



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

Unique ID 2017001930R

Receipt Date

17-MAY-2017 14:08

R Location NEEMRANA

Receipt No RJ1317591705003

Name Of Seller RIICO BY SURESH PARMAR

Name Of Buyer PARMAR THERMOPACK PVT LTD BY SURESH PARMAR

Type of Document Lease Deed

ACC Reference NONSH/AIRAN LIMITED/NEEMRANA

Paid Fees

Particulars

Amount (Rs.)

Particulars

Amount (Rs.)

Registration Fees

₹ 50000

CSI

₹ 300

Copy of Fees

₹ 0

Record Inspection Fees

₹ 0

Late Fees

₹ 0

Commission Fees

₹ 0

Other Charges submitted to FIICO by the noticee as and when demanded to do so by FIICO. ₹ 50300

Service Charges

₹ 40

Grand Total (Rupees Fifty Thousand, Three Hundred Forty Only)

₹ 50340

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सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ09832588693484P
Certificate Issued Date : 12-May-2017 03:38 PM
Account Reference : IMPACC (CR)/ rjacimp10/ NEEMRANA/ RJ-AL
Unique Doc. Reference : SUBIN-RJRJACIMP1013820566956356P
Purchased by : PARMAR THERMOPACK PVT LTD BY SURESH PARMAR
Description of Document : Article 33(vii) Lease deed u/s 90A of RER Act in favor of Khatedar (Male)
Property Description : PLOT.NO. A-199 INDUSTRIAL AREA GHILOTH TEH-NEEMRANA.
Consideration Price (Rs.) : 3,61,75,091
(Three Crore Sixty One Lakh Seventy Five Thousand And Ninety One only)
First Party : RIICO
Second Party : PARMAR THERMOPACK PVT LTD BY SURESH PARMAR
Stamp Duty Paid By : PARMAR THERMOPACK PVT LTD BY SURESH PARMAR
Stamp Duty Payable : 9,04,380
(Nine Lakh Four Thousand Three Hundred And Eighty only)
Surcharge for Infrastructure : 90,440
(Ninety Thousand Four Hundred And Forty only)
Development : 90,440
Surcharge for Propagation and : 90,440
(Ninety Thousand Four Hundred And Forty only)
Conservation of Cow : 10,85,260
Stamp Duty Amount(Rs.) : 10,85,260
(Ten Lakh Eighty Five Thousand Two Hundred And Sixty only)



Agreement
Approved by the Competent Authority
as per the provisions of the Stamp Act, 1899.



Aewem
Asstt. Regional Manager
RIICO Ltd., Ghiloth

For PARMAR THERMOPACK PVT. LTD.

Slam
Director

उप पंजीयक नीमराना

UP 0000792658

Stamping Authority
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3. In case of any discrepancy please inform the Competent Authority.

a trust registered under Indian Trust Act / Rajasthan Public Trust Act and having its registered office at

Aewem
Asstt. Regional Manager

For PARMAR THERMOPACK PVT. LTD.

SHCIL

2co
RAJASTHAN

(S)

Industrial
Plot N
147



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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LEASE - AGREEMENT



Rs. 50/-
FORM "C"

128612

(SEE RULE 11 OF RIICO DISPOSAL OF LAND RULES, 1979)

Industrial Area GHILOTH

Plot No. A-199

THIS LEASE AGREEMENT made at GHILOTH on the Seventeen day of May in the year two thousand Seventeen between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, Incorporated under the Companies Act., having its Registered Office at Udyog Bhawan, Tilak Marg, Jaipur - 302005 (hereinafter called the Lessor which expression shall, unless the context does not so admit, includes its successors and assigns) of the ONE PART AND

Shri S/o

Age Years R/o

Proprietor of the firm M/s.

OR

Shri S/o Age Years.

R/o

Shri S/o Age Years.

R/o

Shri S/o Age Years.

R/o

Shri S/o Age Years.

R/o

Constituting the registered partnership firm M/s.

OR

M/s. PARMAR THERMOPACK PRIVATE LIMITED

a Company registered under the Companies Act 1956/2013 and having its registered office at FLAT No. 904, SECTOR-21D, GHS-3, THE SHUBH CO-OPERATIVE GHS LTD, NIT FARIDABAD, 121001, HARYANA, INDIA

a society registered under the Rajasthan Societies Registration Act and having its registered office at

OR

a trust registered under the Indian Trust Act/Rajasthan Public Trust Act and having its registered office at

Assit. Regional Manager

For PARMAR THERMOPACK PVT. LTD.

(Hereinafter called the 'Lessee' which expression shall, unless the context does not so include his heirs, executors, administrators, Legal representatives permitted assigns and successors of the OTHER PART.

WHEREAS the State of Rajasthan handed over the land to the Lessor for the purpose of setting up of Industrial Area and the said Lessor (Corporation) planned the land into plots for leasing to entrepreneurs for erection/setting up/establishing industrial units.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on the piece of land known as plot No. A-199 on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacture of Thermopack Packaging and / or any other industrial product that may be allowed to be manufactured by the Lessor in writing according to the factory byelaws designs and building plans approved by municipal or other competent authorities.

AND WHEREAS the Lessor has handed over or shall be handing over possession of the demised premises to lessees on 21 October 2016 / or in due course of time.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. In consideration of the covenant and agreements herein contained and on payment by the Lessee of Rs. 7500/- (Rupees SEVEN THOUSAND FIVE HUNDRED towards the annual/one time economic rent (strike out which is not applicable) and the receipt where of the lessor hereby acknowledges, the lessor doth hereby demise to the Lessee the plot of land numbered as above in Industrial Area GHILLOTH containing by measurement 9992.44 sqm. be the same a little more or less, bounded
On the North by Lead (24 metre wide)
On the South by A-214 ; A-213
On the East by A-200
On the West by A-198

and the said plots of land is more clearly shown in the attached site plan TO HOLD the said demised premises with their appurtenance unto the Lessee for the term of ninety nine years from the FOURTH Day of DECEMBER Year 2015 except and always reserving to the Lessor:

- 1(a) A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor or his successors and assigns, in developing the area.
- 1(b) Full right and title to all mines and minerals in and under the demised premises or any part thereof.

- 1(c) Yielding and paying thereof unto the lessor by 31st day of July in each year in advance the yearly rent. The Lessor reserves the right to revise the rate of economic rent every 5 years, provided, however, the enhancement in rent at each revision shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum of rent determined by the Lessor shall be final, conclusive and binding on the Lessee and it shall not be questioned in any court of law or otherwise.

Assft. Regional Manager

For PARMAR THERMOPACK PVT. LTD.

(2)

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Provided further that in case the Lessee creates charge in favour of the State Government or industrial Financial Corporation of India Rajasthan Financial Corporation, IDBI, ICICI, LIC, IRBI, HDFC, SIDBI, Exim Bank, Co-operative Bank and other Public Financial Institutions as defined in the Public Financial Institution Act or Scheduled Banks or Private Lending (Agencies (hereinafter described as financing body or bodies) for any development loan taken by him/it on the security of the premises hereby demised and the buildings and machineries built upon or affixed thereto, first charge of the Lessor shall rank second to the charge of the financing body or bodies provided financing body or bodies obtain prior permission from lessor for mortgaging the lease-deed and keep a specific clause in their mortgage deed that breach of any of the conditions of the these presents (Lease Agreement) shall be treated as breach of the conditions of their mortgage deed.

Provided, however, that the above provision shall not operate where land is allotted on instalment system or 100% development charges of plot are not paid by lessee and/or sheds are constructed and allotted on hire purchase basis by the lessor. In such cases, the lessee could create first charge in favour of financing body or bodies on land / or building as the case may be, with the condition that the balance development charges and / or cost of shed as the case may be, shall be remitted to the Lessor by the financing body or bodies in whose favour the charge has been created, if the allottee fails to make payment of the balance amount of development charges and/or cost of shed in time. In case, the allottee fails to make payment of the balance amount of cost of land and/or the cost of shed then the Lessor shall have right to resume possession of the land irrespective of first charge of the financing body or bodies on the plot.

Provided further that the collateral security of plots for loans for any purpose for himself or others would be allowed to be created only in favour of financing body bodies mentioned in proviso to clause 1 of this Lease Agreement subject to ensuring that the Lessee has cleared all the outstanding dues of the Lessor and there is a condition of collateral security in the sanction letter of the concerned financing body or bodies./

AND THE LESSEE DOETH HEREBY COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING :

2 (a) That the Lessee will bear, pay and discharge all rates, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building erected or to be erected thereupon.

2 (aa) The Lessee shall pay the cost of the plot calculated at the rate decided by the Lessor for each Industrial Area. The lessor reserves the right to enhance the cost of land if the compensation payable under an award is enhanced by any competent court subsequently.

2 (b) That the Lessee will bear, pay and discharge all service charges, do duty, recurring cost incurred on Industrial Areas, which may during the said term be assessed, charged, levied or imposed and revised by the Lessor.

2 (c) That the Lessee will obey and submit to the rules of Municipal or other competent local authority now existing or thereafter to exist so far as they relate to the immovable property or affect health, safety, convenience of the other inhabitants of the place.

For PARMAR THERMOPACK PVT. LTD.

Asstt. Regional Manager
RICO Ltd., Chhino.

Director

2 (d) That the Lessee will erect the industrial unit on the demised premises in accordance with the site plan and will complete construction activities within a period of two years and start commercial production within a period of three years from the date of these presents of from the date of possession, whichever be earlier, or within such extended period as may be allowed by the lessor in writing at its discretion on payment of retention charges or otherwise.

Provided that unutilised land of the allotted plot or plots shall revert to the lessor on expiry of the prescribed/extended period for starting production / expansion of the unit.

2 (e) That the Lessee shall not use any space in the industrial area other than demised premises for dumping / placing any construction material / raw material required for construction of factory or manufacturing item or for any product / waste and shall take all measures for proper disposal of waste material.

2(ee) The Lessee shall become a member of the Association / Agency created for setting up and operating the Common Effluent Treatment Plant (CETP) and Solid Waste (hazardous and non-hazardous) Disposal System (SWDS). All the Capital & Revenue expenses relating to acquisition, operation and maintenance of CETP & SWDS shall be borne by all members of Association / Agency in the proportion decided by the Committees of the said Association / Agency.

2(f) That the Lessee shall take all measures, which are required for Pollution Control and shall, strictly adhere to the stipulations imposed by Rajasthan State Pollution Control Board and other statutory pollution laws of the State for the time being in force.

2 (g) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path across drain to the satisfaction of the Lessor / Local Municipal Authority leading from the public road to the demised premises.

2 (h) That the Lessee will not carry on or permit to be carried on, on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the industrial purposes as aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and subject to such terms and conditions as the Lessor/Local Municipal Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or grow to be a nuisance, damage, annoyance or inconvenience to the Lessor or Local Municipal Authority or the owner or occupiers of other premises in the neighbourhood.

2 (i) The Lessee will not without the previous consent in writing of the Lessor, transfer, sub-lease, sublet, relinquish, mortgage sub-divide or assign his interest in the demised premises or the building standing thereon or both as a whole and every such transfer assignment, relinquishment, mortgage, sub-division, sub-leasing or subletting shall be subject to the condition that the transferee / assignee shall be bound, by all the covenants and conditions herein contained and be answerable to the Lessor in, all respect thereof.

Provided further that if at any time the financing body or bodies mentioned above decide (s) to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any right vesting in it by virtue of deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any will for the time being in force, the sale, lease or assignment will be subject to the written consent of the Lessor.

Asstt. Regional Manager
RICO Ltd., Ghilloth

For PARMAR THERMOPACK PVT. LTD.

provided further that the Lessee will so often as the said premises shall by assignments or by death or otherwise howsoever become assigned, inherited or transferred during the term of lease hereby granted within one calendar month from the date of such assignment, the term of lease hereby granted shall be deemed to be the term of the lease and the Lessee shall be bound to execute a certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document as aforesaid accompanying the said notice of assignment, inheritance or transfer at the office of the Lessor AND it is hereby covenanted that failure to do so shall remain a breach of this covenant and the Lessee shall be liable to pay a penalty of Rs. 1000/- to be paid by the Lessee. However, if the Lessee's firm is dissolved and no 'successor' in interest is there or appointed within 60 days of its dissolution, the Lessor shall be entitled to determine this Agreement.

That Lessee will permit the members, officers, subordinates of the Lessor and their employed workmen and persons at all reasonable times of the day to enter into and upon the demised premises and the buildings erected thereupon in order to inspect the same.

That the Lessee will not make any excavation upon any part of the demised premises except for foundation of building and for leveling and dressing the area.

That the Lessee will not erect or permit to be erected on any part of the demised premises any sheds or other structures of any description whatsoever for keeping house cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.

That the Lessee will neither exercise his option of determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob or other irresistible force, any material part of the demised premises, if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.

That the Lessee shall apply for permission for any change in the product or production capacity or process of manufacturing to the lessor. However, lessee proposing to set up polluting industrial unit under red category or setting up effluent discharging unit shall be required to take written permission from the Lessor before initiating any change in their manufacturing product.

2(o) If during the term of the lease, the lessee or his workmen or servants :

- (i) injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised or
- (ii) keep the foundation trenches or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent buildings or

(iii) dig any pits near the foundation of any building thereby causing any injury or damage to such building, the Lessee shall pay such damages thereof within three months as may be assessed by the Lessor whose decision as to the extent of injury or damage or the amount of damages payable therefor shall be final and binding on the Lessee.

2(p) That The Lessee shall also abide by the terms and conditions of the letter of allotment. The letter of Disposal of Land Rules, 1979 and amendments made therein from time to time. The letter of allotment shall form part and parcel of the Lease Agreement.

Asstt. Regional Manager

For PARMAR THERMOPACK PVT. LTD.

Director

AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:

- 3 (a) Notwithstanding anything, herein before contained if there shall have been in the opinion of the Lessor any breach by the Lessee or by the person claiming through or under him of any of the covenants or conditions herein before contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, subject to exceptions or if any amount including interest due to the Lessor remaining unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms here by created/ vested is adjudged insolvent and if this Agreement is determined as herein before specified, it shall be lawful for, the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this Agreement to re-enter without taking recourse to a court of law upon the demised premises or any part thereof in name of whole and thereupon this demise shall absolutely CEASE and determine and the money paid by the Lessee by virtue of these presents shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the lessee hereunder with interest thereon at 14 or as per corporation rule Percent per annum and the Lessee shall not be entitled to any compensation whatsoever.

Provided always that the Lessee shall be at liberty to remove and appropriate to himself all buildings, erections and structures, if any made by him and all materials thereof form the demised premises after paying up all outstanding amount including interest up to date and all municipal and other taxes, rents and assessments then due and all damages and other dues accruing to the Lessor and to remove the materials from the demised premises within 3 months of the determination of the Lease and in case of failure on the Lessee's part to do so, the buildings and erections standing on the demised premises and all materials thereof shall vest in the Lessor and Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor and upto that time or to claim any compensation for the structures and materials put up by him on the demised premise or breaches.

Provided further and always the right of re-entry and determination of the lease of the industry shall not be exercise if the financing body or bodies remedy the breach within a period of 90 (ninety) days from the date of notice issued or served by the Lessor no the financing body or bodies regarding said breach or breaches.

- 3 (b) All legal proceedings for breach of the aforesaid conditions shall be lodged in courts situated at Jaipur and not elsewhere.

- 3 (c) Any loss suffered by the lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the Lessee.

- 3 (d) Any notice or communication required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if, served by Registered Acknowledgement, speed post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee or otherwise howsoever.

[Signature]
Asstt. Regional Manager
RTO Ltd., Ghiloth

[Signature]
For: PARMAR THERMOPACK Pvt. Ltd.

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The security deposit made with the application for allotment of land shall be refunded to the Lessee after the unit goes into commercial production on an application made by him.

The security deposit shall stand-forfeited whenever there is a breach of any condition contained in the lease agreement.

All powers exercised by the Lessor under this Lease-Agreement may be exercised by the Managing Director, Rajasthan State Industrial Development & Investment Corporation Limited or such other person (s) authorised in this behalf.

Provided that the expression Managing Director shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

Every dispute, difference or questions touching or arising out or in respect of this Agreement or any subject matter thereof shall be referred to the sole arbitration of the Collector of the district wherein the leased plot is situated or any person appointed by him, the decision of such arbitrator shall be final and binding on the parties.

The stamp and registration charges on this agreement shall be borne by the Lessee.

IN WITNESS WHEREOF THE parties hereto have set their hands this day 17th of the Month of May in the year 2017

Lease Amount - 34973540.00
Interest 1194061.00
Yearly One Time Rent 7490.00
Total 36175091.00

Lawyer
Asstt. Regional Manager
RILCO Ltd., Ghiloth

For and on behalf of Lessor :
Rajasthan State Industrial Development
and Investment Corporation Limited

Signature of Witness :-

For and on behalf of Lessee :

For PARMAR THERMOPACK PVT. LTD.

M/s. Suresh Parmar

(Proprietor / Partner / Director / Trustee / Director)

Name SURESH PARMAR

(in capital letters)

Address : HNO-908

Section 15

Fardabad Haryana

Name GHUPINDER - SINGH

(in capital letters)

Address : HNO - 642

SECTOR - 17

FARIDABAD - HARYANA

121002

उप पंजीयक नीमराना



आज दिनांक 17 माह May सन् 2017 को 13:29 बजे
श्री/श्रीमती/सुश्री RIICO BY/SURESH PARMAR पुत्र/पुत्री/पत्नी श्री LATE SH.HARPAL SINGH
उम्र 53 वर्ष, जति RAJPUT व्यवसाय AAHCP9787H
निवासी FLAT NO 904 SECTOR-21-D TEH SHUBH CO-OPERATIVE GHS LTD.NIT FARIDABAD HR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

PARMAR THERMOPACK PVT. LTD.


हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, NEEMRANA
(2017001930)
(Lease Deed Executed u/s 90-A)

रसीद नं० 2017001644 दिनांक 17/05/2017
पंजीयन शुल्क रू० 361760/-
प्रतिलिपि शुल्क रू० 300/-
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 0/-
कमी स्टाम्प शुल्क रू० 0/-
सरचार्ज 0/-
कुल योग रू० 362060/-


(2017001930) उप पंजीयक, NEEMRANA
(Lease Deed Executed u/s 90-A)

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रुपये 36175091
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क
रुपये 361760 कुल रुपये 362060
जरिये रसीद संख्या 2017001644 दिनांक 17/05/2017
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 904380
के मुद्रांकों पर निष्पादित माना जाता है।


(2017001930) उप पंजीयक, NEEMRANA
(Lease Deed Executed u/s 90-A)

Submitted
17/05/2017

17/05/2017
17/05/2017
17/05/2017

Notary shall furnish the
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हस्ताक्षर फोटो अंगूठा

उक्त श्री/श्रीमती/सुश्री (Exequent) PARMAR THERMOPACK PVT. LTD.
1-RIICO BY/SURESH PARMAR /LATE SH.HARPAL SINGH
SINGH
Age:53, Caste-RAJPUT
Ocu.-AAHCP9787H
R/O-FLAT NO 904 SECTOR-21-D TEH SHUBH
CO-OPERATIVE GHS LTD.NIT FARIDABAD HR



हस्ताक्षर

(And Claimant)
1-PARMAR THERMOPACK PVT.LTD.BY/SURESH
PARMAR /LATE SH.HARPAL SINGH
Age:53, Caste-RAJPUT
Ocu.-AAHCP9787H
R/O-FLAT NO 904 SECTOR-21-D TEH SHUBH
CO-OPERATIVE GHS LTD.NIT FARIDABAD HR



हस्ताक्षर

ने लेख्यपत्र Lease Deed Executed u/s 90-A
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रू0 36175091/- पूर्व में मेरे
समक्ष/मे से रू0 36175091/- पूर्व में
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1. श्री/श्रीमती/सुश्री BHUPENDRA SINGH
पुत्र/पुत्री/पत्नी श्री RAM SINGH उम्र 55 वर्ष
जाति AHIR व्यवसाय
निवासी HN642 SECTOR-17 FARIDABAD HR



हस्ताक्षर

2. श्री/श्रीमती/सुश्री SUBHASH
पुत्र/पुत्री/पत्नी श्री HAR LAL उम्र 60 वर्ष
जाति AHIR व्यवसाय
निवासी VILL FAULADPUR TEH NEEMRANA ALWAR ने की है जिनके



हस्ताक्षर

समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक, NEEMRANA
(2017001930)
(Lease Deed Executed u/s 90-A)

आज दिनांक 17/05/2017 को
पुस्तक संख्या 1 जिल्द संख्या 136
में पृष्ठ संख्या 175 क्रम संख्या 2017001276 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 549
के पृष्ठ संख्या 149 से 158 पर
चस्पा किया गया।

उप पंजीयक, NEEMRANA
(2017001930)
(Lease Deed Executed u/s 90-A)

Original Land Lease Agreement would be
submitted to RIICO by the notice and
when demanded to the RIICO
for obtaining the plot can be
Agreement between the financing party
as mentioned in the lease agreement
Original Land Lease

Opponent shall furnish details regarding the
loan created in favour of Financing Party
loan within 7 days from the date of
mortgage. In case of
RIICO fails
to release of lease deed to the
then the lessee and the financing party
shall be responsible for all consequence

आज दिनांक 17/06/2017 को
पुस्तक संख्या 1 जिल्द संख्या 136
में पृष्ठ संख्या 175 क्रम संख्या 2017001276 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 549
के पृष्ठ संख्या 149 से 158 पर
चस्पा किया गया।

✓

(2017001930) उप पंजीयक, NEEMRANA
(Lease Deed Executed u/s 90-A)



RIICO
Rajasthan Industrial Development & Investment Corporation Ltd.

Ghiloth (Camp Shahjahanpur) Distt. Alwar (Raj.) 301706.
CIN: U13100RJ1969SGC001263
Tel. No. 01494-216011. Fax: 01494-216012 (email: ghiloth@riico.co.in)

No: RM/GHT/ 3466
Date 21/10/16

POSSESSION LETTER

I/We handed over/taken over physical possession of the industrial plot No A-199 at industrial area Ghiloth measuring 9992.44 sq. mtrs. on 21.10.2016 with our best satisfaction.


Pooja Kumar Saxena
Regional Manager
RIICO Ltd. Ghiloth
Handed over
On behalf of RIICO Ltd.


21-10-2016
Taken over.
For M/s Parmar Thermopack Pvt. Ltd.

For PARMAR THERMOPACK PVT. LTD.

Director

Original Land Lease Agreement would be submitted to RIICO by the lessee and when deemed fit for obtaining the Land Lease Agreement. The lessee shall be responsible for all consequences.

Original Land Lease Agreement would be submitted to RIICO by the lessee and when deemed fit for obtaining the Land Lease Agreement. The lessee shall be responsible for all consequences.

11

Government of Rajasthan
District Industries Center, Bhiwadi

FORM - II

[See clause 11.1.2]

Entitlement Certificate

[For Exemption from Stamp Duty and/or Conversion Charges]
(Under Rajasthan Investment Promotion Scheme - 2014)

Unique RIPS No. : RIPS-00001467-726

It is certified that M/s Parmar Thermopack Pvt Ltd whose application for the project Thermocol (EPS) Packaging Manufacture at Plot No/Khasra No. A199, Plot No. A199, RIICO Industrial Area, Ghiloth, Alwar, Rajasthan, 301706 measuring area 10000.00 square meters, has been registered at No RIPS-00001467 dated 09/09/2016 and based on his declaration, he is entitled to avail exemptions as under:

S.No.	Name of Exemption	Extent of Exemption	Notification No. and Date
1.	Exemption from the Stamp Duty	50%	Under Notification [No.F.2(15)FD/Tax/2010-122] Dated October 08, 2014

This certificate shall be valid for two years or up to the date of expiry of the operative period of the Scheme, whichever is earlier.

Place : Bhiwadi

Date : 26/09/2016

NO. F08(86)/DLSC/RIPS-2014/Tax/2016

CC:

1. Parmar Thermopack Pvt. Ltd.
2. Sub-Registrar, Alwar



Member Secretary
District Level Screening Committee

Member Secretary (RIPS, 2014)
District Level Screening Committee
District Industries Centre-Bhiwadi (Raj.)

*The relevant authority of Government of Rajasthan responsible for administering these duties and/or levies, suo motu or on being informed otherwise, shall recover the amount so exempted along with interest @ 18% per annum, in case of any violation of the provisions contained in the Rajasthan Investment Promotion Scheme, 2014, by the bearer of this Certificate.

For PARMAR THERMOPACK PVT. LTD.

Director

सुप्रसिद्ध
उप निदेशक
राज्य उद्योग विकास

PARMAR THERMOPACK PVT. LTD.

Plot No.: A-199, Industrial Area Ghiloth, Neemrana

Distt.-Alwar, Rajasthan (India)

Mob.-9811673757, 9650064555, Email:-parmarthermopackpvtltd@gmail.com

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PARMAR THERMOPACK PVT. LTD., A PRIVATE LIMITED COMPANY REGISTERED UNDER THE COMPANIES ACT, 1956 HELD AT ITS REGISTERED OFFICE AT FLAT NO. 904, SECTOR-21 D, GHS-3, THE SHUBH COOPERATIVE GHS LTD NIT FARIDABAD, HARYANA-121001(INDIA) ON 6TH DAY OF MAY 2017 AT 11.00 A.M.

Resolved that the approval of the Board of Directors be and is hereby granted for the appointment of Mr. Suresh Parmar, S/o Late Shri. Harpal Singh and resident of 908, sector 15, NIT, Faridabad, Haryana as the authorized signatory for any documents on behalf of Parmar Thermopack Pvt. Ltd for registration and execution of lease deed of industrial plot, related processes and any other document relating to Government or non-Government Organization.



SURESH PARMAR

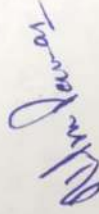
Director

DIN No. - 01618596

Address - 908, SECTOR-15, FARIDABAD

HARYANA 121007

PAN-AERPP6783K



NEELAM PARMAR

Director

DIN No. - 02190487

Address - 908, SECTOR-15, FARIDABAD

HARYANA 121007

PAN - AKDPP1551E



ANKIT KUMAR

Director

DIN No. -07067460

Address - 908,

SECTOR-15, FARIDABAD

HARYANA 121007

PAN - BBBPK2468R

Regd.off.-Flat No. 904, Sector-21 D, GHS-3, The Shubh Cooperative GHS Ltd
NIT Faridabad, Haryana-121001(India)

Rajasthan State Industrial Development & Investment Corporation Ltd.,
Ghiloth (Camp Shahjahanpur)
Distt. Alwar (Raj.) 301706.
CIN : U13100RJ1969SGC001263
Tel. No. 01494-236011- Fax- 01494-236012 (email: ghiloth@riico.co.in)

(Regd.AD)

No. Sr.RM/GHT/ 3056
Date: 04-12-15

M/s Parmar Thermopack Pvt. Ltd.
Flat No. 904, Sector 21,
D-GH-3, NIT Faridabad, Haryana

Sub. : Allotment of Plot No. A-199 for establishment of Industry at Industrial area Ghiloth (Teh.-Neemrana) Distt. Alwar (Raj.)

Dear Sir,

With reference to the application dated 03.08.2015 and other supporting document submitted by the applicant, the Management of the corporation is pleased to allot Plot No. A-199 measuring 10,000 sqm (be the same a little more or less) at Industrial Area Ghiloth at the rate of allotment of land of Rs 3,500.00 per sqm, for setting up of thermocol (eps). With an investment of Rs. 1,280.00 lac as per project report on the following terms & conditions:-

- 1) That you shall deposit in this office Economic Rent of the land allotted to you @ Rs. 300/- per year for every 4,000 sqm subject to minimum of Rs.100/- per annum within 60 days from the date of issue of this letter and in future at the beginning of each financial year in advance by 31st July of that year. There is also a provision for payment of one time Economic Rent equivalent to 10 times the amount fixed for one year.
- 2) That you shall deposit in this office the Service Charges of the plot per annum at the rates decided by the Corporation from time to time within 60 days from date of after declaration area as developed and in future at the beginning of each financial year in advance by 31st July. In case of failure to deposit, Service Charges up to 31 July the amount will be recovered along with 14% interest from 61st day of allotment for current year and from 1st April of each financial year in future
- 3) That you have already deposited following amount:-

S. No.	Particulars	Amount (in Rs.)
1	Security Money @ 1% of Prevailing Value of Land	3,50,000.00
2	25% of Value of Land allotted	87,50,000.00
	Total (Rs.)	91,00,000.00
- 3(a) That you have to deposit following amount within 120 days from issue of this letter

S. No.	Particulars	Amount (in Rs.)
1	Remaining 75% Value of Land	2,62,50,000.00
2	Site Plan Charges.	150.00
3	Service tax on site plan charges @ 14.50%	22.00
4.	One Time Economic Rent	17,500.00
	Total (Rs.)	2,62,57,672.00

For PARMAR THERMOPACK PVT. LTD.
Director
- 3(b) No installment facility is allowed.

3(c) The Corporation reserves the right to enhance the rate of Allotment of land, if the compensation of this land payable under an award is enhanced by any competent Court subsequently.

3(d) The orders/notifications if any; issued by MOEF; Govt. of India regarding EIA clearances for compliance of corporation; then all those orders/notifications would be binding upon you also and you have to abide with them.

4(a) After making payment of balance cost of land, physical possession of the allotted plot shall be taken by the allottee within 90 days from the date stipulated for payment of balance 75% cost of land as mentioned in allotment letter or the actual date of payment whichever is later. It shall be necessary that you will take physical possession of the plot within the above specified time period. **Allotment of the plot will be cancelled if you do not turn up for taking physical possession of allotted plot within the specified time period.**

4(b) On deposition of the above amount, you shall get the lease deed of the plot executed and get it registered on Form-C at your cost within 90 days from deposition of full amount of allotment of land.

4(c) You shall have to complete construction & start production activity within 36 months from the date of execution of lease agreement or from the date of possession whichever is earlier or as per rules of the Corporation as amended from time to time. For the purpose of completion of construction would mean completion of at least 20% of the plot area on ground or FAR having a building with roof and having side walls/covering as required for the nature of product/activity. You shall intimate by registered letter to the Corporation about the activities after utilization along with various documents as mentioned in rule 21(6) of RIICO Disposal of Land Rules 1979 as amended from time to time of the plot as per above. Commencement of production activity in the plots which would be recorded subject the verification by the unit head, concerned.

4(d) You may also take finance for this project including land from any financial institution mentioned in Lease deed for mortgaging with the said financial institution after payment of all balance allotment of land and other dues including interest, if any to RIICO.

4(e) In case of default in payment of any dues, the action for cancellation of allotment of plots shall be initiated.

5) In case of any extension of time limit is required for depositing the economic rent, cost of land, or execution of Lease Agreement/taking over possession of plot and commencement of production etc. then application stating, the cogent reason, should reach the undersigned within time limit prescribed for each of those items. Extension for payment of dues, if granted, would be with payment of interest as decided by the Corporation from time to time which is 14% per annum at present. Retention Charges as decided by the Corporation shall be paid by you if extension for execution of Lease deed/taking over possession & commencement of production is granted by the Corporation. Such an application for extension may be rejected or accepted by the Corporation on terms & conditions it may consider fit.

6) You will not dig/bore/drill the open well/hand pump/tube well in the plot without the consent of the CGWA.

7) You will plant maximum number of trees and develop green belt having at least one row of tree in your plot, at a ~~proportionate~~ ^{minimum} distance of 3 to 5 mtr. c/c along the boundary wall.

8) The land and building tax and all other taxes as applicable shall be paid by you.

Ghilloth allotment 2015-16

- 9) In case there is violation of terms and condition of allotment letter and lease deed then allotment of plot would automatically be treated as cancelled and security money would be forfeited. However in case of cancellation and surrender of allotment interest paid & payable/accrued for the payment of outstanding allotment of land, Service charge, Economic Rent and interest thereon if levied or liable etc. shall also be deducted from the refundable amount, irrespective of the time period. No payment for the construction of structures built up & left on the plot by you shall be given by the corporation.
- 10) You shall abide by the terms and conditions as may be laid down in RIICO Disposal of Land Rules, 1979 and amendments made therein by RIICO from time to time.
- 11) The allotment is subject to condition that the effluent & sludge will have to be pretreated to the satisfaction of Rajasthan State Pollution Control & Prevention Board/Central Pollution Control & Prevention Board and you will obtain consent to establish & consent to operate from the board before starting the unit. However no disposal of effluent shall be allowed in the storm water drain constructed by RIICO in the industrial area. You shall have to maintain the status of Zero discharge from your unit.
- 12) You shall have to construct rain water harvesting structures (RWHS) in the allotted premises to recharge the ground water so as to ensure that all rain water is effectively harvested and recharged. You shall have to intimate in writing to this office after construction of RWHS. Your company will be recorded as functional only after physical verification of requisite RWHS in the allotted premises by the unit head of this office
- 13) This allotment order shall form part and parcel of the lease deed.
- 14) In case there are any wells/trees, structures, compound wall etc. on the plot, the cost of the same will be paid by you separately as may be decided by the Corporation.
- 15) You would install a dust controller in your industry to avoid dust, nuisance in the area (applicable in case of dust producing industries).
- 16) You will contribute proportionate charges towards the sewerage system or disposal drainage system for effluent discharge from your industry as may be decided by the Corporation (if provided in future).
- 17) This allotment letter shall also be treated as NOC's of the corporation for taking power/water connection in the allotted plot from JVNIL/RIICO till allotment stand valid.
- 18) You shall take all measures which are required for pollution Control and shall strictly adhere to the stipulations imposed by Rajasthan State Pollution Control Board and other statutory pollution Laws of the state for the time being in force. You shall also obtain site clearance from the state government/central government, if required before commencement of construction.
- 19) In case of any overhead/underground Power/ Telephone/Gas/other line is passing through your plot, the Corporation does not undertake any responsibility for its removal. You would be required to remove your construction accordingly leaving prescribed set back. For PARMIK INFRA your construction

Director

- 20) "You shall abide by the provision of Indian Electricity Act., 1948 and Rules made there under" in reference to H.T. overhead power line passing over or adjacent to the plot.
- 21) That you shall employ at-least one person from those whose land has been acquired, on the recommendation of the Corporation.
- 22) The plot is allotted on "as is where is" basis & as per actual area available at site.
- 23) That you shall comply with the provisions of child labour laws.
- 24) Constitution of the firm: **Private Limited Company**
- 25) The value of allotment of land are levied subject to audit & if there is any observation of audit you shall have to pay the amount as may be demanded against allotment of land.
- 26) You will have to make your own arrangements of required water for manufacturing process in your unit at your own level
- 27) You have to submit following documents within 30 days form issue of this allotment letter:

i). **Undertaking for service tax**

ii) **SSI Registration Certificate**

- 28) The plot number being indicative of your preference is subject to change, if necessary,
- 29) The plot is allotted for non-polluting industrial unit only.
- 30) You shall setup the industrial project on the allotted plot which is not covered under the category A & B of the notification issued by Ministry of Environment & Forest, Govt. of India on 14TH September 2006 and its amendments made from time to time & would not require any Environment impact assessment clearance from the Govt. of India under this Notification.
- 31) You have to submit NOC before the construction of cold storage building and fire prone industrial building in RIICO industrial areas from fire protection Department/ Municipal Corporation or local bodies.
- 32) You have to construct a water hydrant system in the Institute / industry for fire protection.
- 33) Copy of site plan is enclosed.
- Thanking you,
Yours faithfully

(Sudhir Lohiya)

Sr. Regional Manager

For PARMAR THEERMA (PVT.) LTD.
[Signature]
Director



For PARMAR THERMOPACK PVT. LTD.

[Signature]
Director

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ion Ltd.,

PERMANENT ACCOUNT NUMBER
AERPP6873K

NAME
SURESH PARMAR

FATHER'S NAME
HARPAL SINGH

DATE OF BIRTH
05-09-1964

DATE OF SIGNATURE
05-09-2018

COMMISSIONER OF INCOME TAX MONTAK

ENTER SIGNATURE

Signature

Signature

Signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1007/21265/05857

To,

सुरेश कुमार

Suresh Kumar

SHO, Harpal Singh

908

Near Sector 15 Market Sector 15

Escon Nagar Faridabad

Escon Nagar Faridabad Faridabad

Haryana 121007

9811673757

Ref: 594 / 04A / 369630 / 369688 / P



SH738863251FT



आपका आधार क्रमांक / Your Aadhaar No. :

8669 0689 4610

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



सुरेश कुमार

Suresh Kumar

जन्म तिथि / DOB : 05/09/1964

पुरुष / Male



8669 0689 4610

आधार - आम आदमी का अधिकार

[Signature]



AFFIDAVIT

I, Suresh Parmar, Director of M/s Parmar Thermopack Pvt. Ltd., Flat No. 101, Shubh Co-Op. GHS Ltd., Plot No. GH-3, Sector-21-D, Faridabad do hereby solemnly affirm and declare as under:-

1. That M/s Parmar Thermopack Pvt. Ltd. is the owner in possession of Industrial Plot No. A-199, area measuring 9992.44 sq.mtr. situated in Industrial Area Ghiloth, Tehsil Neemrana, Distt. Alwar (Raj.) vide Lease Agreement bearing Document No. 2017001276, Addl. Book No. I, Vol. 549, Pages 149-158 dated 17.5.2017 Registered in the office of SR. Neemrana.
2. That there are no dues of any kind of the Govt. or Semi Govt. agencies over the property in question.
3. That the said document of title is original, genuine and not fake or bogus or factious or duplicate.
4. That no award, suit or appeal is pending before any Arbitration or Court, Tribunal in respect of the aforesaid property or/and is not under any attachment or revenue recovery and further is not subject to any auction or acquisition proceedings.

05 SEP 2017 

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Suresh Kumar
S/o Harpal Singh
R/o 908 Sec 15 FPO
P.F. Jalandhar

Suresh Kumar
Station Vendor
N.I.T. Faridabad

20/9/17
05/09/17

Kant

6. That the deponent undertakes not to sell/ lease, transfer any right or title or interest or dispose of the property in question by way of sale, gift, mortgage, lease or otherwise without written permission of the bank, until the loan of the said bank is standing/ pending and in case the deponent infringe any condition, the same shall stand illegal, null and void.

7. That the deponent will agree and bound by all the terms and condition of the Bank.

8. That the deponent will be liable for the civil and criminal action, if any one or more of above declaration is found to be false or incorrect

9. That if M/s Parmar Thermopack Pvt. Ltd. defaulted in the repayment of the loan amount of the Bank, the Bank can take action under the provisions of the SARFAESI Act for the recovery of its dues.

VERIFICATION :-

Verified that the contents of the aforesaid affidavit are true and correct to my knowledge and belief and nothing have been concealed therein. Verified at Faridabad on

9/17/2015 10:00 AM
The weather was good.

~~ATTESTED AS IDENTIFIED~~

NOTARY, FARIDABAD.

05 SEP 2017

Scanned with CamScanner



Rajasthan State Industrial Development & Investment Corporation Ltd.,
Ghiloth (Camp Shahjahanpur) Distt. Alwar (Raj.) 301706.
CIN :U13100RJ1969SGC001263
Tel. No. 01494-236011- Fax- 01494-236012 (email: ghiloth@riico.co.in)

No: RM/GHT / 3786
Date 21/10/16

POSSESSION LETTER

I/We handed over/taken over physical possession of the industrial
plot No A-199 at industrial area Ghiloth measuring 9992.44 sq. mtrs.
on 21.10.2016 with our best satisfaction.

 21.10.16

Paresch Kumar Saxena
Regional Manager
Riico Ltd. Ghiloth

Handed over
On behalf of RIICO Ltd.

 21-10-2016

Taken over.

For M/s Parmar Thermopack Pvt. Ltd.

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REVISED SITE PLAN

PLOT NO. **A-199** AT INDUSTRIAL AREA GHILOTH (GENERAL ZONE)
DISTT.- ALWAR (RAJASTHAN)

ALLOTTED TO :- M/s PARMAR THERMOPACK PVT. LTD.

PLOT AREA :- 9992.44 SQM.

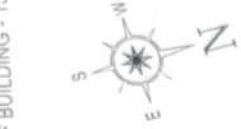
SCALE - 1 CM. = 12 M

NOTE :-

- 1 ALL DIMENSION ARE IN METERS.
- 2 RIICO BUILDING REGULATION, RIICO DISPOSAL OF LAND RULES 1979 AND AMENDED FROM TIME TIME AND LEASE CONDITIONS OF SET BACKS SHOULD BE FOLLOWED STRICTLY BY THE ALLOTTEES

BUILDING PARAMETERS :-
SET BACKS - AS SHOWN IN SKETCH
F.A.R. - 1.60
MAX. HEIGHT OF BUILDING - 15.0 M

A-214



A-198

A-200

SET BACK LINE

RIICO LAND & TUBEWELL

ROAD 24.0 MT. WIDE

18/08/19
DRAUGHTSMAN

Answer

Asstt. Regional Manager
RIICO LIMITED GHILOTH
Indl. Area Ghiloth

18/08/19
REGIONAL MANAGER

Distt. Alwar (Raj.) - 301706



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar of Companies, Delhi

4th Floor, IFCI Tower, 61, Nehru Place

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 8 of the Companies (Incorporation) Rules, 2014]

I hereby certify that PARMAR THERMOPACK PRIVATE LIMITED is incorporated on this Twenty Seventh day of January Two Thousand Fifteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U25206HR2015PTC054408.

Given under my hand at Delhi this Twenty Seventh day of January Two Thousand Fifteen.

Signature valid
Date: 27/01/2015
Time: 11:58:27 AM
11/08/21 09:45:30

DEBASISH BANDOPADYAY
Registrar of Companies
Haryana



Mailing Address as per record available in Registrar of Companies office:

PARMAR THERMOPACK PRIVATE LIMITED
Flat No. 904, GH-3, Sector-21 D,
FARIDABAD - 121001,
Haryana, INDIA

Handwritten signature