

उत्तरांचल UTTARANCHAL

013852

Lease Deed

Lessor: M/s Datt Infrastructure & Services Limited

Lessee: M/s Special Lamps & Components (P) Limited

Details

1. Period of Lease : 90 years
2. Date of Application of Plot by Lessee to Lessor : 27/12/2004
3. Date of Allotment of plot : 07/07/2005
4. Area of Plot (sq) : 2100 sq. metres (Plot No. C-18)
5. Khasra No. of Plot : Part of Khasra No. 19 & 30, Village Bantakhedi (बन्दाखेडी), Pargana Bhagwanpur, Tehsil Roorkee, Distt. Haridwar.

Satendra Kumar Garg
Advocate
Regn. No. 1834/81
Civil Court, Roorkee

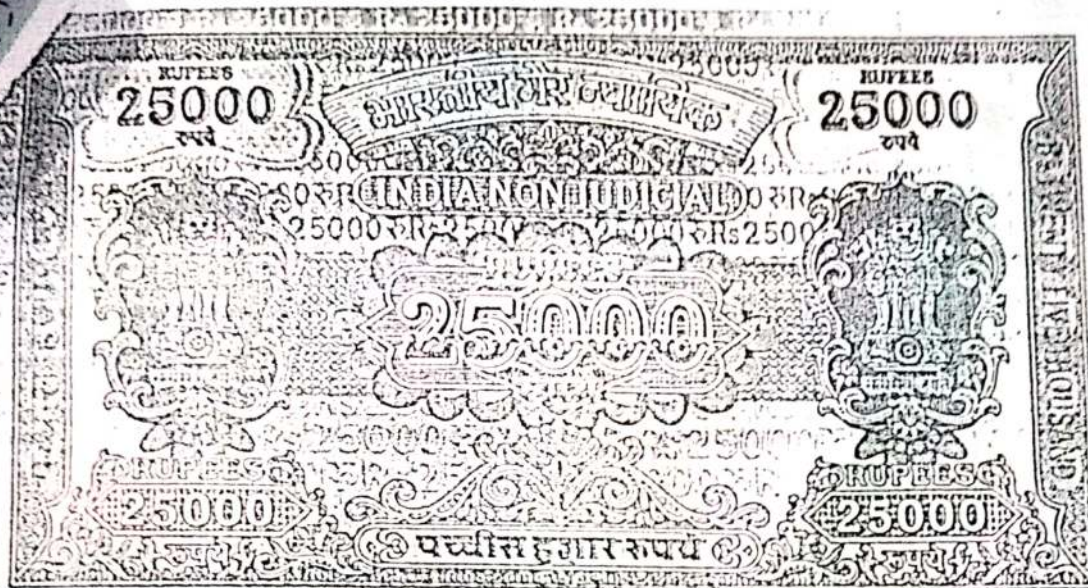
Registered in name of Datt Infrastructure & Services Ltd. vide Khatauni Village No. 59020600362 Fash 1413-1418 Part I Khatauni Sr. No. 00040 and converted for Non-Agricultural use under Section 143 of the ZA Act vide order of SDM, Roorkee dated 20-05-2005.

6. Rate of Lease Premium of Plot (s) : Rs. 525/- Per Sq. Metre
7. Annual Rent of Plot : Rs. 5/- Per Sq. Metre
8. Circle Rate (As per List Dated 01/11/2003) as applicable on 19/07/2004, the date for implementation of Stamp Duty Concession as per G.O. No. 210 dt. 19/7/04; G.O. No. 306 dt. 22/8/05 and G.O. No. 344 dt. 14/11/2005. : Rs. 337.50/- Per Sq. Metre as per Serial No. 19 Page 33 of Stamp Duty List of 01/11/2003 for District Haridwar.

For Special Lamps & Components Pvt. Ltd.
Director/ Auth. Signatory

Satendra Kumar Garg

Advocate
Regn. No. 1834/81



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9. Stamp Duty Computation
(as per above mentioned
G.O.'s)

: Valuation

a) On Lease Premium: -

2100 Sqm. x Rs. 337.50/- Per = 7,08,750/-
Metre

b) On Annual Rent: -

2100 Sqm. x Rs. 5/- x 10 = 1,05,000/-

(Subject to maximum of 10 times
Annual Rent)

Total = 8,13,750/-

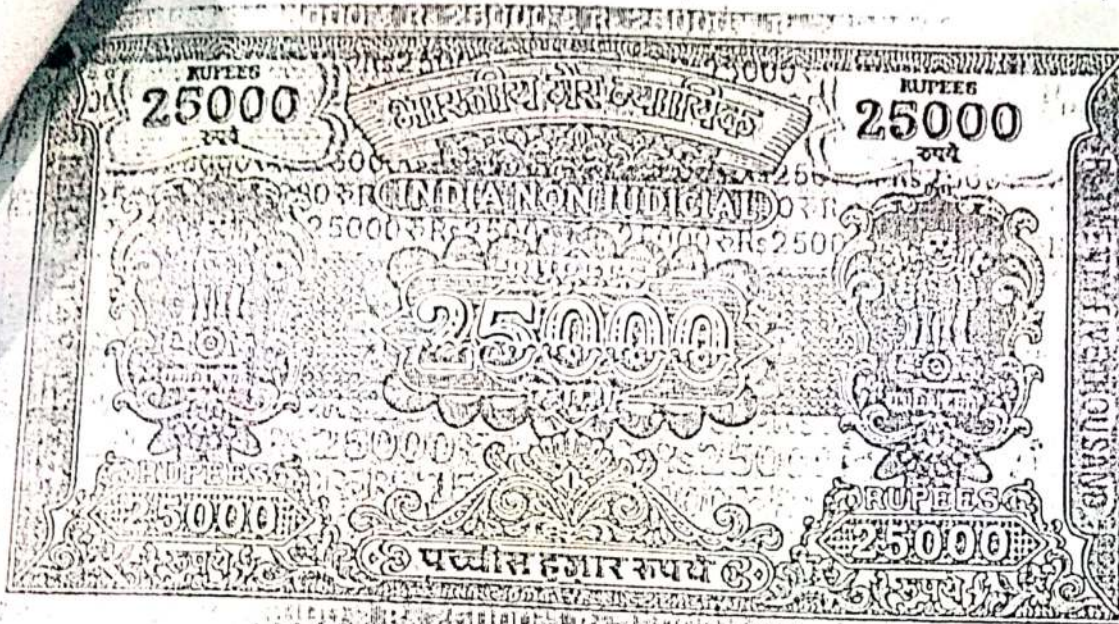
Hence, Stamp Duty

@ 10% of Rs. 8,13,750/- = 81,375/-

Say 81,400/-

Stamp Duty is inclusive of 2% Additional Duty on A/c of Avas Vikas Fees.

10. Stamp Duty Concession is available to the Lessee as the Industrial Estate project of Datt Infrastructure & Services Ltd. (Lessor) is a joint sector project with State Industrial Development Corporation of Uttaranchal Ltd. (SIIDCL) and is thus eligible for Stamp Duty Concession as per G. O. No. 210 dated 19/07/2004, G. O. No. 306 dated 22/08/2005 and G. O. No. 344 dated 14/11/2005 of the Department of Finance, Government of Uttaranchal.



उत्तरांचल UTTARANCHAL

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LEASE DEED

PLOT(S) No. C-18 (2100 Sq. Metres)

THIS INDENTURE made this 1st day of July Two Thousand
and Six

BETWEEN

M/s Datt Infrastructure & Services Limited (hereinafter
called "the Lessor") having its Regd office at B-6, Bhanot Corner, Pamposh
Enclave, Greater Kailash, New Delhi and Uttaranchal Office at 12-13, Race
Course, Dehra Dun of the one part through its Mg Director, Shri Rakesh
Chander Aggarwal S/o Late Shri H. C. Gupta.

AND

M/s Special Lamps & Components (P) Limited

A Company with its Regn. No. U31503 MP 2006 PTC 018709 of
2006-2007 with its Registered Office in Madhya Pradesh and Corporate
office at 231, BG Sch., 74-C, Vijay Nagar, Indore - 452 015.

(hereinafter called "the Lessee") of the second part.

Special Lamps & Components Pvt. Ltd.
Director, Adm. Secretary



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WHEREAS the Lessee has applied to the Lessor for the grant of a lease, of the plot of land, belonging to the Lessor, hereinafter described and the Lessor has on the faith of the statements and representations made by the Lessee accepted such application and has agreed to demise the said plot to the Lessee in the manner hereinafter appearing,

NOW THIS INDENTURE WITNESSETH that, in consideration of the amount of Rs. 525/= Per Sq. Metre (Rupees Five Hundred Twenty Five Per Sq. Metre - Total Amt. Rs. 11,02,500/= Only) paid towards PREMIUM before the execution of these present (the receipt where of the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee ALL THAT plot of land being the Industrial Plot No. (s) C-18 Khasta No. 19 & 30 (Part) Block No. in the layout plan of Datt Infrastructure & Services Limited. Industrial Estate at Village Bantakhedi (बन्दाखेड़ी), Pargana Bhagwannur, Tehsil Roorkee District, Haridwar (Uttaranchal) containing by ad measurement an area of 52180 Sq. Metres or thereabouts situated at

Special Lamps & Components Ltd.
Director, Adm. Signatory

Special Lamps & Components Ltd.



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Village Bantakhedi (बन्दाखेडी), Tehsil Roorkee, District
Haridwar (Uttaranchal)

which Industrial plot is more particularly described in the schedule here under written and with boundaries thereof for greater clearness has been delineated on the plan annexed of these presents and thereon coloured red (hereinafter referred to as "the Industrial plot") TOGETHER with all right, easements and appurtenances whatsoever to the said Industrial plot belonging or appertaining TO HOLD the premises hereby demised unto the Lessee from 1st day of July two thousand and Six to 30-6-2016 YIELDING AND PAYING therefore yearly rent payable in advance of Rs. 5/= (Rupees Five only) upto the 30th day of June two thousand and Eleven (2011) and thereafter at

the rate of Rs. 5/= per sq. metre per year, payable in advance every year, from the 6th year to 30th year, and

Thereafter from the 31st year to 60th year at a rate as may be fixed by Lessor subject to a maximum increase of one hundred fifty percent per sq. metre per year for second block of 30 years (thus maximum rent will be Rs. Twenty & fifty paise per sq. metre per year) under the covenants and

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conditions hereinafter contained clear of all deductions by advance yearly payments on the First day of April in each year payable at Dehra Dun by Bank Draft/Pay Order,

the first of such payments having been paid on or before 1st day of July two thousand and Six of the rent amounting to Rs. 25/- (Rupees Twenty Five Per Sq. Metre Only) from the date of commencement of this lease to the 30-6-2011 (date) having been paid before the execution of these presents.

The rent payable from 61st year onwards, for next block of 30 years, will be as fixed by Lessor and will be communicated to the Lessee in writing, such rent to be paid each year in advance.

Subject always to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say, as follows: -

For Data Infrastructure & Services Ltd.

Special Lamps

My Director

(Signature) Director

For Special Lamps & Components Pvt. Ltd.
(Signature)
Director/ Auth. Signatory

For Data Infrastructure & Services Ltd.

Special Lamp

(Signature)



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1. The Lessor reserves unto himself all mines, minerals, coal, gold washing, earth oils and quarries in or under the industrial plot, and full right and power at all times to do acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or, leading and vertical support for the surface of the industrial plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

11. The Lessee for himself, heirs, executors, administrators and assigns covenants with the Lessor in the manner following: that is to say:-

- (1) The Lessee shall pay unto the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.
- (2) The Lessee shall not deviate in any manner from the layout plan nor alter the size of the industrial plot whether by sub division, amalgamation or otherwise.

Special Lamps & Components P. Ltd.

For Data Infrastructure & Services Ltd.

Director



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(3) The Lessee shall, within a period of two years from the 1st day of July two thousand and Six (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, [as hereinafter mentioned in clause II (10)] at his own expense, erect upon the industrial plot and complete in a substantial and workman like manner an industrial building for carrying on the approved manufacturing process or industry with the requisite and proper walls, sewers and drains and other conveniences in accordance with the sanctioned building plan to the satisfaction of such municipal or other authority and install machinery and plant to start commercial production.

(4) (ii) The Lessee shall not sell, transfer, assign or otherwise part with the possession of the whole or any part of the Industrial plot except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

For Director, Special Lamps & Components Pvt. Ltd.

Special Lamps & Components Pvt. Ltd.

(Signature)
Director

Special Lamps & Components Pvt. Ltd.
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PROVIDED that, such consent shall not be given for a period of three years from the commencement of this Lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given, the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover transfer charges not exceeding Rs. 60/- per sq. metre at the time of sale, transfer, assignment, or parting with the possession.

(b) Notwithstanding anything contained in sub - clause (a), above the Lessee may, with the previous consent in writing of the Lessor, mortgage or charge the Industrial plot to such person as may be approved by the Lessor in his absolute discretion.

For Data Infrastructure & Services Ltd.

My Director

Special Lamps & Components Pvt. Ltd.

Director

Special Lamps & Components Pvt. Ltd.



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PROVIDED that in the event of the sale or fore - closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover the transfer charges as fixed by the Lessor and such transfer charges shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the quantum of transfer charges on the industrial plot shall be final and binding on all parties concerned.

(5) Whenever the title of the Lessee in the Industrial plot is transferred in any manner whatsoever the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respect therefor.

For Director, Special Lamps Co. Ltd.

14/10/2018

Special Lamps Co. Ltd.

(Signature)
Director

Components Pvt. Ltd.



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(6) Whenever the title of the Lessee in the industrial plot is transferred in any manner whatsoever, the transferor and the transferee shall, within one month of the transfer, give notice of such transfer in writing to the Lessor.

In the event of the death of the Lessee, the person on whom the title of the deceased devolves shall, within three months of the devolution, give notice of such devolution to the Lessor.

For Dist Infrastructure & Services Ltd.

Mg. Director

Special Ld. 19-11-11

Director



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The transferee or the person on whom the title devolves by the case may be, shall supply the Lessor with certified copies of the documents(s) evidencing transfer, or devolution

(7) The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description to Lessor or any municipal, local or Government Authorities, which are now or may at any time hereafter during the continuance of this Lease be assessed, charged or imposed upon the industrial plot hereby demised or on any building to be erected thereupon or on the landlord or tenant in respect hereof.

For Special Lamps & Components Pvt. Ltd.

[Signature]
14/5/2017

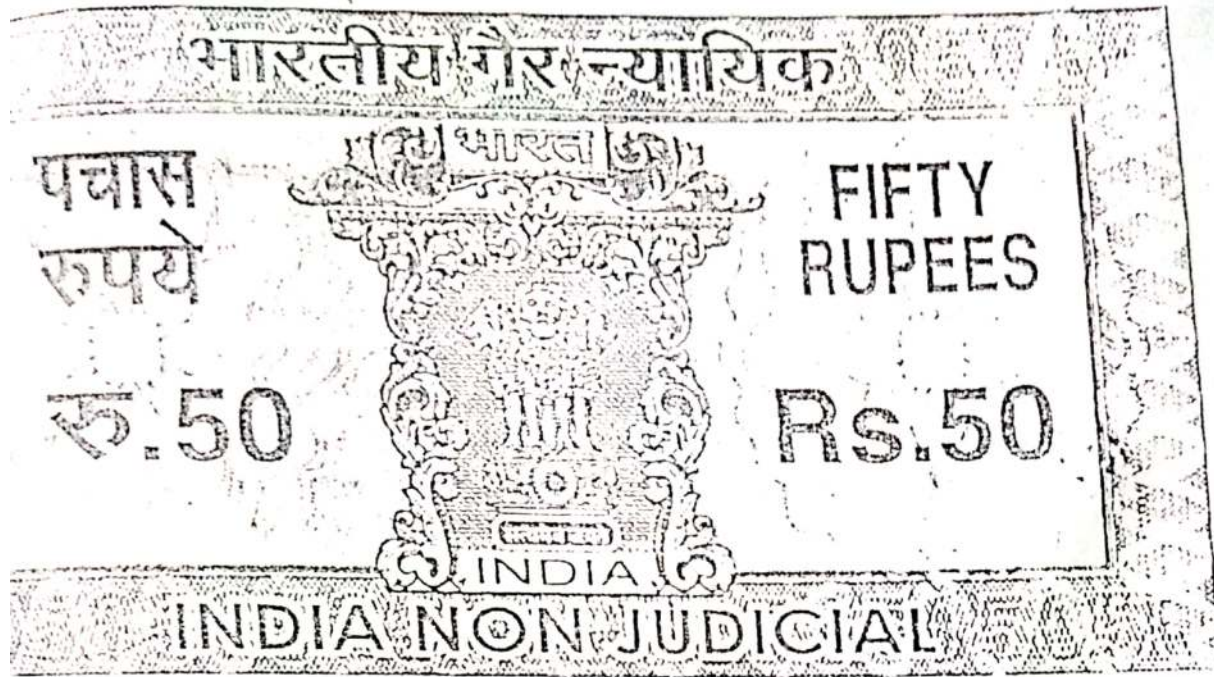
Special Lamps & Components Pvt. Ltd.

[Signature]
Director

Special Lamps & Components Pvt. Ltd.
[Signature]
Director/Asst. Secretary

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Civil Court, Roopnagar



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(8) All arrears of rent and other payments due in respect of the industrial plots to be demised shall be recoverable alongwith interest, costs, expenses by the Lessor from the Lessee.

(9) The Lessee shall in all respects comply with and be bound by the building, drainage and other by - laws of the proper municipal or other authority for the time being in force, including Lessor.

For Data Infrastructure & Services Ltd.

Mg Director

Special Lamps & Co.

Director

components Pvt. Ltd.

(10) The Lessee shall not without sanction or permission in writing of the proper municipal or other authority, having jurisdiction over the area, erect any building or make any alteration or addition to such building on the industrial plot. State Industrial Development Authority of Uttaranchal Ltd. (SIDA) is the designated authority, and all rules, regulations, filing & approval fees as applicable to plots in SIDA promoted BHEL Industrial Estate, Haridwar will be applicable to the plot being taken by the lessee to ensure planned & regulated development & operation of this Industrial Estate and failure of lessee to get his building plans approved/sanctioned by SIDA or to start Construction of factory buildings without filing of such plans with SIDA will render the plot lease to be liable for cancellation and all money paid by the Lessee towards the plot premium shall be forfeited.

(11) The Lessee shall not without the written consent of the Lessor use, or permit to be used, the industrial plot or in any building thereon for residence or for carrying on any trade or business whatsoever or use the same or permit the same to be used for any purpose other than that of carrying on the manufacturing process or running the industry of Manufacture & Sale of Lighting; CFL Lamps & Components thereof or such other manufacturing process or industry as may be approved from time to time by the Lessor or do or suffer to be done therein any act or thing whatsoever which in the opinion of the Lessor may be a nuisance, annoyance or disturbance to the Lessor or any person or industry in the neighbourhood.

PROVIDED that, if the Lessee is desirous of using the said Industrial plot or the building thereon for purpose other than that of the manufacturing process or industry as may be approved from time to time, the Lessor may allow such change of use on such terms and conditions including payment of additional premium and additional rent, as the Lessor may in his absolute discretion determine.

(12) The Lessee shall at all reasonable times grant access to the industrial plot to the Lessor for being satisfied that the covenants and conditions contained herein have been and are being complied with.

For Datt Infrastructure & Services Ltd

Mg Director

Special Lamps & Components P. Ltd

Pulimpe
Director

(13) That the Lessor is entitled to demand and receive from the Lessee, annual recurring charge / fee, from the date hereof, or from the date of handing over physical possession of the Demised Land to the Lessee, whichever is later, for providing services to the Demised Land, including supply of water, maintaining roads, culverts, drains, storm water drains, parks, and other common facilities and services ("Maintenance Services"). It will be responsibility of lessor to provide the Maintenance Services of a high standard consistent with generally acceptable standards & to adequately & expeditiously resolve the grievances, if any, of the lessee regarding any deficiency of service. The charge / fee for providing Maintenance Services will be as determined by Lessor, in order to provide the same to the Industrial Estate and the Lessee is required to pay charges, proportionate to the size of the Demised Land ("Maintenance Charges"). The Lessor will intimate in advance, the Maintenance Charges, payable for the ensuing financial year on or before March 31, preceeding such year. In case of default in payment of Maintenance Charges, the Lessee is liable to pay interest @ 18% p.a. from May 1st, of every such year till receipt of payment by the Lessor. In case Maintenance Charges are not paid by the Lessee, for any year on or before June 30 of such year, at the discretion of the Lessor, such amount in default can be recovered from the Lessee as arrears of land revenue, or in any other legal manner.

(14) That whenever Municipal Corporation/Board, Cantonment Board, Zila Parishad, Town Area or other notified Local Bodies take over or cover this Industrial Estate of the Lessor, the Lessee will be liable to pay and discharge all rates, charges, claims and outgoings, chargeable, imposed or assessed to every description, which may be charged, assessed or imposed upon them by the said Local Body, in respect of the Demised Land and the Lessee will abide by the rules and directives of such Local Body.

(15) That the Lessee will neither make any excavation upon any part of the Demised Land nor remove any stone, sand gravel, clay, earth or any other material(s) therefrom, except as may be necessary for the purpose of forming the foundations of the buildings and compound walls and executing the works authorised and for leveling and dressing the Demised Land, covered by the Deed.

For Dm Infrastructure & Services Ltd

Special Lamp & Components Ltd

Culmifer
Director

(16) That the Lessee will keep the Demised Land and the building to be erected thereon at all times, in a state of good, substantial and sanitary condition.

(17) That the Lessee shall keep the Lessor indemnified against any and all claims for damage which may be caused to any adjoining building or other premises, by building or in consequences of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipal or Local Authority in respect of the said works or of anything done under the authority of the Lessee.

(18) That the Lessee shall establish at its own cost an appropriate and efficient effluent treatment system/plant and shall ensure that it is ready and functional as per the norms and specifications, laid down or stipulated by the State Pollution Control Board or any other authority established by law for the time being in force, before production is commenced in the Unit proposed to be set up on the Demised Land, covered by these presents.

~~The Lessee will be responsible for handling all solid, liquid or air pollutants arising during his manufacturing & other processes and for treatment of the same, as per Pollution Board Norms, within the factory premises of the lessee and no pollutant will be discharged outside the lessee's factory nor any Common Effluent Treatment Plant will be provided or maintained by the lessor.~~

(19) That the Lessee will provide and maintain, at its own cost, in good condition a properly constructed approach road or path to the satisfaction of the Lessor/Municipal or other Local Authority leading from the Industrial Estate road to the Demised Land.

For [unclear] & [unclear] Ltd

Mr. De [unclear]

Special Lamps & Components P. Ltd

Pulimpe
Director

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

III (1) If the sum or sums payable towards the premium of the yearly rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have been demanded or not, or if it is discovered that this Lease has been obtained by suppression of any fact or any mis-statement, mis-representation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions contained herein and on his part to be observed or performed, then and in any such case, it shall be lawful for the Lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the industrial plot hereby demised and the buildings thereon, to re-entry and take possession of the industrial plot and the building and fixtures and there-upon this Lease and every thing herein contained shall cease and be determined and the Lessee shall not be entitled to any compensation whatsoever nor to the return of any premium paid by him.

Provided that, notwithstanding anything contained herein to the contrary, the Lessor may without prejudice to his right of re-entry as aforesaid; and in his absolute discretion waive or condone breaches, temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the said sum or sums of the rent which shall be in arrear as aforesaid together with interest at the rate of fifteen percent per annum.

For Data Infrastructure & Services Ltd.

Mg Director

Special Land

Culm
Director

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

111 (1) If the sum or sums payable towards the premium of the yearly rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have been demanded or not, or if it is discovered that this Lease has been obtained by suppression of any fact or any mis-statement, mis-representation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions contained herein and on his part to be observed or performed, then and in any such case, it shall be lawful for the Lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the industrial plot hereby demised and the buildings thereon, to re-entry and take possession of the industrial plot and the building and fixtures and there-upon this Lease and every thing herein contained shall cease and be determined and the Lessee shall not be entitled to any compensation whatsoever nor to the return of any premium paid by him.

Provided that, notwithstanding anything contained herein to the contrary, the Lessor may without prejudice to his right of re-entry as aforesaid; and in his absolute discretion waive or condone breaches, temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the said sum or sums of the rent which shall be in arrear as aforesaid together with interest at the rate of Eighteen percent per annum.

For Demised Land & Structures Ltd

My Director

Special Land

Culwicks
Director

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

IV. No forfeiture or re-entry shall be effected until the Lessor has served on the Lessee a notice in writing.

(a) Specifying the particular breach complained of, and

(b) If the breach is capable of remedy, requiring the Lessee to remedy the breach.

and the Lessee fails within such reasonable time (not more than 30 days from date of issue of notice) as may be mentioned in the notice to remedy the breach if it is capable of remedy; and in the event of forfeiture or re-entry the Lessor may, in his discretion, relieve against forfeiture on such terms and conditions as he thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry

(a) For breach of covenants and conditions relating to sub-division or amalgamation, erection and completion of building, within the time provided and transfer of the industrial plot as mentioned in clause II, or

(b) In case this Lease has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

For Data Infrastructure & Services Ltd.

Mg Director

Special Landings & Construction Ltd

Director

V Arbitration Clause: -

All disputes and differences in relation to the applicability, Interpretation, rights and obligations of the parties hereunder and/or arising under these presents, shall be referred to a Sole Arbitrator, to be nominated by the Managing Director of the Lessor. Within thirty (30) days from the date of receipt of a request for nomination of Sole Arbitrator, the Managing Director of the Lessor shall nominate the Sole Arbitrator and issue communication in respect of the same to the parties. In case, the Sole Arbitrator is not nominated within the period stipulated hereinabove, the parties will be at liberty to invoke the provisions of the Arbitration and Conciliation Act, 1996 and any subsequent amendments thereto or enactment(s) in substitution thereof, for appointment of Sole Arbitrator.

The arbitral proceedings shall be governed by the Arbitration and Conciliation Act, 1996 and any subsequent amendments thereto or enactment(s) in substitution thereof. The arbitral proceedings shall be conducted in Dehradun, in English language and the arbitral award shall be binding and enforceable against the parties.

VI. All notices, orders, directions, consents, or approvals to be given under this Lease shall be in writing and shall be signed by such officer as may be authorised by the Lessor and shall be considered as duly served upon the Lessee or any person claiming any right to the Industrial Plot if the same shall have been affixed to any building or erection, whether temporary or otherwise, upon the Industrial plot or shall have been delivered at or sent by post to the then residence, office or place of business or usual or last known residence, office or place of business of the Lessee or such person.

VII. (a) All powers exercisable by the Lessor under this Lease may be exercised by the Managing Director of Lessor. The Lessor may also authorise any other officer or officers to exercise all or any of the powers exercisable by him under this Lease.

(b) The Managing Director, Lessor may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this lease.

Special Law

R. L. Singh

VIII. In this Lease, the expression "the Managing Director" means the Managing Director of Lessor for the time being or in case his designation is changed, the officer who for the time being is ensured whether or not in addition to other functions, with the functions similar to those of the Managing Director by whatever designation such officer may be called. This said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Managing Director under this Lease.

IX. The Lessee shall be entitled to make arrangements with the State Electricity Board or any other Authority/Company providing power in the area, in which the Demised Land is situated, to obtain power connection, including ~~power~~ ~~connection~~ for the purpose of construction/erection/commissioning, as per its requirements, on the terms and conditions as may be stipulated by such state Electricity Board or any other Authority/Company, in this regard. All payments and charges due to such Distribution Electricity Company or Authority shall be borne & paid by the Lessee.

X. The expression "the Lessor" and the "Lessee" herein before used shall where the context so admits include, in the case of the Lessor his successors and assigns, and in the case of the Lessee his heirs, executors, administrators or legal representatives and the person or persons in whom the lease-hold interest hereby created shall for the time being be vested by assignment or otherwise.

XI. All expenses towards execution and registration of this Deed including stamp duty, registration charges etc. thereof have been borne by the Lessee.

For Data Infrastructure & Services Ltd.

Mg. Director

Special Lamps & Components

Director

XII. The possession of the demised land (Plot No. C-18) has been simultaneously handed over to the lessee by the lessor.

In WITNESS WHEREOF

Shri Rakesh Chander Aggarwal, Mg. Director,

Datt Infrastructure & Services Ltd. for and on behalf of

and by the order and direction of the Lessor vide Board Resolution dated 20/09/2003 has hereunto set his hand

AND

M/s Special Lamps & Components (P) Limited

The Lessee

Through its Authorised Signatory

Shri R. R. Chhimpa, Director S/o Late Shri Mallu Ram

authorised vide Board Resolution of M/s Special Lamps & Components (P)

Limited dated 26/06/2006 has hereunto set his/her hand the day and

year first above written.

For Datt Infrastructure & Services Ltd.

M. D. Aggarwal

Special Lamps & Components (P) Ltd

R. R. Chhimpa
Director

THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the Industrial Plot No. C-18 (Area 2100 Sq. M.) Khasra No. Part of Khasra No. 19 & 30 in Block No. in the lay-out plan of Dev Bhoomi Industrial Estate, Village Bantakhedi (बन्दाखेडी), Tehsil Roorkee, District Haridwar sanctioned by the State Industrial Dev. Authority of Uttaranchal (SIDA) vide letter No. 298/CEO/SIDA/06 dated the 21st day of January two thousand and Six and measuring 2100 Sq. M. or thereabouts bounded as follows:

North	12 Metre Wide Road
East	Plot No. C-17
South	Green Belt
West	12 Metre Wide Road

and shown in the annexed plan marked with its boundaries in red.

for
I Signed by Shri Rakesh Chander Aggarwal, Mg. Director, Datt Infrastructure & Services Ltd., for and on behalf of and by the order and direction of the Managing Director DISI in presence of: For Datt Infrastructure & Services Ltd. Mg. Director

पं ५-७१ रिकेडी - १३ ब्रह्मपुर

H M/s Special Lamps & Components (P) Limited

Through its Authorised Signatory: –

Special Lamp & Components P-111

Shri B. R. Chhimpa & Sons Store Mangaluru

Director

4-57) कार. कार. 1-1 मी

For Dail Infrastructure & Services Ltd

1.2. Director

In the presence of

Witness:

(1) Shri

Angela Herman Vernon

S/o Shri O. P. Verma

1812, Vijay Park,
Balluffin Road
Delhi, India

(2) Shri

Lawrence Tiger

8/0 You Ship Duty or

Cell + 737 = 1000

Dist. - 2/20/1954 (11)

Photo sum

S. H. Lang

11/4/2020

Go to Main Website (<https://www.upcl.org>)

Uttarakhand Power Corporation Limited (UPCL)

हिन्दी संस्करण (<https://www.upcl.org>)

UPCL

Uttarakhand Power Corporation Ltd
Corporate Identity No. U40109UR2000046200007

(/wss/index.jsp)

1912

KCC Bill Preview

UTTARAKHAND POWER CORPORATION LIMITED																					
ELECTRICITY BILL AND DISCONNECTION NOTICE AS PER ELECTRICITY ACT 2003																					
	DIV CODE : RD0	BOOK NO : K000	KNO : 08650	CIN : NULL	SCNO : RD0K000008650																
	BILL NO : 525201104000034	BILL DATE : 04/11/2020	DUE DATE : 19/11/2020	DISCON DATE : 04/12/2020	ACCOUNT NO : 40100762007																
	MONTH / YEAR : 10 / 2020	BILLED MONTHS : 1																			
M/S VIVA PACK PRIVATE LIMITED PLOT NO. C-18, DEVBHOOMI IND. EST. SANTAKERI, BHAGWANPUR ROORKEE HARIDWAR		Pin : FAX : CELL NO. : 9897073947		ED EXEMPTION N CONTINUOUS SUPPLY N		SUPPLY TYPE 73 CATEGORY NAME RTS-7 NEW RTS-SHT INDUSTRY ABOVE 75KW UPTO 1000 KVA		MODE OF PAYMENT CASH / CHEQUE DISHONOURD CHEQUE 0													
(* To receive bill related SMS alerts, please submit latest mobile no. to division)																					
BILL BASIS	CONTR. LOAD	BILLING PERIOD		CONT. OPT: N			SECUTIRY DEPOSITED	ADDN. SEC. REQUIRED													
		FROM	TO	VOL. SUP.	METER MAKE	METER NO															
MU	990.00 KVA	30/09/2020	31/10/2020	11.00 KV	LNT	LNT-08578188	4705728.37	0.00													
READING SLOT	LAST READNIG	CURRENT READING	MF	UNIT CONSUMED	UNIT ADJUSTED	UNIT ASSESSED	TOTAL UNIT	UNIT RATE RS/UNIT	AMOUNT (₹)												
NH	1331864	1345073	15.00	198135	0	0	198135	4.5	811421.00												
EP	636203	642111		88620	0	0	88620	6.9	611478.00												
OP	1134358	1145271		178595	0	0	178595	3.91	698597.45												
MP	246010	250424		66210	0	0	66210	8.9	456849.00												
TOTAL				531680	0	0	531680		2678445.45												
CUM. MAX DEMAND	6298.19	6354.28		841.35																	
BILL PARAMETERS				AMOUNT (₹)		OTHER DETAILS															
1. EXCESS CHARGES DUE TO MCG				0.00		PF : 0.99															
2. ACTUAL ENERGY CHARGES				2678445.45		BILLABLE DEMAND : 841.35															
3. FIXED DEMAND CHARGES FOR CONTR. LOAD @ 0- Above ₹ 310.0				260818.50		OPEN ACCESS ENERGY RCVD : 0.00															
4. FIXED DEMAND CHARGES FOR EXCESS LOAD				0.00		LOAD FACTOR : 84.93															
5. TOTAL FIXED DEMAND CHARGES				260818.50		LOAD UNIT : KVA															
6. ELECTRICITY DUTY @ ₹ 0.50				263227.50		CONSUMPTION UNIT : KVAH															
7. GREEN ENERGY CESS @ ₹ 0.10000 / OPEN ACCESS ADL SURCHG @ ₹ 0.0				52645.50 / 0.00		CUMULATIVE READINGS <table border="1"> <thead> <tr> <th>READINGS</th> <th>LAST MONTH</th> <th>CURRENT MONTH</th> <th>CONSUMPTION</th> </tr> </thead> <tbody> <tr> <td>KWH</td> <td>3270319</td> <td>3305416</td> <td>526455</td> </tr> <tr> <td>KVAH</td> <td>3348435</td> <td>3383879</td> <td>531660</td> </tr> </tbody> </table>				READINGS	LAST MONTH	CURRENT MONTH	CONSUMPTION	KWH	3270319	3305416	526455	KVAH	3348435	3383879	531660
READINGS	LAST MONTH	CURRENT MONTH	CONSUMPTION																		
KWH	3270319	3305416	526455																		
KVAH	3348435	3383879	531660																		
8. VOLTAGE SUPPLY REBATE / WHEELING CHARGE				0.00 / 0.00		LAST MONTH ARREAR : 2.00															
9. VOLTAGE SUPPLY SURCHARGE / CROSS SUBSIDY SURCHARGE @ ₹ 0.51				0.00 / 0.00		LPS ARREAR (+/-) : 0.00															
10. FCA CHARGES @ ₹ 0.02 / SOLAR SYSTEM REBATE (-) (SOLAR CAPACITY: 0L)				0.00 / 0.00		LAST PAYMENT DETAILS Receipt No : 3341720102011070029 On : 20/10/2020 Rs : 2994251.00 By															
11. LOW POWER FACTOR SURCHARGE				0.00		ARREAR DETAILS PREVIOUS YEAR ARREAR : 19827.91 CURRENT YEAR ARREAR : -19825.91															
12. EXCESS OF SEASON LOAD DENIAL OF BENFIT + SURCHARGE				0.00 / 0.00		LAST SIX MONTH ACTUAL CONSUMPTION Sep 504420, Aug 453015, Jul 496500, Jun 495735, May 482420, Apr 438090															
13. MAINTENANCE CHARGES / 25% EXTRA FOR RTS-10				0.00 / 0.00																	
14. ADDITIONAL ENERGY CHARGE @ ₹ 0.5 / ADDITIONAL SURCHARGE				0.00																	
15. NA ADJUSTMENT FOR 0 MONTH				0.00 / 0.00																	
16. OTHER DUE / CONTINUOUS SUPPLY SURCHARGE				3255136.95																	
17. CURRENT BILL				0.00																	
18. CURRENT LPS				0.0																	
19. SOLAR EC CHG @ ₹ 0.0 * 0				3255136.95																	
20. TOTAL DUE FOR THE MONTH				2.00																	
21. AMOUNT DUE																					
22. ARREAR ADJUSTMENT (+/-)				3255139.00																	
23. TOTAL																					

https://www.upcl.org/wss/LT_BillPreviewNew.htm?covidAmtFlag=&finalAmount=&minimum_excessAmt=100&billMonth=10&billYear=2020&rebate=29368&taxamt=

1/2

14/2/2020

Uttarakhand Power Corporation Limited (UPCL)

24.TCS TAX AMOUNT

25.NET AMOUNT PAYABLE ON OR BEFORE : 19/11/2020

2441.00

Rs : Thirty Two Lakhs Fifty Seven Thousand Five Hundred Eighty Only

3257580.00

DEFERRED FIXED CHARGE AMOUNT 35777 /- TO BE PAID FROM JULY 2020 TO OCT 2020.

AMOUNT PAYABLE :

On or Before: 19/11/2020

*After : 19/11/2020

*After : 04/12/2020

DISPUTED ARREAR/LPS NOT INCLUDED IN THE BILL: ₹ 3257580.00

₹ 3298269.00

₹ 3338958.00

ARREAR : 0

LPS : 0

ARREAR SURCHARGE : 0

TOTAL : 0

D.A.(R)

A.E.(R)

BACK

Print Bill Online

Bill

1. ALL PAYMENT ARE TO BE MADE IN CASH/D.D./LOCAL CHEQUE DRAWN IN FAVOUR OF EXECUTIVE ENGINEER.

2. IF CHEQUE IN ANY MONTH IS DIS-HONOURED, PAYMENT IN SUBSEQUENT MONTHS SHALL BE ACCEPTED BY CASH/D.D ONLY

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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Ahmedabad

RoC Bhavan, Opp Rupal Park Society, Behind Ankur Bus Stop, Naranpura Ahmedabad - 380013, Gujarat, INDIA

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN) : U25200GJ2006PTC077332

I hereby certify that the name of the company has been changed from SPECIAL LAMPS AND COMPONENTS PRIVATE LIMITED to VIVA PACK PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name SPECIAL LAMPS AND COMPONENTS PRIVATE LIMITED

Given under my hand at Ahmedabad this Tenth day of October Two Thousand Fourteen.

Validly unknown
Digital Signature
Name: Rathod Kamlesh Kumar
Date: 2014-10-10
10:40:10 AM

Rathod Kamlesh Kumar Gangubhai
Assistant Registrar of Companies
Registrar of Companies
Ahmedabad

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

VIVA PACK PRIVATE LIMITED
1, JASH MARKET, RING ROAD, SURAT - 395002,
Gujarat, INDIA

VIVA PACK PVT. LTD.
Formerly known as Special Lamps &
Components Pvt. Ltd.

Auth. Signatory