cable Pvt. Ltd. accepting and making payment of our dues on first disbursement of the loan sanctioned to the firm or in case they fail to create the said mortgage or complete such other formalities as stipulated for release of the said loan within reasonable period.
2. As and when the loan advanced by you is fully repaid the original lease deed of plot would be returned to us and till then it would not be transferred to anyone else without our prior consent in writing.
3. The acceptance of the original lease deed and utilization of it for creation of mortgage by your corporation /Bank would confirm that you have agreed to make the payment of a sum of Rs. 4,77,995.26/- towards the pending premium on or before 31/03/2011 and a sum of Rs. 41,173.07/- towards interest of land premium along with lease rent + s. tax upto F.Y. 2010-11 of Rs. 4,964/- total amounting to Rs. 5,24,132.34 (Five Lac Twenty Four Thousand One Hundred Thirty Two & Thirty Four paise) falling due till date of remittance of the above amount to State Infrastructure And Industrial Development Corporation of Uttarakhand Limited direct from the first disbursement of the loan, on priority after creation of equitable mortgage, but not later than... In case foregoing conditions and liabilities are not acceptable to your corporation/Bank the original lease deed may kindly be returned to this corporation immediately.
4. We may further reiterate that in the event of payment as assured in your above referred letter not being made by... this permission to create mortgage should stand revoked without further notice, unless otherwise extended for further period.
5. However M/s. Veto Switchgear & Cable Pvt. Ltd has not yet submitted the Consent to Establish from Pollution Control Board, which is a mandatory requirement to run an industry.
6. In any case the amount due to SIDCUL will have a first charge over the demised property.
7. SIDCUL reserve the right to terminate the lease deed and resume possession of the demised land in the event of breach of any of the terms of the lease deed.

Yours faithfully,

For State Infrastructure And Industrial
Development Corporation of Uttarakhand Ltd.

(K. C. Pandey)
Astt. General Manager

Encl: As above.

Copy to: M/s. Veto Switchgear & Cable Pvt. Ltd, plot No.F5 Sector:-05, IIE, Haridwar for information & necessary action.

V.C. Pandey

Stamp Calculation

20,000 x 18 = 3,60,000 = 18
- 500 x 9 = 4,500 = 6
100 x 3 = 300 = 4

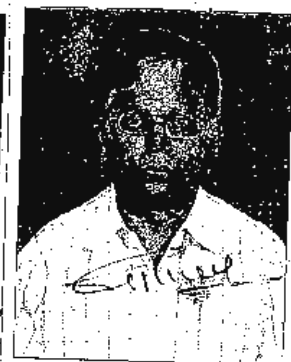
3,64,800 = "

LEASE DEED

2068
2069

This Lease Deed Can not be Transferred/Mortgaged without Prior Approval of SIDCUL

F.C./DGM/C.S./AGM/SIDCUL



Industrial Area, IIE, Ramipur, Haridwar State U.P.

Plot No. FS Sector 5

I. I. E., Haridwar

I. I. E., Haridwar

THIS LEASE DEED made on the 11th day of March in the year two thousand and 2010 and corresponding to Saka Samvat 2066 between State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIDCUL), a company within the meaning of the Companies Act, 1956, and having its registered office at SBI Building Secretariat Dehradun (Uttarakhand) and Head Office at 2, New Cantt Road, Dehradun (hereinafter referred to as the "Lessor") which expression shall unless the context does not so admit, include its successors and assigns) of the one part,

AND

Shri/Smt./Km. _____, aged about _____ years,

S/o _____ R/o _____

OR

Shri/Smt./Km. _____, aged about _____ years,

S/o _____ Proprietor of _____ firm by the

name of _____ /Karta of _____ Firm,

by the name of _____ having its

office at _____

OR

1. Shri/Smt./Km. _____, aged _____ years,

S/o _____ R/o _____

PAN-AAEPV-9520-6
AACCV-4990-K

Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.

Authorized Signatory

Authorized Signatory



2. Shri/Smt./Km. _____, aged _____ years,
S/o _____ R/o _____
3. Shri/Smt./Km. _____, aged _____ years,
S/o _____ R/o _____
4. Shri/Smt./Km. _____, aged _____ years,
S/o _____ R/o _____
5. Shri/Smt./Km. _____, aged _____ years,
S/o _____ R/o _____
6. Shri/Smt./Km. _____, aged _____ years,
S/o _____ R/o _____

Having its office at _____, a
registered/Unregistered partnership firm namely _____
_____ commissioning, as per its requirements on the terms and conditions as may be stipulated,
by such State Electricity Board or any other authority/Company, in this regard. _____ under the Indian
Partnership Act, 1932 and duly authorised by the Partnership Deed dated _____ /duly authorised
by General Power of Attorney executed _____ and registered on _____ as Document
No. _____, Book No. _____, Volume No. _____ at pages _____ to _____ with sub- Registrar of
Assurances, _____;

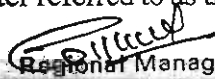
OR

_____, a Society registered under the
Societies Registration Act, 1860 or the relevant State enactment, having its office at
_____, through Mr. _____ the
Secretary/ President of the said society, duly authorised by Article _____ of the Memorandum of
Association of the said Society;

OR

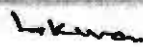
M/s Veto Switchgear & Cable Pvt. Ltd., a Private/public limited company
incorporated under the Indian Companies Act, 1956 and having its registered office at
D-2, 1st floor, Malad Industrial Estate, Ramchandra Lane Est, Kanchpada, Malad, Mumbai (W) - 64.
through its Commercial Manager
Mr. Ram Lal Lokwani, who has been duly authorised by a resolution passed by the
Board of Directors of the said Company, in its Meeting held on 02-12-2009

Hereinafter referred to as the "Lessee" (which expression shall, unless the context does not so admit,


Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cable Pvt. Ltd.


Lokwani
Authorised Signatory

प्रलेख नः 2,068

EASE

Rs. 3,602,812.50

LEASE (MORE THAN 30 YRS)

रजिस्ट्रेशन फीस	प्रतिलिपि शुल्क	इलेक्ट्रानिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग
5,280.00	20.00	1,020.00	6,320.01	1000

श्री रामलाल लोकवानी

पुत्र श्री टेऊमल एस.लोकवानी

निवासी 142 -143 विवेक विहार एल.जी. होटल के पीछे रानीपुर मोड हरिद्वार

ने आज दिनोंक 11-March-2010 को समय 4:14:20PM

कार्यालय उप निबन्धक सदर हरिद्वार

में प्रस्तुत की । उपनिबन्धक सदर हरिद्वार
11-March-2010

रामलाल लोकवानी

इस लेखपत्र का निष्पादन एवं विलेख में लिखित तथ्यों को सुन व समझकर
एच.सी.हटवाल, आर.एम. ,क्षेत्रीय कार्यालय सिडकुल, हरिद्वार

ने अग्रिम धनराशि Rs. 0.00

को प्रलेखानुसार पाकर स्वीकार किया एवं निष्पादन श्री
रामलाल लोकवानी s/o टेऊमल एस.लोकवानी , 142 -143 विवेक विहार एल.जी. होटल के पीछे रानीपुर मोड
हरिद्वार

ने भी स्वीकार किया ।

पहचान श्री वीरेन्द्र सिंह नेगी

पुत्र श्री बी.एस.नेगी

निवासी क्षेत्रीय कार्यालय सिडकुल, हरिद्वार

श्री प्रहलाद सिंह

पुत्र श्री रतन सिंह

निवासी पर्वतपुरी प्लॉट नं. 90 आभिरुद्ध अमरपुर राजस्थान

ने की ।

उपनिबन्धक सदर हरिद्वार

11-March-2010



include its legal heirs, executors, administrators, successors and permitted assigns, as the case may be), of the other part;

WHEREAS:

A. The State of Uttarakhand has conveyed title, rights and interest in the land admeasuring 900 = Sq. mtr., Situated at Village Roshnabad, Haridwar

District, Uttarakhand to the Lessor, vide G.O. No. —, issued on —, including details of Khasra Nos. specified in the said G. O., for the purpose of setting up an Integrated Industrial Estate/Industrial Area and the Lessor has subdivided the above land into plots and intends to grant leasehold right in such Subdivided plots for the purpose of erecting on each plot a factory/Unit, according to the Rules and Byelaws under the Factories Act, 1948 and building plans, as approved by the Corporation, Municipality or other competent authorities, as may be applicable.

B. The amount of premium mentioned in Clause 1 hereinafter is provisional and the Lessee shall pay the additional premiums as hereinafter provided in Clause 2.2 (a) and Clause 2.2 (b), as and when determined by the Lessor.


C. The Lessor has agreed to grant of lease and the Lessee has agreed to take on lease a plot of land admeasuring 900 = Sq. mtr., bearing Plot No. FS Sector S Industrial Area 110, Ranipur, Haridwar District, Uttarakhand. The details of the said plot are described in Schedule A annexed hereto, subject to the terms and conditions hereinafter manufacturing Wire & cable, Electrical Accessories, MCB & Switchgear and allied/ancillary activities, incidental thereto, ("the Unit"), as per the design and building plan, approved by the Corporation/ Municipal or other concerned local authority, within the Industrial Area, 110, Ranipur, Haridwar District, Uttarakhand.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. LEASE:

1.1 Subject to the provisions of this Deed, the Lessor hereby grants lease of the plot of land admeasuring 900 = Sq. mtr., bearing Plot No. FS, ("the Demised Land") Industrial Area, 110, Ranipur, Haridwar, Uttarakhand to the Lessee and the Lessee hereby accepts the lease for the Demised Land for a period of Ninety (90) years ("Term") from the date hereof, except and always reserving to the Lessor the right to:

(a) (i) Within the period of Twenty Four (24) months from the date of letter of allotment of the


Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar


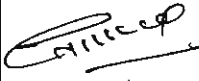





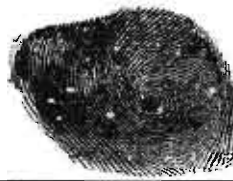
For Veto Switchgear & Cable Ltd.

Authorized Signatory

बही न० 1

प्रलेख संख्या

2,068

क्रम संख्या	पक्षकार / साक्षियों के नाम	अंगूठे का निशान	हस्ताक्षर
1	एच.सी.हटवाल, आर.एम. 0101		
2	रामलाल लोकवानी 0201		
3	वीरेन्द्र सिंह नेगी W1		
4	प्रहलाद सिंह W2		

प्रतिज्ञा एवं साक्षीगण के चिन्ह अंगूठा नियमानुसार लिये गये हैं जो दे खने में सज्जन प्रतीत होते हैं।

उपनिबं धक सदर हरिद्वार

11-March-2010



Demised Land i.e. 31-03-2010 ("Stipulated Period") the Lessee shall built and erect construction, execute works and complete installation of plant and machinery and commence production in its Unit.

(ii) However, in case the Lessee is unable to commence production in its Unit, within the Stipulated Period for reasons attributable to the Lessor or any State/Central Governmental authority or any local authority/body having jurisdiction, on an application from the Lessee with supporting document, the Lessor shall extend the Stipulated Period, by such period (s).

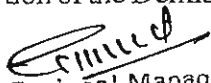
(iii) In addition, in case the Lessee is unable to commence production in its Unit, within the Stipulated Period, for reasons not covered under the preceding sub-clause, on an application from the Lessee, the Lessor shall consider such application, on merits and may grant such extension(s), as it may deem appropriate, subject to payment of Extension Fee, as may be specified by the Lessor. In case, the Lessor grants extension, the Stipulated Period shall stand extended and thereupon the obligation hereunder of the Lessee to complete the building shall be taken to such extended period.

In case, the Lessor is inclined to reject the application for extension, the same shall be communicated to the Lessee, by a reasoned Order, Passed by the person, having authority, on behalf of the Lessor.

(iv) In case the Lessor, takes a decision not to grant extension as envisaged in Clause 1.1 (a) (iii) above and determines this Deed, the Lessee shall be at liberty to remove and appropriate to itself all building, structures, materials and properties, if any, deposited by them, or their agents, in the Demised Land, after paying all dues, rent and all municipal and other taxes, rates and assessment dues, and any other dues occurring to the Lessor as on the date of such termination of Lease and to remove the same from the Demised Land within sixty (60) days of the date of termination of this Deed.


(v) Notwithstanding any such default of the stipulation contained in Clause 1.1 (a) (i) above and in case the Lessor proposes to determine the Lease as envisaged in Clause 1.1 (a) (iv) above, the Lessor shall be given 60 days written notice to the Lessee, indicating its decision to determine the Lease and terminate the Lease Deed.

(b) In case, any mineral is found in the Demised Land and the Lessor requires any part of the Demised Land, for the purpose of mining such mineral, the Lessee shall be entitled to compensation for such portion of the Demised Land or in case, if the Lessee, is unable to conduct its business, at its sole


Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

For Veto Switchgear & Lubricant Ltd.


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discretion, without the portion of the Demised Land required by the Lessor, the Lessee shall be entitled to lease of land, equivalent to the area of the Demised Land, on the same terms and conditions as in the case of the present Lease, in an industrial area developed by the Lessor, suitable for the needs and requirement of the Lessee. Also, in case the Lessor requires the entire Demised Land for the purpose of mining minerals, the Lessee shall be entitled to lease of land for an alternate plot of land, equivalent to the area of the Demised Land, on the same terms and conditions as in the case of the present Lease, in an industrial area developed by the Lessor, suitable for the needs and requirements of the Lessee. In addition the Lessee shall be entitled to compensation, including towards cost of relocation.

2. PAYMENTS AND TERMS OF PAYMENT:

- 2.1. The Lessee hereby agrees to pay an amount of Rs. 4003.13 per square meter, amounting to Rs. 36,02,812.50 (Rupees Thirty six lac two thousand eight hundred twelve & paise fifty Only), for the Demised Land as provisional land premium. In addition, to the above, the Lessee hereby agrees to pay Locational Charges, if applicable, @ 5% of the provisional land premium, (for plots situated on roads with width of 45 metres and above) and an additional 5% of the provisional land premium, towards plot having two or more side road.
- 2.2. Out the provisional land premium, the Lessee has hereby paid, a part thereof, amounting to Rs. 27,02,109.38 (Rupees Twenty seven lac two thousand one hundred nine & paise thirty eight Only); the receipt whereof the Lessor hereby accepts and acknowledges. The balance amount of the provisional land premium of Rs. 9,00,703.12 (Rupees Nine lac seven thousand tree & paise twelve Only) for the Demised Land is to be paid in 02 half yearly installment, along with interest @ 12 % per annum on the total outstanding provisional land premium for the Demised Land as on the date of payment of installment, from time to time as follows:
- | | | | |
|--------|--------------------|--------|-------------------|
| (a) Rs | <u>4,50,351.56</u> | on the | <u>01-07-2010</u> |
| (b) Rs | <u>4,50,351.56</u> | on the | <u>01-01-2011</u> |
| (c) Rs | <u>—</u> | on the | <u>— 20 —</u> |
| (d) Rs | <u>—</u> | on the | <u>— 20 —</u> |

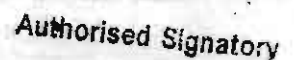
Provided that if the Lessee pays the installments and the interest on the due dates and there are no over dues on any account the Lessor will grant to the Lessee, a rebate @ 3% per annum on the interest.


Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.


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NOTE:

(1) The interest on the installment of provisional land premium shall be payable half-yearly on the 1st day of January and 1st day of July each year; the first of such payment is to be made on the 1st day of 01-07-2010;

(2) Liability for payment of the provisional land premium in installments including the interest referred to above, shall be deemed to have accrued from the date of issue of letter of allotment for the Demised Land;

(3) The payments made by the lessee will be first adjusted towards the interest due, if any, and thereafter towards the Maintenance Charges, if any, and the balance, if any, shall be appropriated towards the provisional land premium and thereafter towards the annual lease rent notwithstanding any request by the Lessee in this regard;

2.3. In addition, to the provisional land premium, during the Term of the Lease envisaged herein, the Lessee shall pay an annual rent ("Rent") of Rs. 4500 = ₹

(Rupees four thousand five hundred Only)

payable in advance or before the 30th day of April [every year for that financial year, from the date of issued of letter of allotment for the Demised Land; the Lessee has paid an amount of Rs. 6030 = ₹ (Rupees Six thousand & thirty Only), towards the Rent payable, for the current year computed pro rata, ending the 31st day of March [2002-2010 if applicable, which amount the Lessor hereby accepts and acknowledges.

In case, the Rent is not paid in advance by the Lessee, on or before the 30th day of April [for the current year, the same shall carry interest @ 12% from the 30th day of April, till such rent is received by the Lessor.


2.4. The provisional premium mentioned in Clause 2.1 above, includes the average land cost component based on the cost of acquisition etc. under the Land Acquisition Act of the whole of the land of which the Demised Land forms part of, and the estimated costs for laying for roads, parks and other public utility services, but should the final cost of acquisition of the whole of the said land or any part thereof goes up thereby increasing the land cost component of the plots carved out after development as aforesaid, the Lessor shall request the Lessee to make such proportionate additional premium amount and the Lessee shall upon receipt of intimation from the Lessor, which demand shall not be delayed beyond a period of three years from the date, the final cost of acquisition is determined, pay within sixty (60) days to the Lessor, the additional premium representing the


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I. I. E. Handwar

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difference in the land cost component finally determined as aforesaid and the land cost component of the provisional premium mentioned in Clause 2.1 above.

3. MAINTENANCE FEE:

- 3.1. That the Lessor is entitled to demand and receive from the Lessee, annual recurring charge/fee, from the date hereof, or from the date issued of letter of allotment date 14-01-2009 of the Demised Land to the Lessee, Whichever is later, for providing services to the Demised Land, including supply of water, maintaining roads, culverts, drains, storm water drains, sewerage, parks, and other common facilities and services indicating but not limited to waste water collection system & CETP ("Maintenance Service"). The charge/fee for providing Maintenance Service will be based on the actual total costs and expenses, to be incurred by the Lessor, in order to provide the same to the Industrial Area and the Lessee is required to pay charges, proportionate to the size of the Demised Land ("Maintenance Charges"). The Lessor will intimate in advance, the Maintenance Charges, payable for the calendar year on or before January 31, of every year and the same shall be paid by the Lessee, on or before June 30 of every such year. In case of default in payment of Maintenance Charges, the Lessee is liable to pay interest @ 12% p.a. from July 1, of every such year till receipt of payment by the Lessor. In case, Maintenance Charges are not paid by the Lessee, for a Calendar year on or before December 31, of such years, at the discretion of the Lessor, such amount in default, can be recovered from the Lessee, as arrears of land revenue.
- 3.2. In case, majority of the lessees in the said Industrial Area for an Association/Society and on receipt of an application received from such Association/Society, seeking permission to provide Maintenance Services in the Industrial Area, the Lessor, in its sole discretion, subject to conditions as it may deem appropriate, may transfer to such Association/Society, the right and obligation to provide Maintenance Services in the Industrial Area.
- 3.3. In case, the right and obligation to provide Maintenance Service in the Industrial Area is transferred to the Association/Society, the Maintenance Charges remitted to the Lessor by the lessees in the Industrial Area, will be transferred to the Association/Society, by the Lessor.
- 3.4. Lesser in order to enable a hassle free green and clean environs, endeavors to develop special projects under private sector participation (PSP) model. To make such projects viable it shall follow Use pay or Polluter Pay the Principle wherein all units in IIE-Haridwar/Pantnagar leived Tariff based on Volume & Toxicity of effluent or sewage discharge by industrial units. Such Tariff schedule shall be notified by SIDCUL post award of such special project and shall be binding upon all units.

State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.

Authorised Signatory



4. RIGHTS AND OBLIGATIONS OF LESSEE:


- 4.1. That the Lessee will bear, pay and discharge, from time to time and at all times during the Term of the Lease granted herein, all rates, taxes, charges, claims and outgoing chargeable against the Lessor, in respect of the Demised Land and assessment of every description which during the said Term which may be assessed, chartered or imposed upon either on the Lessor or the Lessee in respect of the Demised Land or building to be erected thereupon, by the Lessee.
- 4.2. That whenever Municipal Corporation/Board, Cantonment Board, Zila Parishad, Town Area or other notified Local Bodies take over or cover this Industrial Area of the Lessor, the Lessee will be liable to pay and discharge all rates, charges, claims and outgoings, chargeable, imposed or assessed of every description, which may be charged, assessed or imposed upon them by the said Local Body, in respect of the Demised Land and the Lessee will abide by the rules and directives of such Local Body.
- 4.3. That the Lessee will neither make any excavation upon any part of the Demised Land nor remove any stone, sand gravel, clay, earth or any other materials(s) therefrom, except so far as may be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized and for leveling and dressing the Demised land, covered by this Deed.
- 4.4. The Lessee shall not at any time without the previous consent in writing of the Lessor, use the Demised Land or the buildings thereon or permit the same to be used for any purpose other than that of setting up the Unit and other activities ancillary and incidental thereto.
- 4.5. That the Lessee will keep the Demised Land and the buildings to be erected thereon at all times, in a state of good, substantial and sanitary condition.
- 4.6. That the Lessee shall observe all rules and regulations regarding maintaining health and safety, as prescribed by the concerned authority and will not carry on or permit to be carried on the Demised Land any obnoxious trade or business whatsoever or use the same or permit the use of same for any religious purpose or any purpose other than for the purpose mentioned hereinbefore without the previous consent in writing, of the Lessor and the municipal or other local authority, as the case may be, subject to such terms and conditions as the Lessor/such Municipal or other local authority and the Uttarakhand State Effluents Board/Uttarakhand Water (Prevention and Control of Pollution) Board or any other authority may impose, from time to time. Further the Lessee will not do or suffer to be done, on the Demised Land or any part thereof, any act or thing which may be or


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become a nuisance, cause damage, annoyance or inconvenience to the Lessor or municipal or other local authority or occupiers of other plots in the neighborhood.


- 4.7. The Lessee, shall at its own expense plant trees on the periphery of the Demised Land (one tree per 200 square metres and one tree at a distance of 15 meters on the frontage of Demised land, facing the road or part thereof) and shall maintain the trees so planted in good condition throughout the Term, hereby created under these presents.
- 4.8. That the Lessee shall keep the Lessor indemnified against any and all claims for damage which may be caused to any adjoining building or other premises, by building or in consequences of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipal or local authority, in respect of the said works or of anything done under the authority of the Lessee.
- 4.9. That the Lessee shall establish at its own cost an appropriate and efficient primary effluent treatment system / plant and shall ensure that it is ready and functional as per the norms and specifications, laid down or stipulated by the State Pollution Control Board or any other authority established by laws for the time being in force, before production is commenced in the Unit proposed to be set up on the Demised Land, covered by these presents. All effluents generated from the lessee's Primary effluent treatment plant shall necessarily be discharged in to the Waste Water Collection System set up by a private operator and treated at the CETP. No Lessee can use any other plant or process, whatsoever, for secondary and/ or tertiary treatment of the effluents.
- 4.10. That the Lessee at its own cost shall erect buildings, on the Demised Land in accordance with the lay out plan, elevation and design and in a position to be approved both by the municipal/ local authority and Lessor, in writing and in a substantial and workman like manner, buildings and other structures, to be used as Industrial factory with all necessary out houses, sewers, drains and other appurtenances and proper conveniences thereto according to municipal/ local authority's rules and bye laws in respect of building etc. and connection with main water line and sewers and will commence such construction within a period of nine months from the date of these presents, or from the date on which physical of the Demised Land is handed over to the Lessee, whichever occurs later. Further the Lessor may in its sole discretion, grant such extension, at the request of the Lessee and the Lessee shall complete the same fit for use and commence the manufacturing and production from the Unit, within the Stipulated Period from the date of these presents or the date on which physical possession of the Demised Land is handed over to the Lessee under these presents, whichever occurs later and within such extended time as may be allowed by the Lessor in writing in its discretion, on the request of the Lessee.
- 4.11. The Lessee shall utilize such area, as in accordance with the applicable byelaws for the Industrial


Regional Manager

For Veto Signature of the Lessor

State Industrial Dev. Corp. of U.A. Ltd.

I. J. E., Haridwar


Authorised Signatory



Area of the Demised Land by covering it by roof/ permanent shed and other utilities required for the Unit as per approval of the Lessor within the specified period as contained herein, to the entire satisfaction of the Lessor. In case, of failure by the Lessee, to adhere to the stipulation herein above, the Lessor shall issue a notice in writing, in this regard to the Lessee and in case the Lessee, fails to rectify such breach(es), within a period of sixty (60) days from the date of receipt of such notice, the Lessor will have the right to revoke this Deed.

4.12 That the Lessee will not make or permit any major constructions or erections or permit to be erected any new building without prior permission of the Lessor and the municipal or other authority concerned, and in accordance with the terms of such permission and plan approved by the Lessor and the municipal/local authority requiring it so to do, correct such deviation as aforesaid, in writing, and if the Lessee fails to correct such deviation within a period of sixty (60) days from the receipt of such notice, then it shall be lawful for the Lessor or municipal/ local authority, to cause such deviation to be rectified at the expense of the Lessee, which expense the Lessee hereby agrees to reimburse to the Lessor and/ or municipal/ local authority, the quantum thereof, will be determined by the Lessor/ municipal/ local authority as the case may be. The decision of the Lessor/ municipal/ local authority, as the case may be in this regard shall be final and binding on the Lessee. The restriction contained above, is without prejudice to the rights of the Lessee, to carry out repairs, erections for the purpose of safeguarding or strengthening the existing constructions/ buildings or for carrying out modernization/ improvement, of the Unit.

4.13. That the Lessee will provide and maintain, at its own cost, in good condition a properly constructed approach road or path to the satisfaction of the Lessor/ Municipal or other local authority, leading from the public road to the Demised Land.

4.14. That the members, directors, officers, subordinates or agents, surveyors, watchmen and other authorized representatives of the Lessor shall have access to the Demised Land and shall have the implied right and authority to enter upon the Demised Land and the buildings to be erected thereon, to inspect and view the state and progress of the works and for all reasonable purposes at all reasonable times, after given advance notice in writing to the Lessee.

4.15. That the Lessee will not erect any buildings, constructions or structures except compound wall, gates and security post(s) at any portion of the Demised Land within As per
By Comp of SIDCUL / SIDCUL feet from
the boundary on sides thereof as marked in Schedule A hereto and shall not:

(i) Destroy any part of the building or other structures contiguous/ adjacent to the Demised Land;

[Signature]
Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Signatures and Stamps Part. I, VI

[Signature]
Authorized Signatory



or (ii) Keep the foundation, tunnels or other pits in the Demised Land open or exposed to weather causing any injury to contiguous or adjacent buildings, or (iii) Dig any pits near the foundation of any buildings(s) thereby causing any injury or damage to such buildings; (iv) Will not erect or permit to be erected at any part of the Demised Land any stables, sheds or other structures of any descriptions whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.

- 4.17. That the Lessee shall seek and obtain insurance cover for the entire plant and machinery to be installed in the Demised Plot and shall continue to renew/ seek and obtain insurance cover for the plant and machinery in the Demised Plot for the Term of this Lease. Further, the Lessee will submit to the Lessor, the copy of the insurance cover not and other documents/ details in relation to such insurance cover, upon obtaining such insurance cover and upon every renewal, during the Term of this Lease.

5. RIGHTS AND OBLIGATIONS OF THE LESSOR:

- 5.1. The Lessor hereby agrees that the Lessee, subject to observing all the aforesaid conditions, shall peacefully HOLD and ENJOY the Demised Land during the Term of the Lease without any interruption by the Lessor, PROVIDED THAT, upon any breach or non-observance by the Lessee or by any person claiming through or under the Lessee, any of the aforesaid covenants or conditions stipulated in Clause 2.2, 2.3, 4.1, and 6.1 herein, the Lessor shall give written notice of sixty (60) days to the Lessee, to remedy such breach or non-observance. In case, the Lessee does not remedy such breach(es) or observe such stipulation(s), indicated in the said notice, the Lessor shall be entitled to, notwithstanding the waiver of any previous case or right of re-entry, enter upon the Demised Land and re-possess it, as if this Lease had not been granted and thereupon this demise shall absolutely stand terminated and the Lease stand terminated subject to the right of the Lessee to remove all buildings, fixtures, materials and properties, which have been erected, affixed or brought into the Demised Land, by the Lessee, at no cost to the Lessor, within ninety (90) days from the date of receipt of the communication from the Lessor, in respect of determination of the Lease. In case, the Lessor desires to retain any building warehouse etc., the same may be retained by the Lessor, subject to payment of compensation to the Lessee.


- 5.2. The Lessor does hereby covenant and agrees that before the expiry of the Term of the Lease envisaged in these present, the Lessee shall be entitled to remove all or any buildings, structures, plant and machinery and other materials/properties which at any time during the Term of this


Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.


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Lease, may have been erected or brought into the Demised Land, by the Lessee, without any claim from compensation whatsoever, from the Lessor.

5.3. The Lessor may allow any public utility service(s), such as electric posts or cables, other than towers/pylons and high voltage cable/lines, water supply and sanitary/sewerage lines, or telegraph/telephone post(s) or cables to be taken through the Demised Land and the Lessee shall not be entitled to any compensation in respect of the same including compensation, if any, relating to the space occupied by such public utility service, PROVIDED THAT, before allowing such public utility service to utilise the Demised Land, the Lessor shall give written notice of sixty (60) days to the Lessee and also, the Lessor, while allowing such public utility service(s) to be taken through the Demised Land, will cause only the minimum possible hindrance to the Demised Land and/or structures or buildings standing thereon.

5.4. That the Lessor will not exercise its option of determining the lease nor hold the Lessee responsible to make good any damages to the Demised Land or any part thereof, if the same is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes, if the same has been caused due to fire, tempest, earthquake, flood, inundation or violence of any army or a mob or other irresistible force or any Force Majeure Event.

6. BORROWINGS FROM BANKS AND OTHER FINANCIAL INSTITUTIONS:

6.1. That the Lessee shall arrange the required funds towards land premium, rent, construction of buildings/ structures, installation and erection of plant and machinery and towards other financial needs, for operating the Unit. The Lessee is empowered to take loans/ borrowings from Banks and other Financial Institutions or through any other source, on the security of the lease rights in the Demised Land and the Buildings, structures, plant, machinery and goods in trade etc

And if the Lessee commits any default in repayment of the borrowings, the lender for the purpose of recovery of its dues, shall have all the power to initiate appropriate proceedings against the Lessee, including eviction proceedings against the Lessee and shall be entitled to seek and obtain transfer of lease rights to any other person or to occupy the Demised Land itself, subject to making payment of any outstanding dues and other charges penalties payable by the Lessee, to the Lessor.

7. TRANSFER OF LEASE:

7.1. That the Lessee being an individual, declares, undertakes and affirms that during the Term of this Deed, the Lessee shall not transfer, assign, create joint possession, or otherwise part with the


Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.



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physical possession of the Demised Land, which will have the effect of jeopardizing the rights and interests of the Lessor, in the Demised Land, without the written consent of the Lessor and subject to payment of transfer fees as per Land Disposal Regulations, as may be made applicable, from time in respect of the Industrial Area, wherein the Demised Land is located ("Transfer Fee"), by the Lessor. However, on the demise of the Lessee, the rights and interests of the Lessee in the Demised Land, shall be transferred in the name of his legal heir, subject to production of a Death Certificate issued by the concerned Corporation/ Municipality or local body, as the case may be, and a Succession Certificate, issued by the Court of Competent jurisdiction. In such case, the rights and interests to the Demised Land, under this Lease Deed, shall be transferred in favour of such successor in interest by the Lessor, without payment of any Transfer Fees;

OR

That the Lessee being a Sole Proprietor firm/ registered/ unregistered Partnership Firm / Society registered under the Societies Registration Act, 1860 or the relevant State enactment, declares; undertakes and affirms that during the Term of this Deed, the constitution of the Lessee shall not be altered or reconstituted, dissolved, or it shall not create possession of the Demised Land, which will have the effect of jeopardizing the rights and interests of the Lessor, in the Demised Land, or create joint possession of the Demised Land, without the written consent of the Lessor and subject to payment of Transfer Fees, to the Lessor;

OR

That the Lessee being a private/public limited Company, declares, undertakes and affirms that during the Term of this Deed, the Lessee-Company shall not create and third party interests and / or rights in any part or whole of the Demised Land and / or assign any part or whole of the Demised Land to any party (ies), which will have the effect of jeopardizing the rights and interests of the Lessor, in the Demised Land, without written consent of the Lessor and subject to payment of Transfer Fees to the Lessor;


However, the use/ occupation/ enjoyment of any part of whole of the Demised Land including the Unit to be set up therein, by any group Company, subsidiary, affiliate of associate Company, Agent, Distributor, Dealer or Contractor of the Lessee-Company, or by operation of law, shall not be construed to be in contravention of the terms and conditions set out hereinabove, is in conformity with the use for which the Demised Land is demised, under these presents.


Regional Manager

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J. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.


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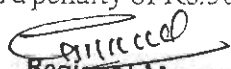


7.2. In case, the Lessee is desirous of assigning transferring or sub-leasing any part or the whole of the Demised land, the Lessee shall intimate the Lessor in writing of such intention to assign, transfer or sub-lease, setting forth the name and description of the parties in whose favour such right or interest is proposed to be created or assigned. The grant of permission by the Lessor hereof, will be subject to payment of Transfer Fees and Subject to compliance of the applicable Zoning Plan.

7.3. In the event of mortgage or mortgages, without handing over physical possession of the Demised Land in favour, either of the State Government or the Industrial Finance Corporation of India or the Industrial Development Bank of India or the Life Insurance Corporation of India or the Industrial Credit and Investment Corporation or Industrial Reconstruction Bank of India or any nationalized Bank or Schedule Bank including State Bank of India and its Subsidiaries or Unit Trust of India or General Insurance Corporation and its Subsidiaries viz, National Insurance Company, United India Insurance Company, Oriental Insurance Company, United India Insurance Company or NSIC or SIDBI or trustees for debenture holders to secure loan or loans advanced by any of them for setting up on the Demised Land the Unit, the Lessee either furnishes to the Lessor any undertaking from the financial institutions as aforesaid that the entire outstanding amount of premium and interest thereon shall be directly paid by such financial institution to the Lessor as soon as mortgage is created or pays the entire amount aforesaid from its own resources.

Provided further that if at any time, the financing body or bodies mentioned above decides to take over, sell, lease or assign the mortgaged assets in the Demised Land in exercise of any right vested in it by virtue of the deed or deeds executed in its favour by the Lessee, at the time subsequent to taking the loan or loans or under any law, for the time being in force, the sale, lease or assignment will be subject to mutual consultation between the Lessor and the financing body or bodies mentioned at:


Provided further that in the Lease of the Demised Land hereby granted, transferred by operation of law or otherwise during the Term hereby granted, the Lessee shall within sixty (60) days from the date of such assignment or transfer, deliver an intimation of such assignment or transfer, to the Lessor setting forth name(s) and description of the party(ies), in case of every such assignment/transfer and the particulars and effect thereof together with every assignment/transfer, with document, effecting or evidencing such assignment or transfer and the documents as aforesaid accompanying the said intimation. In case, such intimation is not communicated within the specified period, without prejudice to the right of the Lessor to determine this Deed for breach of this covenant, the same shall entail a penalty of Rs.500/- to be paid by the Lessee.


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State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.


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8.

RECOVERY OF DUES:

All dues payable and recoverable in respect of this Deed including premium, rent, interest and Maintenance charges, shall be recoverable as arrears of land revenue under the Uttar Pradesh Public Money's (Recovery of Dues Act), as made applicable to the State of Uttarakhand or the statute or regulations, as applicable, at the relevant time.

9.

JURISDICTION AND ARBITRATION:

- 9.1. The Courts in Dehradun alone shall have jurisdiction in relation to any proceedings, in relation to the matters covered under this Deed.
- 9.2. All disputes and differences in relation to the applicability, interpretation, rights and obligations of the parties hereunder and/or arising under these presents, shall be referred to a Sole Arbitrator, to be nominated by the Managing Director of the Lessor. Within thirty (30) days from the date of receipt of a request for nomination of Sole Arbitrator, the Managing Director of the Lessor shall, nomination of Sole Arbitrator and issue communication in respect of the same to the parties. In case, the Sole Arbitrator is not nominated within the period stipulated hereinabove, the parties will be at liberty to invoke the provision of the Arbitration and Conciliation Act, 1996 and any subsequent amendments thereto or enactment(s) in substitution thereof, for appointment of Sole Arbitrator.
- 9.3. The arbitral proceedings shall be governed by the Arbitration and Conciliation Act, 1996 and any subsequent amendments thereto of enactments in substitution thereof.
- 9.4. The arbitral proceedings shall be conducted in Dehradun, in English language and the parties agree that, the arbitral award shall be binding and enforceable against the parties.

10.

OTHER TERMS AND CONDITIONS:

- 10.1. The allottee shall provide 70% employment to the permanent resident of Uttarakhand State in their proposed unit.
- 10.2. On expiry of Term of the Lease, the Parties may extend the period of Lease unit, for further period(s), on mutually agreeable terms and conditions. In case, the Parties do not extend the Term of the Lease, the Lessee shall deliver the physical possession of the Demised Land, to the Lessor. Prior to handing over physical possession of the Demised Land, the Lessee shall have the right to remove materials and properties, brought into the Demised Land by the Lessee.
- 10.3. The Lessee shall be entitled to make arrangements with the State Electricity Board or any other authority/Company providing power in the area, in which the Demised Land is situated, to obtain power connection including power connection for the purpose of construction/erection/ commissioning, as per its requirements, on the terms and conditions as may be stipulated, by such State Electricity Board or any other authority/ Company, in this regard.

[Signature]
Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.

J. E. Haridwar

[Signature]
For Veto Switchgear & Cables Pvt. Ltd.

Authorised Signatory



- 10.4. All notice, consents and approvals which are to be given and notification of any decision by the Lessor, shall be in writing and signed on behalf of the Lessor, by the authorised person and the same shall be considered as duly served if the same has been delivered to in person, posted by registered post/ speed post, even through returned unserved on account of refusal by the Lessee, addressed to the Lessee at the usual or last known place of business of office or at the Demised Land under these presents or at the address mentioned in these presents or if the same has been affixed to the office building upon the Demised Land. The Lessee will include SIDCUL Industrial Area in its address, in all its correspondence with the Lessor.
- 10.5. The Managing Director of the Lessor shall exercise all powers excisable by the Lessor under this Deed. The Lessor may authorize any other Officer or Officers of the Lessor, to exercise all or any of the powers exercisable by him under this Deed.
- Provided that the expression Managing Director shall include the Managing Director of the Lessor for the time being or any other Officer of the Lessor, who is entrusted by the Lessor with function similar to the Managing Director of the Lessor.
- 10.6. That the determination of this Deed shall in no way prejudice or affect the rights of the Lessor to recover from the Lessee, costs and expenses to rectify/ restore, any damage which may have been caused to the Demised land by the Lessee or any one acting on its behalf, during the Term of this Deed.
- 10.7. This Deed sets forth the entire agreement and understanding between the Parties as to the subject matter hereof. Except as otherwise provided expressly herein, no modification, amendment or supplement to this Deed shall be effective and binding, for any purpose unless the same is in writing and duly signed by the parties hereto.
- 10.8. The rights granted and covenants contained hereunder, shall not be assigned or transferred by the Parties, without the prior written consent of the other Party.
- 10.9. No failure by either party to enforce any of the provisions of this Deed at any time or for any period of time shall be construed as a future waiver of such provisions or the right of the other party thereafter to enforce any of the provision of this Deed.
- 10.10. Any provision of this Deed, which is prohibited or unenforceable in any jurisdiction, shall, as to such jurisdiction, be ineffective to the extent of such prohibition or influenceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision, in any other jurisdiction.


Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

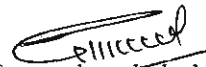
For Veto Switchgear & Transformers Pvt. Ltd.


Authorised Signatory



- 10.11. The obligation of the Parties hereto shall be deemed to have been suspended and there shall be no liability for damages so long as and to the extent that the performance of this Deed by either/both Party(ies) is/are prevented, hindered, delayed or otherwise rendered impracticable as a result of acts of God, War, riot, insurrection, labour disputes, embargoes or other governmental restrictions or for any other reason not within the reasonable control of the Party so affected, any such event, circumstance or condition being a "Force Majeure Event".
- 10.12. Section headings in this Deed are included herein for convenience of reference only and shall not affect in any way the meaning or interpretation of this Deed.
- 10.13. This Deed may be executed in counterparts, each of which when executed and delivered shall be an original and all of which when taken together shall constitute one and the same instrument.
- 10.14. Nothing in this Deed, expressed or implied, is intended to confer on any person other than the Parties hereto, their respective successors and permitted assigns any rights, remedies, obligations of liabilities under or by reason of this Deed.
- 10.15. All expenses towards execution and registration of this Deed including stamp duty, registration charges etc. thereof shall be borne by the Lessee.

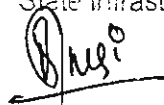
IN WITNESS HEREOF the parties hereto have set their hands the day and in the year first above written.


For and on behalf of
Regional Director

State Industrial Dev. Corp. of U.A. Ltd
I. I. E., Haridwar

State Infrastructure and Industrial Development Corporation of Uttarakhand Limited

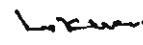
1. Witness:



2. Witness:

Virendra Singh Negi
8/0 B.S. Negi
SIDCUL, Regional office,
11E, Haridwar

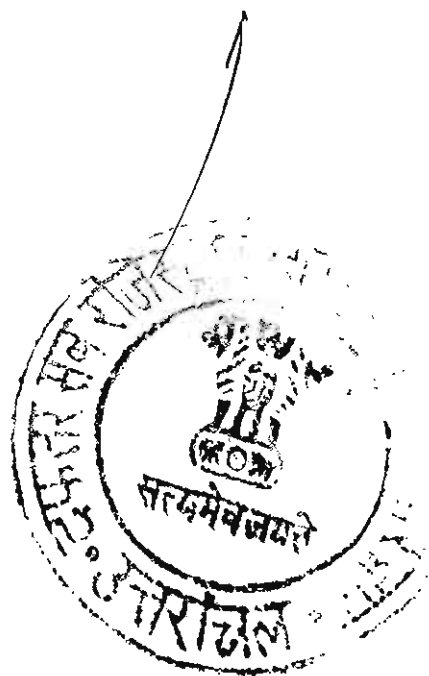
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory
For and on behalf of

1. Witness:

प्रहलाद सिंह 8/0 बी रतन सिंह
1/0 फर्लपुरी, लाट नं-90, आमेर रोड,
जयपुर राजस्थान

2. Witness:



(18)

SCHEDULE A

(Description of Demised Land as per Recital C)

All that piece of land known as Plot No FS Sector 5 in the Haridwar Industrial Area, bearing Khasra No — within the village Limits of Roshnabad, Tehsil Haridwar, and within/outside the limits of Municipal Council of 110, Ranipur, Haridwar District, State of Uttarakhand, containing by admeasurement 900 ± 40 square meters of thereabouts, and bounded by red colour boundary lines on the plan annexed hereto, that is to say:

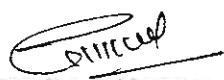
One or towards the North by Plot No - 77

One or towards the South by 24m. wide road

One or towards the East by Plot No - 65

One or towards the West by Reserved Area S/F4

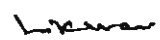
Signature : _____
Name : H.C. Hatwal
Designation : Regional Manager


Regional Manager
State Industrial Dev. Corp. of U.A. Ltd
I. I. E., Haridwar

Infrastructure and Industrial Development Corporation of Uttarakhand Limited

Signature : _____
Name : Ram Lal Lokwani
Designation : Commercial Manager

For Veto Switchgear & Cables Pvt. Ltd.


Authorized Signatory

[_____]
Lessee



This Lease Deed Can not be
Transferred/Mortgaged without
Prior Approval of SIDCUL

F.C./DGM/C.S./AGM SIDCUL 5/3/11



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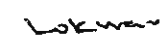
Lease Deed

This Stamp Sheet of Rs. 20000-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.


Lessor
Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory

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पुनर्प्राप्ति प्रमाण पत्र

दिनांक 14/3/10

जोबादार प्रमाण





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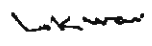
Lease Deed

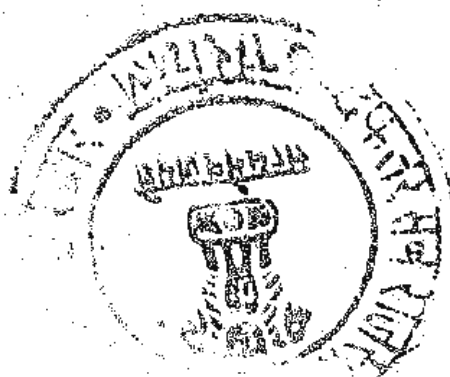
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Lessor

Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory



Handwritten notes and signatures on a document, including a large signature and the date 10/1/84.



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10 MAR 2010

Lease Deed

This Stamp Sheet of Rs. 20000-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.

[Signature]
Lessor

State Industrial Dev. Corp. (S.I.D.C.) Ltd.
I. I. E., Haridwar

[Signature]
Lessee

[Signature]
State Industrial Dev. Corp. (S.I.D.C.) Ltd.



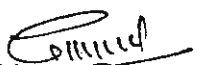


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Lease Deed

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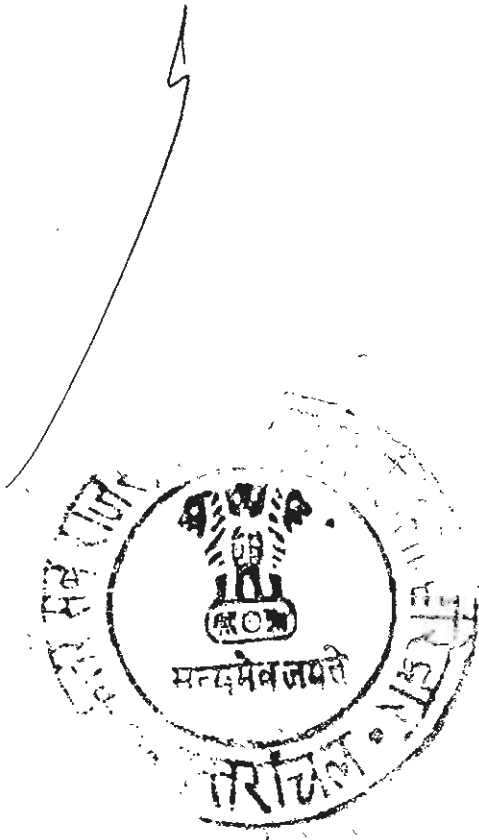

Lessor General Manager

State Industrial Dev. Corp of U A. Ltd.
I. I. E., Haridwar

Lessee



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संख्या 103/10
मुख्य पंजी
विभाग





उत्तरांचल ~~UTTARANCHAL~~

027775

10-AR 2023

Lease Deed

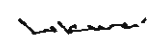
This Stamp Sheet of Rs. 20000-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.


Lessor

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar


Lessee

For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory



उत्तरांचल ~~UT~~TARANCHAL

027776

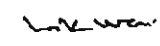
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Lessor
Regional Manager

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory

4697 2000/

संख्या ४६९७ दिनांक १०/३/१८

पुनः प्रेषित

१०/३/१८

रजिस्ट्रार/पुनः प्रेषित

कोषाध्यक्ष





उत्तरांचल ~~UT~~ TARANCHAL

027777

Lease Deed

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Lessor *[Signature]*

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee *[Signature]*

For Veto Switchgear & Cables Pvt. Ltd.

4696 प्रमाणित 22-05-2019
प्रमाणित की जाय का प्रमाण
प्रमाणित
प्रमाणित 17/3/19 प्रमाणित प्रमाणित
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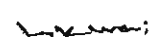
उत्तरांचल ~~Uttaranchal~~ **UTTARANCHAL**

027778

Lease Deed

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Manager
State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee
For Veto Switchgear & Cables Pvt. Ltd.

Authorised Signatory

4695

2000

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15/3/10

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उत्तरांचल **UTTARANCHAL**

027779

10 MAR 2018

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Lease Deed

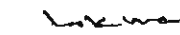
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Lessor Manager

State Industrial Dev. Corp. of U A Ltd,

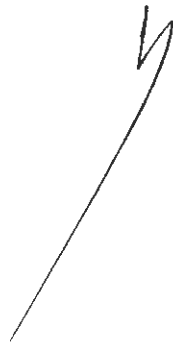
I. I. E., Haridwar

Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorized Signatory

4699 2000/

15/3/10






उत्तरांचल UTARANCHAL

027780

10 MAR 2010

Lease Deed

This Stamp Sheet of Rs. 20000-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. M/s. Veto Switchgear & Cables Pvt. Ltd. , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.

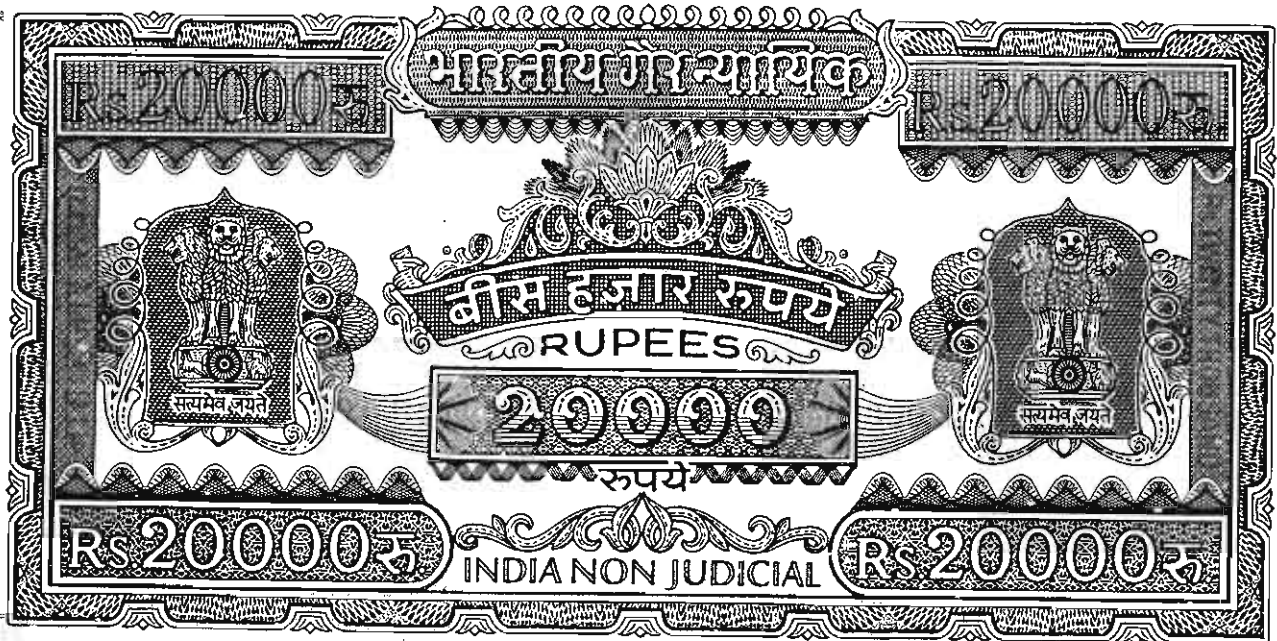

Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.
J. I. E., Haridwar


Lessee
For Veto Switchgear & Cables Pvt. Ltd.

Authorised Signatory

4693 21010/
संख्या ४६९३ दिनांक २१/०१/१०
प्रमाणित
१७/१०
संख्या १७/१० दिनांक १७/०१/१०
प्रमाणित





उत्तरांचल ~~U~~TARANCHAL

027781

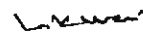
Lease Deed

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Lessor

State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.
(SIDCUL)

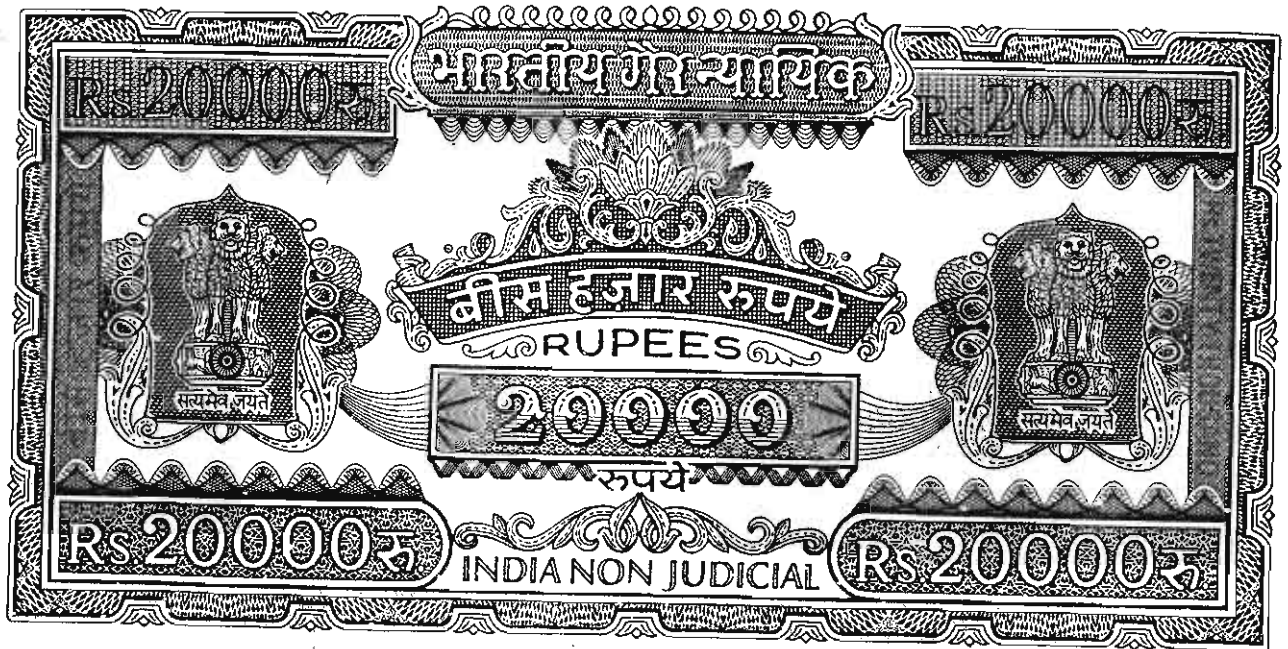
For Lessee



Authorized Signatory

4672 2005/5
विशेष
18/3/10





उत्तरांचल ~~UTTARANCHAL~~

027782

Lease Deed

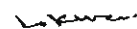
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Lessor

State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.

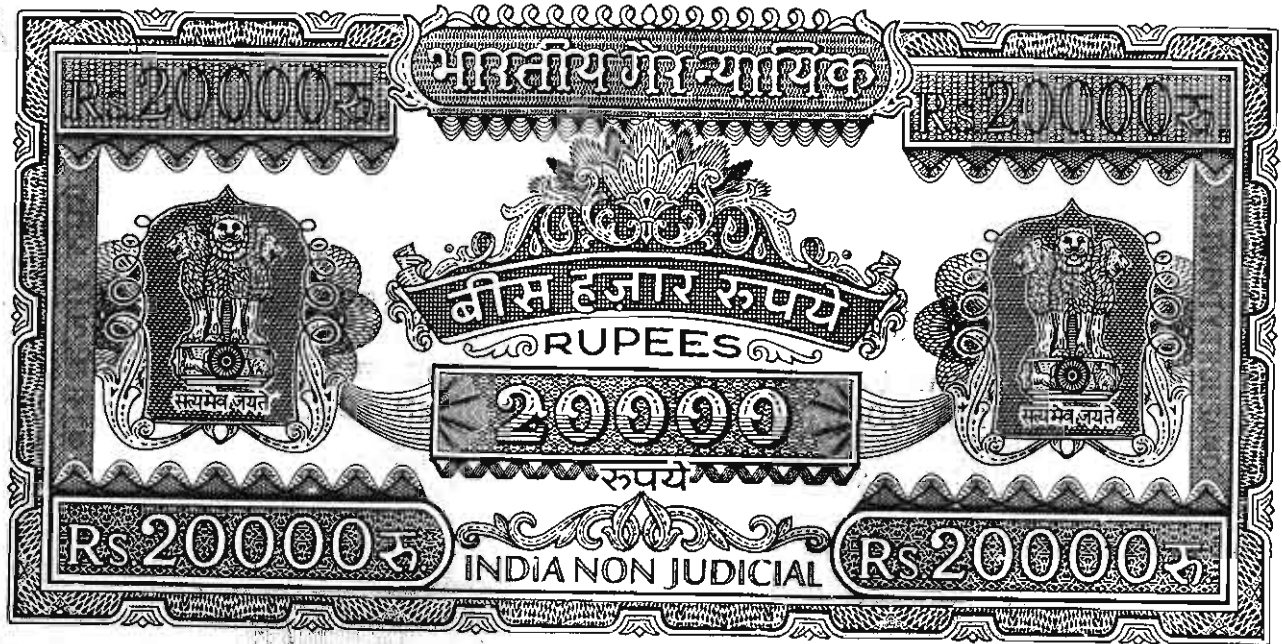
J. P. C., Haridwar

Lessee



44 691 18/01/2020
सहायक सचिव / वित्त विभाग
पुणे जिल्हा
दिनांक 18/01/2020
सहायक सचिव / वित्त विभाग
पुणे जिल्हा





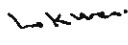
उत्तरांचल ~~UTTARANCHAL~~

027783

Lease Deed

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Lessor
Regional Manager
State Industrial Dev. Corp. of U. A. Ltd.
I. I. E., Haridwar

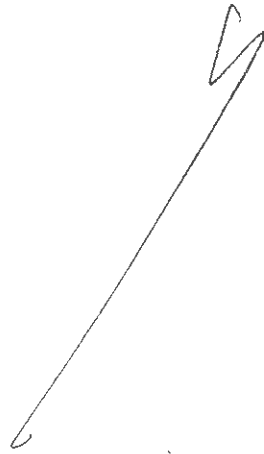
Lessee
For Veto Switchgear & Cables Pvt. Ltd.

Authorized Signatory

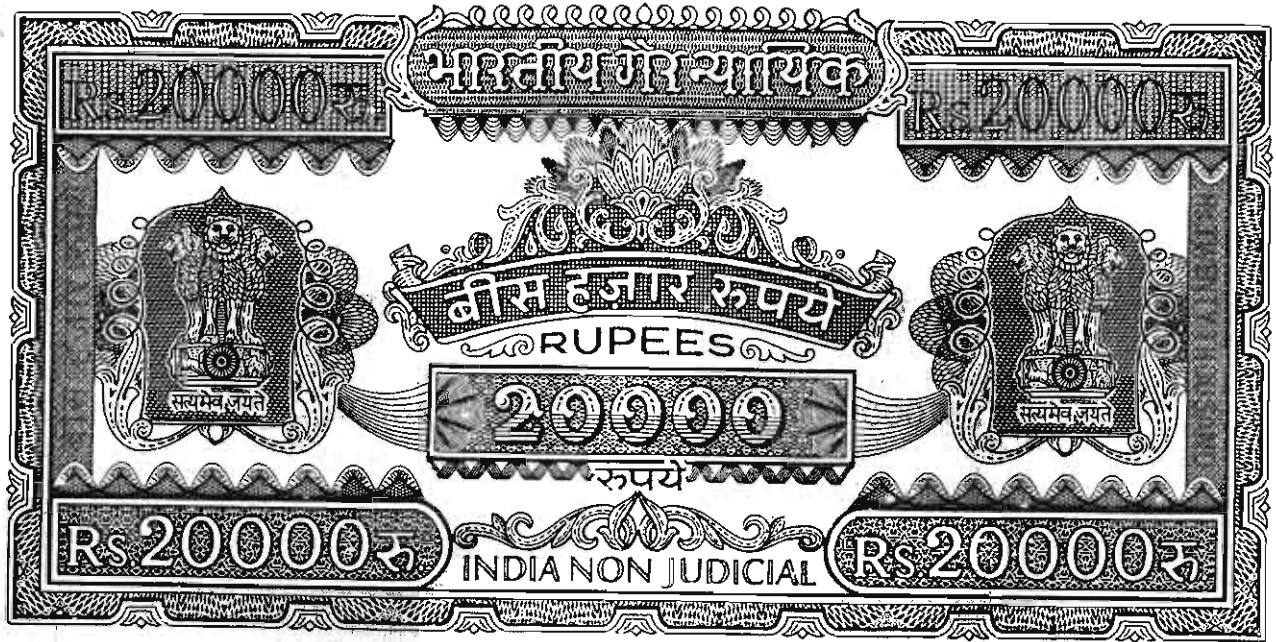
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उत्तरांचल ~~UTTARANCHAL~~

027784

Lease Deed

This Stamp Sheet of Rs. 20000-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.


Lessor
Regional Manager

State Infrastructure Dev. Corp. of U.A. Ltd.

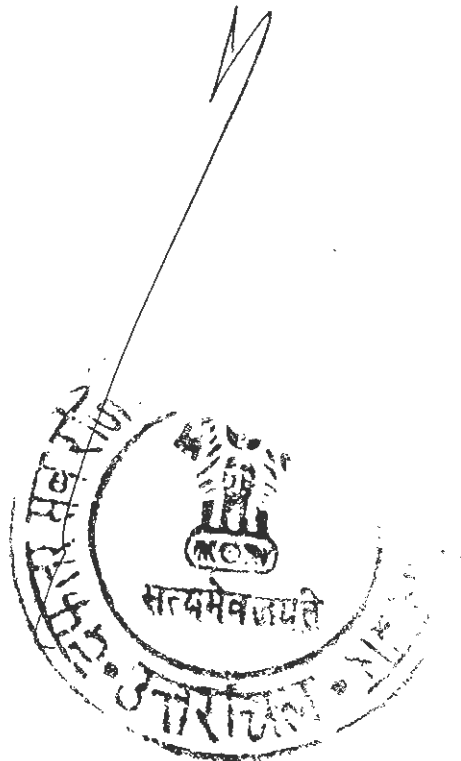
H. T. Co. Haridwar


Lessee



61689 2000/

15/3/10





उत्तरांचल ~~UTTARANCHAL~~

027785

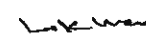
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Lessor

State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.
I. I. E., Haridwar


Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory

4688

2008/

15/3/10









उत्तरांचल ~~UT~~TARANCHAL

027786

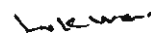
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Lessor
Regional Manager

State Industrial Dev. Corp. of U. A. Ltd.
I. I. E., Haridwar.

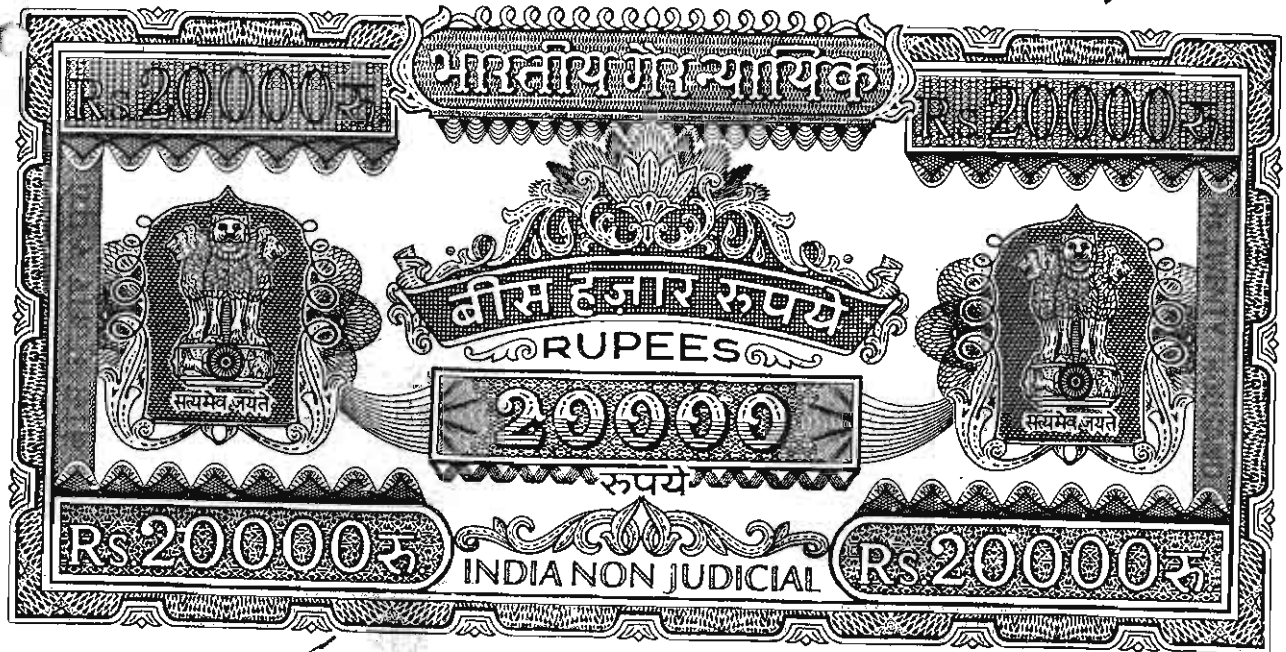
For Veto Lessee



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सं. 153710
सं. 153710
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उत्तरांचल ~~UTTARANCHAL~~

027787

Lease Deed

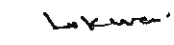
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Lessor

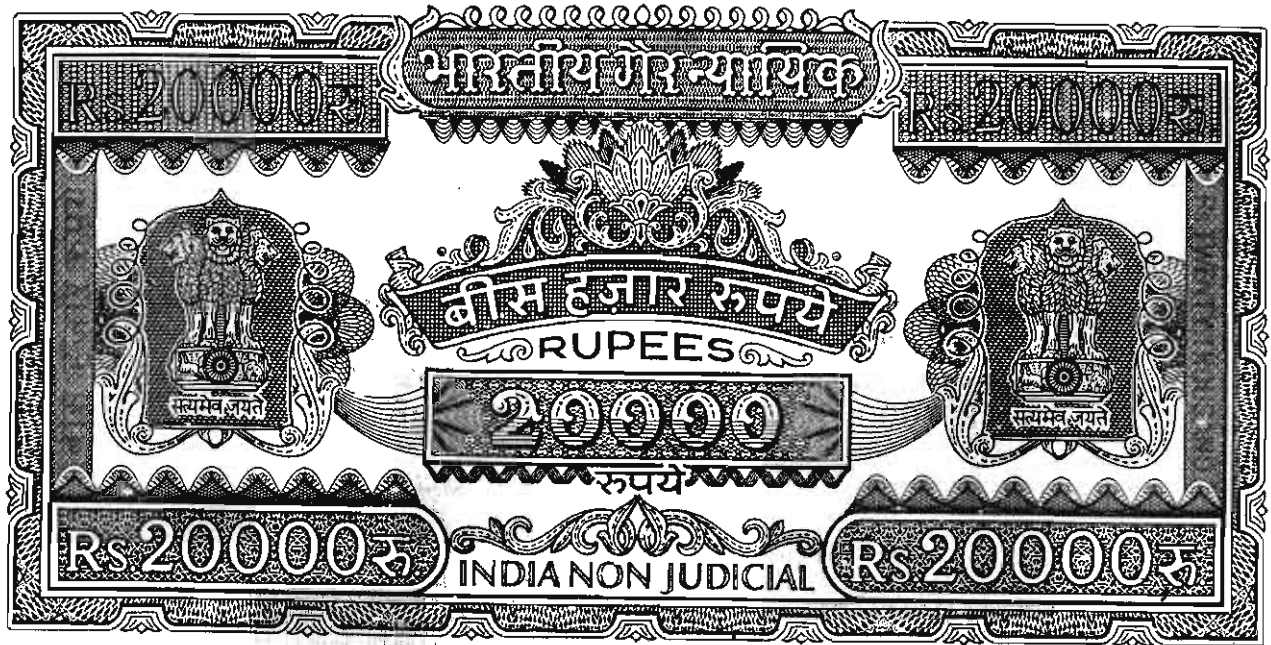
State Industrial Development Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee

For Veto Switch


Authorised Signatory





उत्तरांचल ~~UTTARANCHAL~~

027788

Lease Deed

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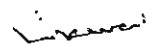

Lessor

State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.

I. I. E., Haridwar

Lessee

For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory

$$\frac{180}{2000} + \frac{9}{500} + \frac{6}{100} = 164900$$

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उत्तरांचल UTTARANCHAL

423813

Lease Deed

This Stamp Sheet of Rs. 500-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.



Lessor

State Industrial

I. I. E., Haridwar

Lessee

For Veto Switch


Authorized Signatory

4711. बयसत २५/५/२०१६
महाराष्ट्र शासक का कार्यालय
मुंबई
दिनांक २५/३/१६
सोपानिका/प. पोपुलिया
कोशाकाप प्रकाश





उत्तरांचल UTTARANCHAL

423814

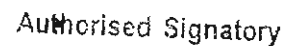
Lease Deed

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Lessor

State Industrial Dev. Corp. of U. A. Ltd.
I. I. E., Haridwar


Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory

4710. बचपति नं. 520/
स्थान्य कौशिक का का. नं. 100
पु. श्री. विद्यालया
दिनांक 18/3/10 को. विद्यालया
को. विद्यालया

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उत्तरांचल UTTARANCHAL

423815

Lease Deed

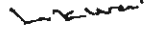
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Lessor

State Industrial Development Corporation Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.
Lessee


Authorised Signatory

4707
520/10
15/3/10





उत्तरांचल UTTARANCHAL

423816

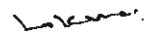
Lease Deed

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Lessor

State Infrastructure Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory

4788

54

15/10

प्राप्त

4





उत्तरांचल UTTARANCHAL

423817

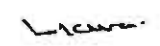
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Lessor

State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.

For Veto Switchgear & Cables Pvt. Ltd.
Lessee


Authorised Signatory

4782 54/
15/3/10
विभागाध्यक्ष/प्रमुख
उत्तरांचल प्रदेश



42



उत्तरांचल UTTARANCHAL

423818

10 MAR 2010

2000-20

वीए - ०५

Lease Deed

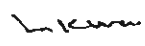
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Lessor
Regional Manager

State Industrial Dev. Corp. of U.A Ltd.

I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.
Lessee


Authorised Signatory

4706
स्वास्थ्य विभाग
पुनर्स्थापना
दिनांक 18/3/18
पंजीकृत/प्राप्त
कोयलाबाग पुलिस





उत्तरांचल UTTARANCHAL

423819

10 MAR 2013

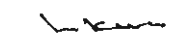
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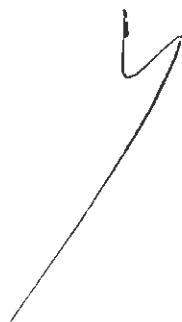

Lessor

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.
Lessee


Authorised Signatory

4705
प्रमाण पत्र
पुनर्प्राप्ति
दिनांक 75/3/10
पुनर्प्राप्ति
पुनर्प्राप्ति





उत्तरांचल UTTARANCHAL

423820

0 MAR 2018


Lease Deed

This Stamp Sheet of Rs. 500-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.


Lessor

State Ind. Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.
Lessee


Authorized Signatory

4504 5W/

10/5/10
सं. १०/१०
जयप्रकाश नारायण

4



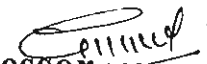


उत्तरांचल UTTARANCHAL

423821


Lease Deed

This Stamp Sheet of Rs. 500-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.

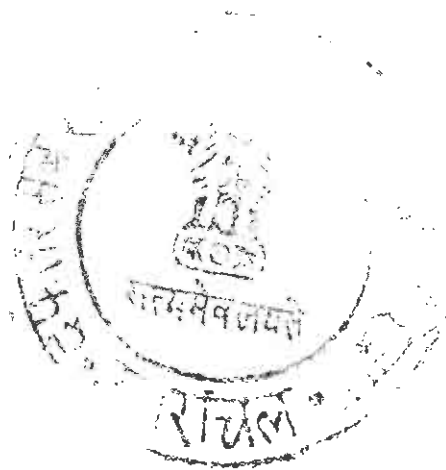

Lessor

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

Lessee
For Veto Switchgear & Cables Pvt. Ltd.


Authorised Signatory

4783 2 05/06/18
18/3/10
विद्यार्थी



46



उत्तराखण्ड UTTARAKHAND

C 960334

10 MAR 2010

2009-10

कोड - 85


Lease Deed

This Stamp Sheet of Rs. 100-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.


Lessor

State Industrial Dev. Corp. of U.A. Ltd.
I. I. E., Haridwar

For Veto Switchgear & Cables Pvt. Ltd.
Lessee


Authorized Signatory

4215
स्थान कादीदाप का नाम
पुत्र की
दिनांक 10/3/71
श्रीकृष्णा/ब० श्रीकृष्णा
कोलादाप हस्तिका

4





Lease Deed

This Stamp Sheet of Rs. 100-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar.


Lessor

State Infrastructure Dev. Corp. of U.A. Ltd.

I. I. E., Haridwar

For Veto

Lessee



M/s. Veto Switchgear & Cables Pvt. Ltd.

40-45/14 स्वराज्य २० 12/14
स्वराज्य स्वराज्य का कार्य
पुष्प भी
दिनांक 75/3/14
सोफिया/स० सोफिया
खोलायाय मुद्रिका



44



उत्तराखण्ड UTTARAKHAND

C 960336

10 MAR 2019

Lease Deed

This Stamp Sheet of Rs. 100-00 attached to the Lease Deed Executed between State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.(SIDCUL) and. **M/s. Veto Switchgear & Cables Pvt. Ltd.** , for 90 years at a rental of Rs.5/- per sqm per year Rs. 4500-00 with a premium of Rs. 36,02, 812.50 regarding Plot No. F5, Sector-5 situated at Integrated Industrial Estate, BHEL, Ranipur, Distt. Haridwar,


Lessor


Lessee

4213 14/

राज्य सरकार
मुख्य मंत्री
दिल्ली-15/5/11

संयोजक-संयोजक
संयोजक-संयोजक



49

Left Hand Finger Print



Thumb



Index



Middle



Ring



Small

Right Hand Finger Print



Thumb



Index



Middle



Ring

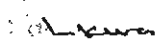


Small


Regional Manager

State Industrial Dev. Corp. Ltd.
I. I. E., Haridwar

For Veto Switchgear S.C. Ltd. Pvt. Ltd.


Authorised Signatory



50

Lessor : H.C.hatwal

Left Hand Finger Print



Thumb



Index



Middle



Ring



Small

Right Hand Finger Print



Thumb



Index



Middle



Ring



Small

Accepted



LESSOR




LESSEE



WITNESS



बही नम्बर 1 जिल्हा 416 पुष्प 131 से 232 तक
में नम्बर 2,068 पर आज दिनांक 11-March-2010
में रजिस्ट्री की गयी।


उपनिबंधक सदर हरिद्वार

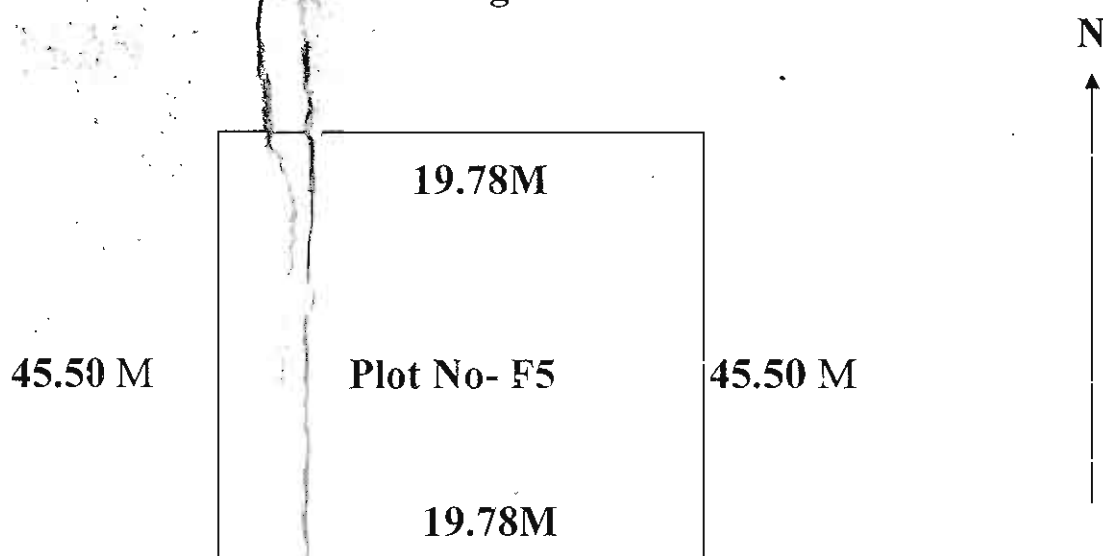


51

STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT CORPORATION OF UTTARAKHAND LTD.

Industrial Estate, BHEL, Haridwar, Uttarakhand.
Phone-9917492614, 01334-235010 Website: - www.sidcul.com

Site Plan of Plot No- F5 Sector- 5at IIE,
Haridwar as per layout plan Total Area
899.99 sqm.
M/s. Veto Switchgear & Cables Pvt. Ltd.



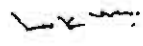
North- Plot No. 77, South- 24 M wide road, East- Plot No. 65, West- Reserved Area 5/F4


Regional Manager

State Infrastructure Development Corp. of U.A. Ltd.
I. I. E., Haridwar


Junior Engineer

For Veto Switchgear & Cables Pvt. Ltd.

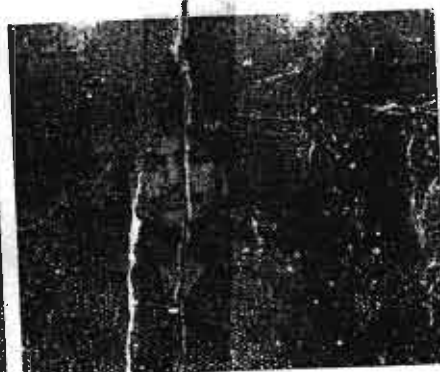

Authorized Signatory



LESSOR



LESSEE



WITNESS



बही नम्बर 1 जिल्द 1,416 पृष्ठ 131 से 232 तक

में नम्बर 2,068 पर आज दिनांक 11-March-2010

में रजिस्ट्री की गयी।

उपनिबंधक सदर हरिद्वार 11.3.2010