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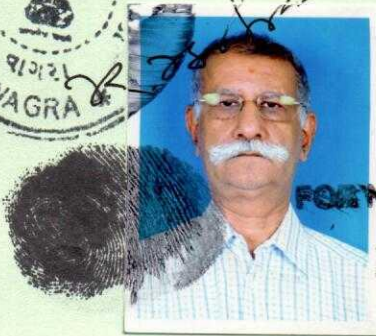




THE KALUPUR COMMERCIAL  
CO-OP BANK LTD.  
VADODRA

GUJ/SOS/AUTH/AV/48/2006

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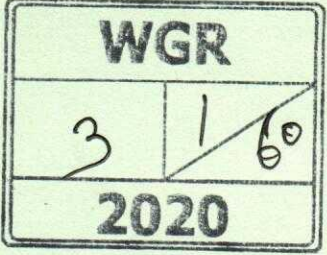


FOR NEOGEN CHEMICALS LTD.

*[Signature]*

AUTHORISED SIGNATORY

SUB-LEASE DEED BETWEEN DAHEJ SEZ LTD. AND  
NEOGEN CHEMICALS LTD.



THIS INDENTURE OF SUB-LEASE ("Sub-Lease Deed") made at Vadra on the  
1<sup>st</sup> day of January in the year Two Thousand Nineteen  
*Twenty* *[Signature]* **Authorised Signatory**  
between

**Dahej SEZ Limited**, the company registered under the Companies Act, 1956 and  
having its Registered Office at Block No. 14, 3<sup>rd</sup> Floor, Udyog Bhavan, Sector-11,  
Gandhinagar-382017, Gujarat which is promoted by Gujarat Industrial Development  
Corporation (GIDC), a Corporation constituted under the

provisions of the Gujarat Industrial Development Act, 1962 (hereinafter called DSL,  
which expression shall unless the context does not so admit, includes its successors,  
administrators and permitted assigns), of the One Part;

and

**Neogen Chemicals Ltd.**, the company registered under the Companies Act, 1956  
having its Registered Office at 1002, 10<sup>th</sup> floor, Dev Corpora Bldg., Opp Cadbury Co.,  
Pokharan Road No.2, Khopat, Thane – 400 601 Maharashtra, India. (hereinafter called  
"the Sub-Lessee which expression shall unless the context does not so admit includes  
its successors, administrators and assigns) of the other part.

DSL and the Sub-Lessee are collectively hereinafter referred to as the 'Parties' and  
individually as 'Party' respectively.

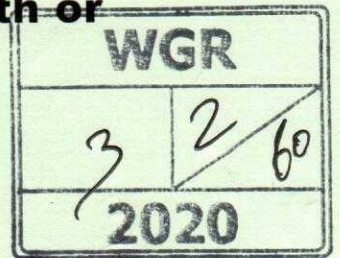
**WHEREAS**, the Special Economic Zones Act, 2005, (Act No.28 of 2005) (hereinafter  
referred to as the "SEZ Act") has been enacted by the Parliament and notified on  
23.06.2005 and the SEZ Rules, 2006 framed there under (hereinafter referred to as the  
"SEZ Rules") have been notified by the Government of India on 10.02.2006, to provide  
for the establishment, development and management of

For, DAHEJ SEZ LTD.  
*[Signature]*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
*[Signature]*  
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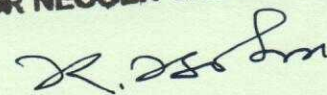
**Special Economic Zones ("SEZs") for promotion of exports and matters connected therewith or incidental thereto,**



**AND WHEREAS, the Government of Gujarat has enacted the Gujarat SEZ Act, 2004 (hereinafter referred to as the "Gujarat SEZ Act") and has constituted a Special Economic Zone Development Authority (hereinafter referred to as the "Authority") and has published Gujarat SEZ Rules 2005, Gujarat SEZ Regulations 2007 and General Development Control Regulations for SEZ, 2007 ("GDCR Regulations") under the provisions of the Gujarat SEZ Act, 2005 for the operation, maintenance, management and administration of SEZs in the State of Gujarat.**

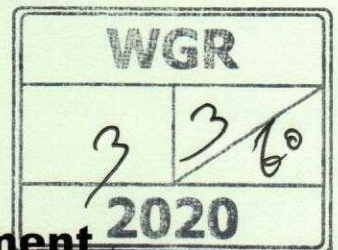
**AND WHEREAS the requisite land for the development of SEZ has been transferred by Gujarat Industrial Development Corporation (GIDC), the owner of the requisite land, to Dahej SEZ Ltd., on 99 years' lease and has handed over possession of land thereto.**

For, DAHEJ SEZ LTD.  
  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
  
AUTHORISED SIGNATORY  
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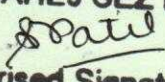


**AND WHEREAS** the Government of India, the Ministry of Commerce & Industry has granted Formal Approval to Dahej SEZ Ltd., for the development of SEZ in Dahej area and has issued a Notification No. S.O. 2131 (E) dated 20-12-2006 to set up a Multi-product Special Economic Zone at village Dahej, Tal. Vagra, Dist. Bharuch and subsequent amendments from time to time.



**AND WHEREAS** Gujarat Industrial Development Corporation has executed Lease Deed with Dahej SEZ Ltd. on 19/01/2010 ("Lease Deed") inter-alia granting freedom to DSL to allot/sub-lease plots to the Sub-Lessee for setting up SEZ units in Dahej SEZ, on lease on terms and conditions and a lease period to be decided by DSL and within the overall scope & limits of the Lease Deed..

**AND WHEREAS** by a License Agreement dated 26-11-2018 (hereinafter referred to as "the Agreement") executed between DSL of the one part and the Sub-Lessee of the other part, DSL

For, DAHEJ SEZ LTD.  
  
Authorised Signatory

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agreed to grant to the Sub-Lessee, upon the performance and observance by the Sub-Lessee the obligations and conditions contained in the Agreement, the license and authority to enter and set up an unit as per Letter of Approval (LoA) No. DAHEJ/SEZ/II/006/2014-15/383 dated 16-10-2014 granted by the Development Commissioner of SEZ for the Plot No. Z/109 in processing area of Dahej SEZ (hereinafter referred to as the "said plot") and more particularly described in the schedule thereof and hereunder written;



**AND WHEREAS** the Sub-Lessee has paid total sum of Rs.6,06,29,534/- (Rupees Six Crore Six Lacs Twenty Nine Thousand Five Hundred Thirty Four Only) calculated at Rs.1,400/- per sq. mtr.[under Deferred Payment Scheme] for an area of 43,306.81 sq. mtrs. and Rs.96,52,900/- (Rupees Ninety Six Lac Fifty Two Thousand Nine Hundred Only) calculated at Rs.1,480/- per sq. mtr. [under Deferred Payment Scheme] for an area of 6,522.23 sq.

For, DAHEJ SEZ LTD.  
*[Signature]*  
Authorised Signatory

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*[Signature]*  
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mtrs. Accordingly, total sum Rs.7,02,82,434/-  
(Rupees Seven Crore Two Lacs Eighty Two  
Thousand Four Hundred Thirty Four Only) for an  
Total area of 49829.04 sq. mtrs. of equivalent  
to 100% of the allotment price of the said plot  
(hereinafter referred to as "the allotment  
price"),

AND WHEREAS the Sub-Lessee has carried out  
activities namely –



- The fencing / boundary wall of the said Plot Nos. Z/109 is Completed.
- obtained approval of the Building Plan for the project in the said plot of land from the SEZ Development Committee, vide DSL letter No. No. DSL/PLAN-APPROVAL/NCL/2019/2524 dated 18-07-2019.
- obtained necessary statutory clearances / approvals as may be required.
- The company has submitted copy of Consent to Establish (NOC) from GPCB vide letter No. GPCB/BRCH-

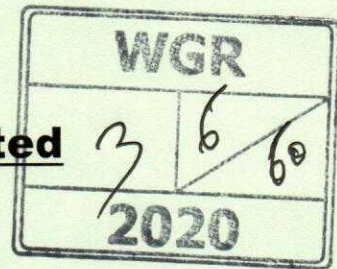


For, DAHEJ SEZ LTD.  
*soati*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
*R. 250602*  
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**B/CTE-540/ID-65231/498923** dated **14-03-2019.**

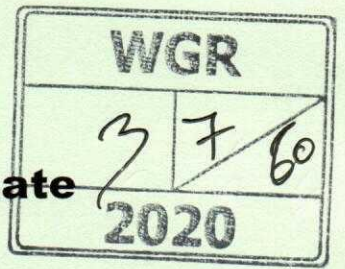


- **No information on other clearances from the company. The company is to get necessary clearances as may be required for the project.**
- **Construction of the building for the approved project in the allotted plot as per the approved building plan is in progress.**
- **Company has tied up with Yes Bank, HDFC Bank & State Bank of India for financial resources.**
  - **The company has submitted letter no. YBL/MUM/MEB/FL/0384/2019-20 dated 14-08-2019 of Yes Bank.**
  - **The Company submitted letter no. CAM013107190045 dated 12-09-2019 of HDFC Bank.**
  - **The Company submitted letter no. RMME-1 dated 08-01-2019.**
- **Obtained eligibility certificate from DC, SEZ vide letter No. SEZ/II/II/006/2014-**

For, DAHEJ SEZ LTD.  
*State*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
*R. J. S. S.*  
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**15/2657 dated 10-06-2019 for State**

**Incentives.**

**the Sub-Lessee has requested DSL to grant him leasehold rights of the said plot and execute Sub-lease Deed.**

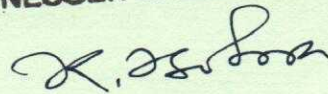
**AND WHEREAS DSL has decided to enter into this Sub-Lease Deed in respect of the said plot on the terms and conditions hereinafter appearing.**

**NOW THEREFORE THIS SUB-LEASE DEED WITNESSES AND IT IS HEREBY MUTALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOW:**

**Payment  
of Land  
Lease  
Rental by  
the Sub-  
Lessee**

**1.1 In consideration of the sum of Rs.6,06,29,534/- (Rupees Six Crore Six Lacs Twenty Nine Thousand Five Hundred Thirty Four Only) calculated at Rs.1,400/- per sq. mtr.[under Deferred Payment Scheme] for an area of 43,306.81 sq. mtrs. and Rs.96,52,900/- (Rupees Ninety Six Lac Fifty Two Thousand Nine Hundred Only) calculated at Rs.1,480/- per sq. mtr. [under Deferred Payment Scheme] for an area of**

For, DAHEJ SEZ LTD.  
  
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6,522.23 sq. mtrs. Accordingly, total sum Rs.7,02,82,434/- (Rupees Seven Crore Two Lacs Eighty Two Thousand Four Hundred Thirty Four Only) for an Total area of 49,829.04 sq. mtr.. being the entire allotment price of the said plot, paid in the manner aforesaid by the Sub-Lessee to DSL and in consideration of the lease rent hereby reserved and of the covenants of agreements on the part of the Sub-Lessee hereinafter contained, DSL doth hereby demise unto the Sub-Lessee all that piece& parcel of land consisting of Plot Nos. Z/109 admeasuring 49829.04 sq. meters in processing area of Dahej SEZ and more particularly described in the schedule hereunder written **TOGETHER WITH** all rights, privileges, easements and appurtenances, whatsoever, thereto belonging, **EXCEPT AND RESERVING RIGHTS OF DSL** of all mines and minerals under the land hereby demised (hereinafter referred to as "the demised premises"), to the Sub-Lessee for the term of 30 years

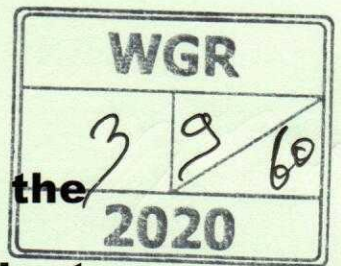


FOR DAHEJ SEZ LTD.  
*State*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

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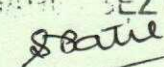




computed from the 12<sup>th</sup> day of May in the year 2015 ("said lease period"), subject nevertheless to the provisions of the Bombay Land Revenue Code, 1879 and the Rules there-under and **PAYING THEREFORE** yearly a lease rent on or before the 31<sup>st</sup> day of March of each year during the said term to DSL at the office of the Chief Executive Officer, Dahej SEZ Ltd. or as otherwise required, and,

**1.2 The Sub-Lessee shall pay a lease rent @ Rs.1/- (Rupee One only) per sq.mtr. per annum and as modified from time to time(hereinafter referred to as the "lease rent") to DSL and DSL shall have the right to increase the sum of yearly lease rent from time to time.**

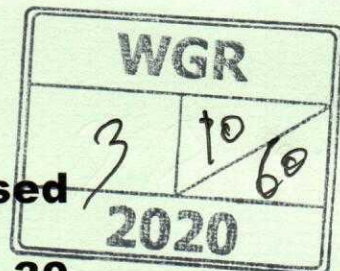
**1.3 That if the Sub-Lessee has duly performed and observed the covenants and conditions on his part herein contained and at the end of the said lease period of 30 years but before the expiry of the said lease period; the Sub-Lessee has given 3 month's previous notice in writing of its desire to**

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have the sub-lease of the demised premises renewed for a further term of 30 years with the same covenants, provisions, stipulations, terms and conditions except this clause of renewal and except as to the amount of the lease rent which the Sub-Lessee shall be entitled to allot for sub-lease as stipulated hereinabove.

## 2.0 Covenants of the Sub-Lessee with DSL

Allotment  
price

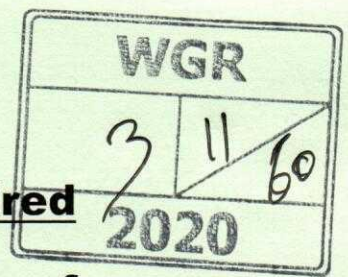
2.1 The entire allotment price of the demised premises (consisting of Plot No. Z/109 situated at Dahej SEZ) has been fixed at Rs.6,06,29,534/- (Rupees Six Crore Six Lacs Twenty Nine Thousand Five Hundred Thirty Four Only) calculated at Rs.1,400/- per sq. mtr.[under Deferred Payment Scheme] for an area of 43,306.81 sq. mtrs. and Rs.96,52,900/- (Rupees Ninety Six Lac Fifty Two Thousand Nine Hundred Only) calculated at Rs.1,480/- per sq. mtr. [under Deferred Payment Scheme] for an area of 6522.23 sq. mtrs. Accordingly, total sum Rs.7,02,82,434/- (Rupees Seven Crore Two

For, DAHEJ SEZ LTD.  
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*K. S. S. S.*  
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**Lacs Eighty Two Thousand Four Hundred**  
**Thirty Four Only**) for an Total area of  
**49,829.04** sq. mtrs. being an amount equal  
to **100%** of the allotment price of the said  
plot has been paid by the Sub-Lessee.

**Lease  
Rent**

**2.2 During the term of the sub lease of the demised premises under this Sub-Lease Deed, the Sub-Lessee will pay to DSL the lease rent hereby reserved at the time and in the manner aforesaid;**

**Boundary  
Wall**

**2.3 The demised premise is fenced by the Sub-Lessee at their own cost and expenses in every respect and that boundary wall is constructed as per the SEZ Rules at their own cost.**


**Approach  
Road**

**2.4 The Sub-Lessee has to construct the approach road between the SEZ road constructed by DSL and the demised premises with prior approval of design.**

**Building  
Plan**

**2.5 The Sub-Lessee has obtained approval of building plan from the SEZ Development**

For, DAHEJ SEZ LTD.  
  
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**Committee of Dahej SEZ indicating that the building plans are in conformity with the General Development Control Regulations (GDCR) for SEZ introduced by the Government of Gujarat vide DSL letter No. DSL/PLAN-APPROVAL/NCL/2019/2524 dated 18-07-2019.**

**Time  
Limit  
for  
Construc  
tion**

**2.6 The Sub-Lessee has to construct the factory building as per the approved Plans and as far as possible the Sub-Lessee will accommodate the concept of green buildings. The sub lessee has to obtain certificate from the Executive Engineer or the Specified Officer, to whom the duties and functions have been assigned, to the effect that such building is duly constructed as per the plans, specifications approved and Building use certification is issued by the SEZ Development Committee before use and the building is to be used as a factory for the purpose of manufacturing of (1) Pharma and Agro Intermediate, (2) Specialty Chemicals 15.0, (3) Electronic**



**For, DAHEJ SEZ LTD.**  
*Seati*  
**Authorised Signatory**

**FOR NEOGEN CHEMICALS LTD.**

*K. J. Soni*

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**Chemicals, (4) Enzymes (5) By Products & Co-Products, carrying out the authorized operations as per the Letter of Approval (LoA) No. DAHEJ/SEZ/II/006/2014-15/383 dated 16-10-2014 and as amended from time to time.**

**2.7 The Sub-Lessee shall comply and/or cause Compliance to be complied with all laws (including with Laws Acts, Rules, Regulations or Orders) by the Sub-Lessee passed, made or issued by the Government of Gujarat or by the Government of India or any other Statutory Authorities in India from time to time, relating to the business of carrying out the authorized operations by the Sub-Lessee. Further, the Sub-Lessee shall comply and/or caused to be complied with all the provisions of the SEZ Acts, 2005 and SEZ Rules, 2006 as amended from time to time. The Sub-Lessee shall in particular comply with, observe and act and/or cause to be complied with, observe and act according to laws on the subject of ecology and**

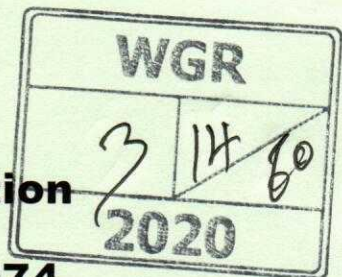
For, DAHEJ SEZ LTD.

*Satish*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*K. J. Soni*  
AUTHORISED SIGNATORY

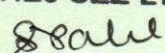


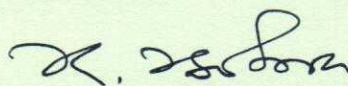


environment, like the Water (Prevention and control of Pollution) Cess Act, 1974, the Air (Prevention and control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Cess Act, 1977 and the Environment (Protection) Act, 1986 and any other acts, rules, regulations governing the industries and carrying out the manufacturing operations and other approved authorized operations. DSL assisting the Sub-Lessee in the matter of supplying or providing amenities or facilities like internal road, water, sewage etc. shall not mean that the Sub-Lessee is hereby absolved from his responsibility or liability in respect of the same. Similarly, in respect of any scheme, project of work undertaken by DSL on behalf of or for the benefit of the Sub-Lessee and/or other units or persons jointly, the Sub-Lessee shall not hereby be deemed to have been absolved from liability under the relevant or concerned law, nor shall it make DSL or any of the servants or agents liable for any

FOR NEUGEN CHEMICALS LTD.

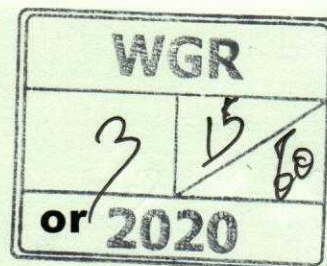
For, DAHEJ SEZ LTD.

  
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non compliance, non observance  
breach of any such law;

**2.8 The Sub-Lessee has been allotted plot on production of Letter of Approval (LoA) No. DAHEJ/SEZ/II/006/2014-15/383 dated 16-10-2014 from the Development Commissioner (DC), Dahej SEZ which is subject to renewal from time to time as per the SEZ Act, 2005 and SEZ Rules, 2006 amended from time to time. The non-renewal of LoA or failure to carry out authorized operations by the Sub-Lessee may cause cancellation of allotted plot and termination of this Sub-lease Deed. Provided, however, that prior to termination of the Sub-Lease Deed, DSL shall give to the Sub-Lessee a prior written notice requiring the Sub Lessee to cure the breach within a reasonable period of time from the date of the receipt of the notice by the Sub-Lessee and in the event the Sub Lessee fails to cure the breach, DSL may terminate this Sub Lease Deed. Provided, further that in the event of such**

Renewal  
of  
LoA from

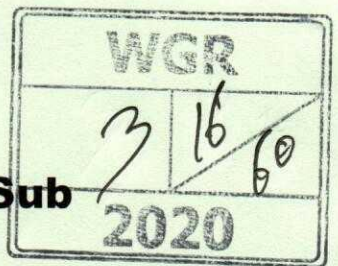
REGISTRAR

For, DAHEJ SEZ LTD.  
*Seati*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*R. S. Soni*  
AUTHORISED SIGNATORY





termination DSL shall pay to the Sub Lessee in respect of the demised premises, compensation as per the prevailing Surrender Policy of DSL.

Payment  
of Fees  
and  
Service  
Charges  
by  
the Sub-  
Lessee

**3.1 The Sub-Lessee will obtain and renew all necessary license and pay all charges for obtaining the licenses and other fees, cesses, taxes and non-agriculture assessment charges in respect of the demised premises by reason of their being used for the purpose and / or / any of them and to observe and perform all local rules and regulations in connection with such use / possession;**

**3.2 The Sub-Lessee will pay all, existing and future taxes, cesses, rates, taxes, non agriculture assessments of Government and outgoings of every description for the time being in force, payable either by the landlord or by the occupier in respect of the demised premises and anything for the time being thereon as well as the land**

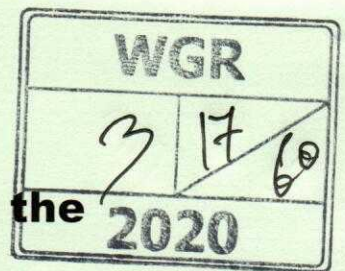


For, DAHEJ SEZ LTD.  
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Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*R. S. S. S.*  
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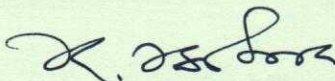
revenue assessment per annum of the demised premises as may be fixed from time to time by the Government;

**3.3 The Sub-Lessee will pay from time to time to DSL the service charges of whatsoever description (including charges for Sub-Lessee's share of the expenses of maintenance of road and other common facilities and services) charged by DSL and/or Co-developers/Service Providers in the manner as may be determined from time to time on a pro-rata basis, subject to DSL and/or Co-developers/service providers furnishing to the Sub Lessee appropriate and timely invoices/ bills reasonably in advance prior to such payment. As regards the supply of water, the Sub-Lessee shall abide by the conditions laid down in that behalf by DSL from time to time provided further that in case of tax, cess, rate of assessment etc., that has been paid by DSL to Government/ Local authority, as the case may be on behalf of the Sub-Lessee in respect of the**

For, DAHEJ SEZ LTD.

  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.



AUTHORISED SIGNATORY 17







demised premises, the Sub-Lessee shall pay to DSL an amount equal to such tax, cess, rates or assessment, as the case may be and DSL shall recover such pro-rata taxes, cess, lease rent, non agricultural assessment cess, water charges, drainage cess, etc. from the Sub-Lessee.

Lease  
Rent



3.4 The lease rent @ Rs.1/- (Rupee One only) per sq.mtr. per annum and as modified from time to time(hereinafter referred to the "lease rent") is to be paid by the Sub-Lessee, for the demised premises. The Sub-Lessee hereby agrees that DSL shall have the right to increase the sum of yearly lease rent from time to time.

Admini-  
strative  
Charges

3.5 The Sub-Lessee will pay to DSL, the administrative charges for overall services of DSL as Developer including security at Dahej SEZ area, housekeeping expenses, reimbursement of cost of Offices of Development Commissioner and

For, DAHEJ SEZ LTD.  
*Seatil*  
Authorised Signatory

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*X. S. Son*  
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**Specified Officer and any other costs & charges levied by the Office of Development Commissioner, Dahej SEZ and Ministry of Commerce & Industry ("MoCI"); and other expenses incurred by DSL for SEZ on pro-rata basis subject to DSL furnishing to the Sub Lessee appropriate and timely invoices/ bills reasonably in advance prior to such payment.**

**Mainte-  
Nance  
Charges**

**3.6 The Sub-Lessee will pay maintenance charges so determined for the infrastructure and facilities set up by DSL especially for internal roads, street-lights, SWD, administrative buildings, common facility centre and any other such infrastructural facilities already developed or to be developed by DSL as a Developer and by Co-Developers, on a pro rata basis, subject to receipt by the Sub Lessee of timely invoices/ bills in relation to the same.**

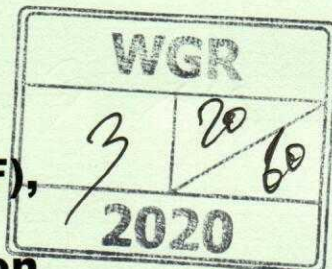


For, DAHEJ SEZ LTD.  
*[Signature]*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*[Signature]*  
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**Plan-  
ta-  
tion  
Charges**

**3.7 Ministry of Environment & Forests (MoEF), Government of India and Gujarat Pollution Control Board (GPCB) while granting environmental clearance for development of SEZ, has stipulated certain conditions including plantation on the boundary of SEZ and roads. Accordingly, DSL will be required to keep the SEZ area green as per various policies and stipulations from time to time. Therefore, whatever expenditure incurred by DSL for keeping SEZ area green, is to be recovered from allottees / Sub-Lessees on pro-rata basis and the Sub-Lessee has to pay such charges in this behalf on pro-rata on demand from DSL from time to time;**



**Contribu-  
tion  
towards  
Gujarat  
PCPIR  
Society**

**3.8 Gujarat PCPIR Welfare Society has been constituted for carrying out welfare activities in the PCPIR area. Initial corpus of the Society has been contributed by GIDC and Dahej SEZ Ltd. The Governing Body of Gujarat PCPIR Welfare Society has decided to raise the corpus and annual**

For, DAHEJ SEZ LTD.

*S. Patel*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*R. Desai*

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charges for welfare activities of land losers. DSL is therefore to levy an extra charge at the rate of about Rs. 15/- per sq. mtr. on all allottees / Sub-Lessee of Dahej SEZ area. The Sub-Lessee has paid this amount over and above the allotment price of the demised premises. However, annual charges, payable thereof will be levied which will be required to be paid by the Sub-Lessee towards the welfare activities in the PCPIR area from time to time as may be decided by Gujarat PCPIR Welfare Society.



Interest  
on  
Delayed  
Payment

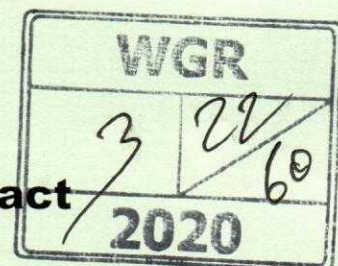
**3.9 DSL will raise the bills on the Sub-Lessee for payment of aforesaid charges/levies on quarterly or yearly basis as per the Rules / Policy made for the purpose from time to time. The Sub-Lessee is required to make such payment within period of [30] days from the date of receipt of appropriate bills or within such extended time period as may mutually agreed by DSL and the**

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**Sub Lessee. Delay in payment will attract the following liabilities:**

- (i) Any non-payment of dues levied as above, within the prescribed time limit will carry charge of interest at rate of 13% per annum on delayed amount and penalty of Rs 100/- per day till the time dues are paid.**
- (ii) If default in payment continues for 3 months, it may cause discontinuation**
- (iii) Restoration of disconnected services will carry charges as may be decided by DSL.**
- (iv) If non-payment of dues continues beyond 5months, it will amount to termination of Sub-Lease Deed and cancellation of allotted plot in SEZ.**



**4.0 Payment towards Services of Co-Developers/Service Providers by the Sub-Lessee**

**Payment towards Services of Co-Developers/Service Provider**

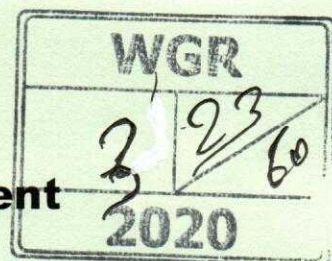
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**4.1 Gujarat Industrial Development Corporation (GIDC) is the Co-**

**Water Supply**

**Developer/Service Provider in Dahej SEZ for supply of water to the units situated in Dahej SEZ. Part of the cost of water augmentation and main distribution lines have been covered in allotment price as per the norms delineated in offer-cum-allotment letter. However, the capital cost beyond this limit and the cost not provided in the allotment price as well as extra charges of water supply, as may be fixed and decided by DSL& GIDC and SEZ Development Committee from time to time, will be recovered by DSL/GIDC from the Sub-Lessee which shall have to be paid by the Sub-Lessee to DSL from time to time;**



**The Sub-Lessee shall consume water at the following rates from year to year:**

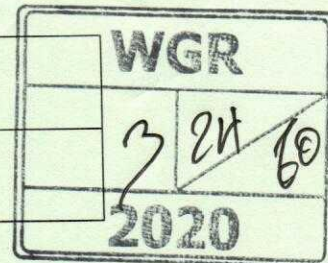
<b>Year</b>	<b>Consumption per day(liters)</b>
<b>1st Year</b>	<b>0.16 MLD</b>
<b>2nd year</b>	<b>0.16 MLD</b>

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<b>3rd Year</b>	<b>0.16 MLD</b>
<b>Onwards</b>	<b>0.16 MLD</b>



**It may be noted that DSL has considered water supply capacity of 33,000 litres per day/hect. under the allotment price charged to Sub-Lessee.**

**For 1st three years from date of allotment, sub lessee shall pay water charges as per actual use. Thereafter, even if the Sub-Lessee fails to consume water to the extent mentioned above, the Sub-Lessee would pay the water charges for the agreed quantity from the first day of April in each year on completion of two years or three years respectively for plot size of upto 10,000 M2& above 10,000 M2from the date of allotment, irrespective of actual use. The water charges would be payable at the prevailing water rate of the Co-developer**

/

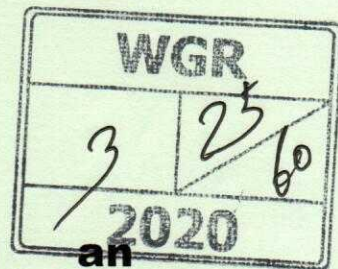
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**DSL for the financial year as may be fixed by the SEZ Development Committee from time to time. The failure to pay water charges including the minimum charges, the Sub-Lessee shall be liable to penal actions such as discontinuation of water supply by the Co-developer including termination of this Sub-Lease Deed. Gujarat Industrial Development Corporation (Supply of Water to the Industrial Estate) Regulation, 1991 and its amendment from time to time by the Co-developer will be binding and applicable to the Sub-Lessee;**



**The Sub-Lessee shall make an application for water requirement with GIDC/DSL. The Sub-Lessee shall also make a separate agreement with DSL/Co-Developer for additional water supply requirement, if any.**

**4.2.1 GIDC is the Co-developer/Service Provider Sanitation to provide the connectivity for sanitation**

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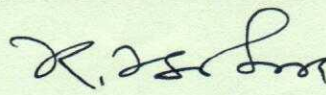
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and operation of drainage lines. The Sub-Lessee shall observe and confirm to all rules, regulations and bye-laws framed by the SEZ Development Committee or any other statutory regulations in any way relating to public health and sanitation for the time being in force and that the Sub-Lessee shall provide sufficient toilet block accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises, in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer or the Specified Officer /Co-developer and shall not without the prior consent in writing of the Executive Engineer or the Specified Officer / Co-developer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms & conditions thereof.

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The Sub-Lessee shall have to take drainage connection when intimated by the Co-developer/Service Provider and shall have to pay the entire necessary cost / amount towards capital amount recovery and shall have to pay regular drainage cess as may be fixed by DSL / SEZ Development Committee from time to time. While taking and using the drainage connection, the Sub-Lessee shall have to comply with all regulations contained in "Drainage Regulations, 1990" of GIDC and its amendment from time to time. The sub-lessee will be required to pay additional cost towards capital cost of effluent conveyance and pumping station, in case of exceeding the provision of offer-cum-allotment letter.

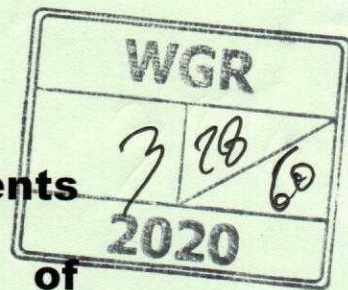


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4.2.2 As regards the industrial effluents produced in the course of manufacturing/process activities/ authorized operations carried on the demised premises, the Sub-Lessee shall treat the effluents to the standards fixed by the Gujarat Pollution Control Board (GPCB) as per the consent order and shall thereupon discharge such effluents in the manner laid down by DSL / Co-developer;



It may be noted that DSL has considered Effluent Disposal Pipeline (EDP) facility at 30,000 litres per day/hect. under the allotment price charged to Sub-Lessee. The Sub-Lessee shall be allowed to utilize Effluent Disposal Pipeline (EDP) facility of 0.147LD capacity from year to year. The Sub-Lessee will be required to pay capital cost not covered in the allotment price and augmentation charges if any in future and three months advance maintenance cost and service charges as may be determined and fixed from time to time.

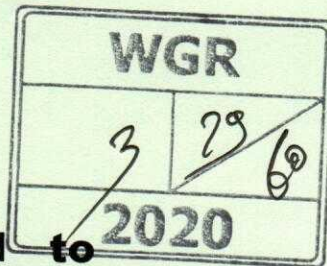
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**The Sub-Lessee shall make an application for effluent disposal pipeline facility with GIDC/DSL.**



**4.2.3 Nothing herein shall be deemed to absolve the Sub-Lessee from the liability to comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974, and any material failure on the Sub-Lessee's part to comply with such provisions shall entitle DSL as well as Co-developer to disconnect water supply to the Sub-Lessee and resume the possession of the demised premises back.**

**4.2.4 In respect of disposal of solid hazardous wastes, the Sub-Lessee shall make adequate arrangement in respect thereof or dispose off such wastes in land fill site development for this purpose in Dahej SEZ or outside in consultation with and/or obtaining permission from GPCB.**

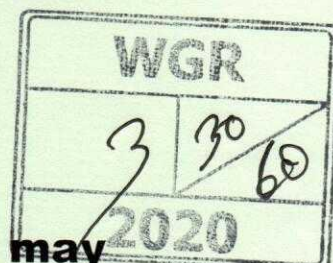
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The Sub-Lessee agrees that it has no objection, whatsoever, for disposal of such waste outside the demised premises either within Dahej SEZ area or outside Dahej SEZ area as may be consented / permitted by GPCB at their own costs and liability.



- 4.3 **DSL /Co-developer, if approved may** provide fire fighting services in Dahej SEZ as an amenity. In case of non provision or any delay or non-availability of fire fighting amenities at the time of fire, the Sub-Lessee will not be entitled for any losses/damages, either from DSL or from Co-developer. The necessary insurance cover for any damage including fire losses / damages will have to be taken by the Sub-Lessee;

Fire  
Fighting  
Services

- 4.4 **Torrent Energy Ltd. is the Service Provider** to provide power supply to units in Dahej SEZ. For obtaining power supply, the Sub-Lessee shall have to apply to the Service

Power  
Supply

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**Provider in the prescribed application form. A separate agreement will be executed by the Service Provider with the Sub-Lessee in this regard. The Sub-Lessee is responsible for follow up and timely receipt of power connection, directly from Torrent Energy Ltd., the Service Provider and DSL shall not be responsible for the same;**

**The Sub-Lessee is to observe the following:**

- (i) the Sub-Lessee has to complete formalities of signing Agreement, payments of Security Deposit and complete wiring of electrical installation as per I.E. rules and submit the test report for wiring from licensed electrical contractor before release of power connection;**
- (ii) the Sub-Lessee is liable to pay the charges for the power supply to the Service Provider as per applicable tariff, rules and regulations.**

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- (iii) the supply of voltage and source of power supply shall be decided by the Service Provider;
- (iv) the Sub-Lessee has to pay for cost of augmentation of sub-station on its pro-rata demand basis and at the rate and policy prevalent in the Company / Service Provider;
- (v) the Sub-Lessee will not hold DSL responsible for delay in availability of power.

**Gas  
Supply**

4.5 Gujarat State Petronet Ltd. (GSPL) is the Co-developer / Service Provider for supply of piped gas to the units in SEZ. The Sub-Lessee shall have to apply to Co-developer / Service Provider for Gas Supply observing norms prescribed by the Co-developer / Service Provider in this regard. A separate agreement will be executed by the Co-developer / Service Provider with the Sub-Lessee in this regard;



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**The Sub-Lessee has to pay the capital cost and service charges including the price of the gas to the Co-developer / Service Provider as may be decided by the SEZ Development Committee/Co-developer / Service Provider from time to time.**

**Telecom  
Services**

- 4.6 Bharat Sanchar Nigam Ltd. (BSNL) is the Co-developer / Service Provider to develop, operate and maintain the telecom infrastructure and to cater all types of telecommunication services to the units in SEZ. The Sub-Lessee shall have to apply to Co-developer / Service Provider for Telecom Network observing norms prescribed by the Co-developer / Service Provider in this regard. A separate agreement will be executed by the Co-developer / Service Provider with the Sub-Lessee in this regard;**



**The Sub-Lessee has to pay the capital cost and service charges including the**

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price of the telecom services to the Co-developer / Service Provider as may be decided by Co-developer / Service Provider from time to time.



4.7 The Sub-Lessee shall be free to obtain any service, amenity or facilities which are not provided by DSL / Co-developers/Service Providers in Dahej SEZ, directly from the concerned agency. The Sub-Lessee is to pay the charges payable directly for such services to the concerned agency and the services/facilities shall be provided in such a manner which does not adversely affects the provision of other services by the service providers in Dahej SEZ.

Other  
Services,  
Amenities  
and  
Facilities

In case, DSL makes the arrangements for procuring or supplying any service for the benefit of and on behalf of the Sub-Lessee and if the Sub-Lessee avails the same, it shall not amount to a commitment on the part of DSL to provide the same, nor shall

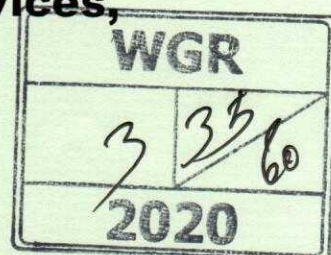
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it be construed as hiring of or contract for supply of such services by DSL to the Sub-Lessee. The Sub-Lessee shall not hold DSL liable in case of any delay, deficiency, in-sufficiency or failure in supply of such amenity, facility or service nor shall the Sub-Lessee be deemed to be a consumer of DSL in respect of the same, within the meaning of the provisions of the Consumer Protection Act, 1986. Further, DSL will not be held responsible for any losses and damages incurred by the Sub-Lessee in obtaining any services, amenities and facilities in SEZ.



**Compl 5.**  
**ences**  
**By**  
**Sub-**  
**Lessee**

### **Compliances by Sub-Lessee**

**Excavation**

**5.1**

The Sub-Lessee will not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay or earth therefore except for the purpose of forming foundation of the said building or for the purpose of

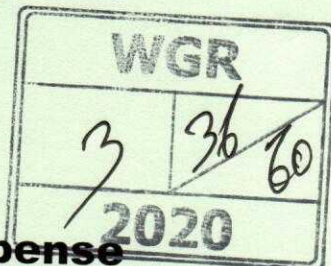
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executing any work pursuant thereto or incidental to authorised operations as approved by the Development Commissioner SEZ during the said lease period of this Sub-Lease Deed;



**Access**

5.2 The Sub-Lessee at its own expense construct an access road leading from the main road to the demised premises and will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer / Specified officer;

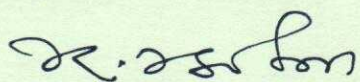


**Repair of Building**

5.3 The Sub-Lessee throughout the said lease period of this Deed, shall at its own cost and expense pave, clean and keep in good and substantial repair and condition including all usual and necessary internal and external painting, color and white washing) to the satisfaction of DSL / Developer, the said building and the units in the said building and the drains, compound walls and fences to the

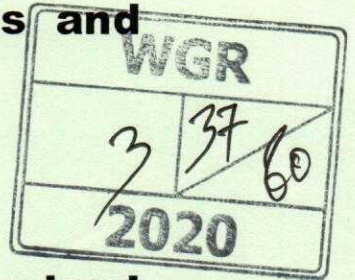
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demised premises and all fixtures and additions in the said building;



Use

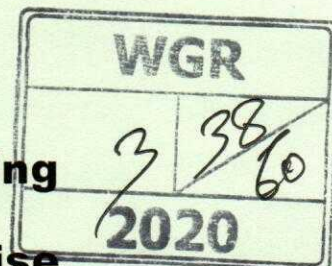
5.4 The Sub-Lessee will use the demised premises only for the purpose of carrying out authorized operations as per the Letter of Approval (LoA) No. DAHEJ/SEZ/II/006/2014-15/383 dated 16-10-2014 issued by the Development Commissioner, SEZ from time to time and shall not use or caused to be used the demised premises or any part thereof for any other purpose without the permission in writing of the Chief Executive Officer, DSL. Provided further that the demised premises shall not be used for the purpose of factory or any industry which by reason of emission of odor, liquid, effluvia, dust, smoke, gas, noise, vibration or fire hazards and not permitted by Gujarat Pollution Control Board (GPCB) and is declared as obnoxious by DSL.

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**5.5 The Sub-Lessee will keep the said building erected on the demised premise excluding foundations and plinth insured in the name of the Sub-Lessee against loss or damage by fire in a sum equivalent to the cost of the buildings (excluding foundation and plinth) insured in some well established insurance company;**

**Insurance**

**5.6 The Sub-Lessee shall not do or permit anything to be done on the demised premises other than permitted by competent authority and shall be a nuisance, annoyance, disturbance to the owners or occupiers of the other premises in the vicinity.**

**Nuisance**

**5.7 The Sub-Lessee shall not interfere or cause damage to the properties of the GIDC / DSL /Co-developers whether located outside or inside the demised premises such as water supply lines, drainage lines, water meters, street lights, power lines, gas lines and such other properties. In case the Sub-**

**Damage to the Properties**

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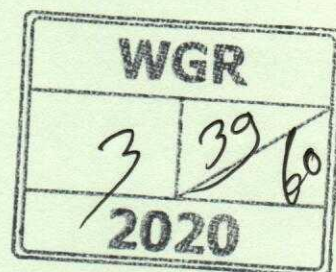
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Lessee is found interfering or causing damage to the properties of the GIDC/ DSL / Co-developers, it would amount to a breach of conditions of this Sub-Lease Deed and the Sub-Lessee would be liable to be evicted from the demised premises occupied by it under the provisions of the Gujarat Public Premises (Eviction of Unauthorized Occupants) Act, 1972 or any other law for the time being in force and DSL will be entitled to recover the cost of making good such damages with penalty as it may determine and such amount would be recoverable as an Arrears of Land Revenue;

## 6.0 Other Conditions

Other  
Conditions



6.1 The Sub-Lessee shall, on a previous notice in that behalf, permit the GIDC/DSL /Co-developer and the officials, surveyors, workmen and/or others employed by them from time to time and at all reasonable times of the day during the terms hereby granted, to enter into or upon the demised

To Enter

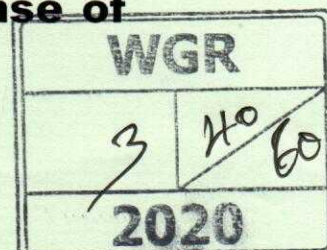
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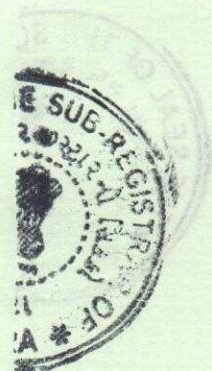


premises and to inspect and repairs if necessary to the demised premises and / or the said building and DSL may by notice to the Sub-Lessee call upon the sub Lessee to execute the repairs and upon its failure to do so within a reasonable time the Sub-Lessee may execute the repairs to the demised premises and / or the said building at the entire risk and cost and expense of the Sub-Lessee;



**6.2 At the expiration or sooner determination of the said lease period, the Sub-Lessee will quietly deliver to DSL the possession of demised premises and all erections and building then standing or being thereon. PROVIDED ALWAYS that the Sub-Lessee shall be at liberty, if it shall have paid all the lease rent and all service charges and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration or determination of the said period; to**

**Delivery on Expiration**

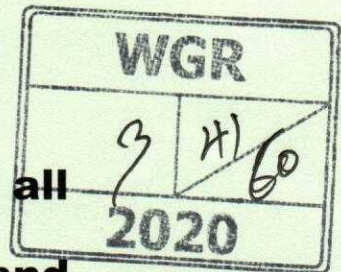


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remove and appropriate to itself all buildings, erection and structures and materials from the demised premises but so nevertheless that the Sub-Lessee shall have to deliver to DSL the demised premises from which such building, erections or structures may have been removed after the same is leveled and put in good order and condition to the satisfaction of DSL.

**Surrender  
Policy**

6.3 In case, the Sub-Lessee is required to surrender the demised premises to DSL before the conclusion of completion of lease period, he will be entitled to avail refund from DSL as per the prevailing Surrender Policy of Allotted Land in Dahej SEZ.



**Transfer/  
Assign**

6.4 The Sub-Lessee shall not be entitled to transfer, assign or alienate the demised premises or any part thereof to any person including a joint venture company, its group company, any of its subsidiaries /

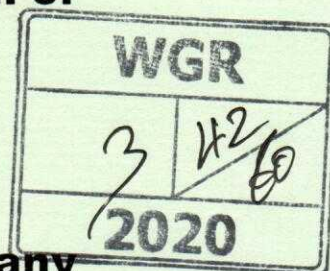
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affiliates, merger, demerger and take-over etc. without the prior written permission of DSL.



For the purposes of this covenant, any change in the constitution of the Sub-Lessee shall be deemed to be a transfer by the Sub-Lessee of its interest in the demised premises in favor of another person. Provided that where the Sub-Lessee is a body corporate, a change in the Name of the Company not because of merger, demerger, joint-venture and take-over, its Board of Directors and Managing Committee by whatever name called shall not be deemed to a change in the constitution of Sub-Lessee. However, the Sub-Lessee shall immediately intimate any such change to DSL in writing within 15 days along with copy of documentary evidences.



**6.5 Where the Sub-Lessee, for the purpose of Mortgage establishing project on the demised**

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premises is to obtain loan from a bank or other financial institution by mortgaging its lease- hold interest in the demised premises in favor of such bank or institution, permission of DSL shall be deemed to have been obtained subject to the conditions:-



- (a) that such mortgage shall not affect the rights and powers of DSL under this Deed and it shall always have its first charge;
- (b) that DSL before exercising its rights and powers under this Deed will consult the bank or as the case may be the financial institution concerned;
- (c) that in case of default by the Sub-Lessee in repayment of loan advanced by bank / financial institution, Bank, as a part of their recovery process of advances against such defaulter, the Sub-Lessee, cannot let, execute assignment deed or seek any compensation in lieu of any consideration of the demised premises

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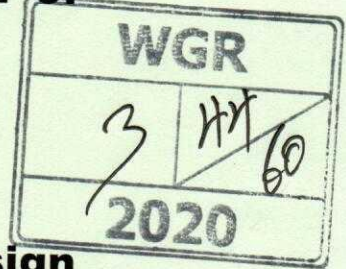
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without the prior written permission of  
DSL.



**Sublet**

**6.6 The Sub-Lessee will not underlet or assign lease or part with the possession of the demised premises or any part thereof or any interest therein without the prior written permission of DSL.**

**Notice**

**6.7 In the events of death, insolvency or liquidation of the Sub-Lessee, the person in whom the title shall vest on account thereof shall cause a notice thereof to be given to DSL within one month from the date for such vesting;**

**Sums**

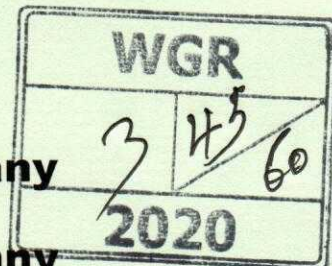
**7.0 All sums payable by the Sub-Lessee to DSL under this Deed and recoverable by DSL from the Sub-Lessee under this Deed and under the SEZ Act & Rules and all charges and expenses paid by DSL in connection which is notified to the Sub-Lease, shall be recovered from the Sub-Lessee as an Arrears of Land Revenue.**

For, DAHEJ SEZ LTD.  
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## Breach

8.0 If the lease rent hereby reserved or any installments of allotment price or any service charges/bills raised by DSL shall be in arrears for more than three months whether the same shall have been legally demanded or not or if and whenever there shall be a breach by the Sub-Lessee of any of the covenants, terms & conditions herein contained, DSL may re-enter upon any part of the demised premises and there upon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Sub-Lessee on account of the said building or improvements built or carried out on the demised premises or claimed by the Sub-Lessee on account of such buildings or improvements. **PROVIDED ALWAYS** that the power of re-entry herein before contained shall not be exercised unless and until the Chief Executive Officer on behalf of DSL shall have given to the Sub-Lessee a notice of [15 days] in writing of

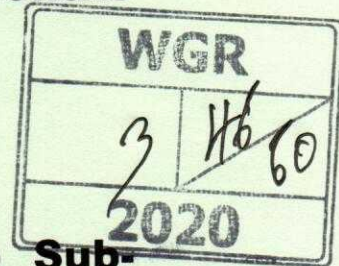
FOR NEOGEN CHEMICALS LTD.

For, DAHEJ SEZ LTD.  
*Soatil*  
Authorised Signatory

*R. Desai*  
AUTHORISED SIGNATORY 45



his intention to re-enter and of the specific breach or breaches of the covenants in respect of which the re-entry is intended to be made and default shall have been made by the Sub-Lessee in remedying such breach or breaches within three months after giving such notice;



9.0 The layout of the plot allotted to Sub-

Alteration

Lessee, the buildings conditions and other regulations and covenants relating thereto, other than the demised premises and the said building or any construction carried out by the sub-Lessee on the demised premises, may be altered by DSL, if the same are not as per GDCR of SEZ by giving suitable notice to sub lessee to cure the breach.;



10.0 The Sub-Lessee shall engage local persons to the maximum extent possible satisfying conditions laid down in the Employment Policy of Government of Gujarat. "A Local Person" means a person domiciled in Gujarat State for a minimum period of 15

Local  
Employ-  
ment

For, DAHEJ SEZ LTD.  
*soatel*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*22.25.2020*  
AUTHORISED SIGNATORY 46

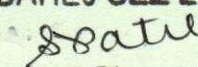


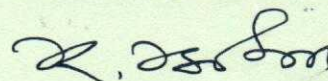
years. So far as menial workers, such as watchman, labour, sweepers, drivers, etc. are concerned, preference should be given to land-losers (including their family members) or local villagers. The Sub-Lessee will abide by all Labour Laws, Rules & Regulations;

Information

11.0 The Sub-Lessee shall furnish all such details and statements and information under the laws or otherwise, called by DSL from time to time. DSL shall have right and liberty to publish names, logo, photographs and other details of the Sub-Lessee wherever required in publications and presentations;

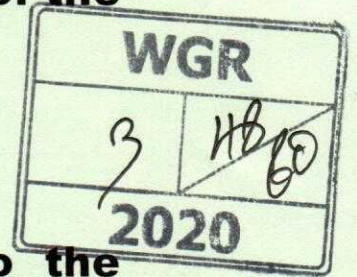
12.0 The Sub-Lessee shall observe the rules and regulations delineating in the SEZ Act, 2005 of Government of India and the SEZ Act, 2004 of Government of Gujarat and the rules and regulations made hereunder; as may be amended from time to time and that default in observation of the said rules and

For, DAHEJ SEZ LTD.  
  
 Authorised Signatory

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regulations will be the responsibility of the  
Sub-Lessee;



**Amend-  
ments**

**13.0 All amendments or supplements to the terms of this Lease Deed can be made only in writing and shall be signed by all the parties and get registered before the Sub-registrar;**

**Dispute  
Resolution**

**14.0 In the event of any disputes, differences, claims and questions arising between the parties hereto out of this Lease, the parties shall first endeavor to settle such disputes, differences, claims or questions by friendly consultation and failing such settlement the matter shall be placed before the designated court under the provisions of Section 23 of the SEZ Act and all the provisions of the SEZ Act in relation to the settlement of disputes including the provisions for appeals shall hereinafter apply to such disputes, differences, claims or questions. However, that in the event the court to decide such matter has not been**

For, DAHEJ SEZ LTD.  
*spatil*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
*R. J. J. J.*  
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designated under Section 23 of the SEZ Act,  
then such matter shall be referred for being  
decided by arbitration in accordance with  
Section 42 of the SEZ Act.



15.0 Every provision contained in this Lease

Provisions  
Severable

Deed shall be severable and distinct from  
every other such provision and if at any time  
any one or more of such provisions is or  
becomes invalid, illegal or unenforceable in  
any respect under any law, the validity,  
legality and enforceability of the remaining  
provisions hereof shall not be in any way  
affected or impaired thereby;



16.0 DSL had issued an offer-cum-allotment

Allotment  
/  
Agreement

letter No. DSL/ALT/PLT/NCL/2014/01396  
dated 26-11-2014,  
DSL/ALT/PLT/NCL/2014/906/464 dated 12-  
04-2018, Amendment Letter no.  
DSL/ALT/PLT/NCL/2014/906/525 dated 03-  
05-2018 and Corrigendum Order No.  
DSL/ALT/PLT/YRPL/2015/965 dated 16-02-  
2019 in respect of the demised premises

FOR NEOGEN CHEMICALS LTD.

For, DAHEJ SEZ LTD.  
*soate*  
Authorised Signatory

*R. Zafar*  
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and executed an Agreement dated 26-11-2018 with the Sub-Lessee. The terms and conditions of the said allotment letter and the agreement executed will form apart & parcel of this Deed. In case of any inconsistency/contradiction between the provisions of this Sub Lease Deed and the Allotment Letter or the Agreement, terms and conditions of this Sub Lease Deed will prevail to the extent of such inconsistency.

**17.0 The Parties herewith acknowledge that under the provisions of the SEZ Act, 2005, the Gujarat SEZ Act, 2004 and Gujarat SEZ Rules, 2005 respectively, the Parties are exempted from all stamp duty, registration fees and incidental charges payable in respect of this Lease, as per exemption certificate provided by the Industries Commissioner of Government of Gujarat/Development Commissioner, SEZ;**

**However, notwithstanding anything contained in the foregoing, the Parties**

For, DAHEJ SEZ LTD.  
*[Signature]*  
 Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*[Signature]*

AUTHORISED SIGNATORY 50

Stamp  
Duty





herewith agree that in the event that any stamp duty, registration fees and incidental charges are levied, for any reason, whatsoever, the said charges shall be borne by the Sub-Lessee. The lease deed shall be registered in the State of Gujarat, before the appropriate Sub- Registrar having his jurisdiction thereof;



#### 18.0 FORCE MAJEURE

18.1 Neither party to this Agreement shall be liable for any failure or delay on its part in performing any of its obligations under this Agreement or for any loss, damages, costs, charges or expenses incurred or suffered by the other party by reason of such failure or delay, if and so far as such failure or delay shall be the result of or arising out of Force Majeure, i.e. war, civil commotion, sabotage, lockout, strike or other labour disturbances, accident, fire, flood, explosion, damage to plant or facilities, epidemic, quarantine, restrictions or

For, DAHEJ SEZ LTD.  
*Soatil*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

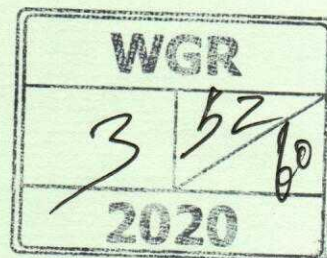
*R. Sison*

AUTHORISED SIGNATORY 51



**absence of usual means of communication or transportation, or any other cause whether of the same or a different nature, unavoidable or beyond the control of the party concerned.**

**18.2 The party concerned shall immediately give notice in writing to the other party in case of delay or unforeseen events. On request of the other party, the beginning and the end of the influence of Force Majeure has to be confirmed by written document by the Gujarat Chamber of Commerce / or any other authority to be decided by DSL.**



## **19 NO IMPLIED WAIVER**

**No  
Implied  
Waiver**

**No waiver of any right or remedy by any party hereto on one or more occasions under this Agreement shall constitute a waiver of the same on any other occasion.**

## **20 NON-ASSIGNABILITY**

**Non  
Assignab  
ility**

**Neither this Agreement nor any of the rights, duties or rights shall be assignable,**

For, DAHEJ SEZ LTD.  
*soatil*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
*[Signature]*  
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delegable or transferable directly or indirectly by either party otherwise than as permitted herein or with the written consent of the other party.



## 21.0 MARGINAL NOTES

The marginal notes do not form a part of this Sub-Lease Deed and they shall not be referred to for construction and interpretation thereof.

Marginal  
Notes

## 22.0 RECITALS

Recitals made herein form an integral part & parcel of this Sub-Lease Deed.

Recitals

For, DAHEJ SEZ LTD.

Authorised Signatory



FOR NEOGEN CHEMICALS LTD.

AUTHORISED SIGNATORY

For, DAHEJ SEZ LTD.

*Soati*  
Authorised Signatory



**SCHEDULE**  
(Description of Land)



**ALL THAT** piece of land known as Plot Nos. Z/109 in Dahej SEZ, consisting of Revenue Survey Nos. 478/P, 479/P, 480/P, 486/P, 490/P, 491/P, 492, 493/P, 494/P, 502/P, 503/P, 504/P, 505/P, 506/P within the village limits of Lakhigam, Taluka - Vagra, District-Bharuch containing by admeasurements 35705.25 sq. mtr. or thereabout and bounded as follows, that is to say:

On or towards North by	:- Plot No. Z/109/A
On or towards South by	:-10 Mt. Wide Corridor & 30 Mt. Wide Road
On or towards East by	:-Plot No. Z/109/A/C
On or towards West by	:- Plot No. Z/110

**IN WITNESS WHERE OF** DSL has caused Shri S.N. Patil, Chief Executive Officer, Dahej SEZ Ltd., Gandhinagar, an officer authorized by it, to set his hand and affix the common seal hereto and the Sub-Lessee has hereunto set his hand & its seal on the day and year first above written.

**SIGNED, SEALED AND DELIVERED**

By Shri S.N. Patil

Chief Executive Officer of the,  
Dahej SEZ Limited

FOR DAHEJ SEZ LTD.

*S.N. Patil*  
Authorized Signatory  
Signature  
(S.N.PATIL)

In the presence of:

Names:

1. Signature

( *[Signature]* )

( *Nings M Shan* )

2. Signature

( *[Signature]* )

( *Brijeshpatel* )

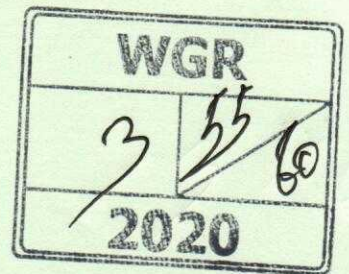
For, DAHEJ SEZ LTD.

*S.N. Patil*  
Authorized Signatory

FOR NEOGEN CHEMICALS LTD.

*[Signature]*  
AUTHORISED SIGNATORY





**SIGNED, SEALED AND DELIVERED**

**By Mr. Ravindra Bohra.**

**President – Operation of the  
Neogen Chemicals Ltd.**

**FOR NEOGEN CHEMICALS LTD.**

*R. Bohra*

**Signature  
AUTHORISED SIGNATORY  
(Ravindra Bohra)**

**Sub-Lessee and the common seal of  
The Company affixed in pursuance  
of its Board of Directors Meeting  
held on 12<sup>th</sup> Nov.2019.**

**In the presence of:**

**Names:**

**1. Signature**

( *[Signature]* )

( *Asit K. Shinde* )

**2. Signature**

( *Rohit* )

( *Narendra P. Rohit* )



**For, DAHEJ SEZ LTD.**

*[Signature]*  
**Authorised Signatory**

**FOR NEOGEN CHEMICALS LTD.**

*R. Bohra*

**AUTHORISED SIGNATORY**



THE SCHEDULE U/S. 32(A) OF THE INDIAN  
REGISTRATION ACT, 1908

The Lessor :-

FOR DAHEJ SEZ LIMITED.

SHRI S.N. PATIL



Photograph

Thumb Impression

Signature



*S.N. Patil*



For, DAHEJ SEZ LTD.  
*S.N. Patil*  
Authorised Signatory

The Lessee :-

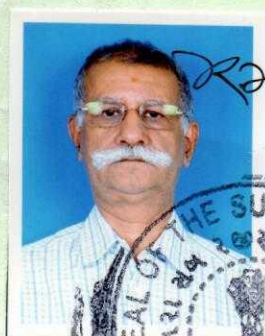
FOR NEOGEN CHEMICALS LIMITED.

SHRI RAVINDRA BOHRA

Photograph

Thumb Impression

Signature



*R. Bohra*



FOR NEOGEN CHEMICALS LTD.

*R. Bohra*

AUTHORISED SIGNATORY



DAHEJ SEZ LIMITED				
Details of land allotted, survey no. in Dahej SEZ				
Sr.No.	Name of Allottees	Plot No.	Plot Area (Sq.mt)	BLG Survey No. & Village (Tentative)
1	Neogen Chemical Limited.	Z/109	49829.04	Vill.Lakhigam:: 478/P, 479/P, 480/P, 486/P, 490/P, 491/P, 492, 493/P, 494/P, 502/P, 503/P, 504/P, 505/P, 506/P

Direction	Description
North	Plot No. Z/109/A
East	Plot No. Z/109/C
South	10.00 Mt. wide Corridor 30.00 Mt. wide Road
West	Plot No. Z/110

Details Of the survey Nos.		
Neogen Chemical limited		
Z/109		
Village	Survey No.	Area (Sq.mt)
Lakhigam	478/P	94.3
	479/P	783.69
	480/P	1474.57
	486/P	852.69
	490/P	6044.1
	491/P	3416.49
	492	12521.26
	493/P	3637.04
	494/P	2347
	502/P	9.21
	503/P	6309.2
	504/P	4591.44
	505/P	5652
	506/P	2096.05
TOTAL		49829.04



For, DAHEJ SEZ LTD.  
*Spatis*  
 Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
*K. J. J. J.*  
 AUTHORISED SIGNATORY





(W) 01/01/2020 12:14 PM

WGR		
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2020		

Serial No. 3 Presented of the office of the Sub-Registrar of S.R.O - VAGRA Between the hour of 12 To 13 on Date 01/01/2020	Receipt No :- 2020094000003	
	<b>Received Fees as following</b>	
	Registration	Rs. 100.00
	Other Fees	0.00
<b>TOTAL :-</b>		<b>100.00</b>



FOR NEOGEN CHEMICALS LTD.

*R. Bohra*

Neogen Chemicals Ltd. through its authorised  
signatory Ravindra Bohra

*F A Patel*

F A Patel  
Sub Registrar  
S.R.O - VAGRA

*F A Patel*

F A Patel  
Sub Registrar  
S.R.O - VAGRA

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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Executing

- 1 Dahej Sez Limited through its Chief  
Executive Officer S.N.Patil  
BLOCK NO. 14, 3RD FLOOR,  
UDHYOG BHAVAN SECTOR-II  
GANDHINAGAR

58



For, DAHEJ SEZ LTD.  
*S.N. Patil*  
Authorised Signatory

Claiming

- 2 Neogen Chemicals Ltd. through its  
authorised signatory Ravindra Bohra  
10th Floor, Dev Corpora Bldg. Opp  
Cadbury co. Pokharan Road No. 2  
Khopat Thane

63



FOR NEOGEN CHEMICALS LTD.  
*R. Bohra*  
AUTHORISED SIGNATORY

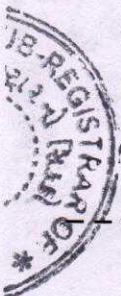
Executing Party  
admits execution

For, DAHEJ SEZ LTD.  
*S.N. Patil*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*R. Bohra*

AUTHORISED SIGNATORY





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2020		

1 Ashok Sahebrao Shinde  
199 Suncity Paredise Manjalpur Vadodara



2 Niraj Mahendrakumar Shah  
D-27 Geeta park Darbar Chokdi Manjalpur Vaododara



State that they personally known above named  
executant and Indetifies him/them.

1.

2.

Date: 1 Month: January -2020

F A Patel  
Sub Registrar  
S.R.O - VAGRA

Received Copies of Certified Evidence of Seller, Buyer and  
Identifiers of Document

Date: 01/01/2020

F A Patel  
Sub Registrar  
S.R.O - VAGRA

દસ્તાવેજ અનુ. નં.2,ની આ બીજીપ્રત છે.

F A Patel  
Sub-Registrar  
S.R.O - VAGRA





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2020		

1	Book No.	2	Registered No.
Date: 01-01-2020			



F A Patel  
Sub Registrar  
S.R.O - VAGRA

