



## Registration and Stamp Department Madhya Pradesh

### Registration Certificate

#### Registration Details

E-Registration Number	MP042852023A11787151
Registration Date	01/05/2023
Date of Printing e-Registration Certificate	01/05/2023
Market Value of Property (If Applicable)	146801600
Consideration / Secured / Premium Amount (Rs.)	1431610
Registration Fee (Rs.)	62383
Total Stamp Duty (Rs.)	91495
SR Name	Carnaleas tigga
SRO Name	SUB REGISTRAR OFFICE GOHAD

#### Lessor-Self

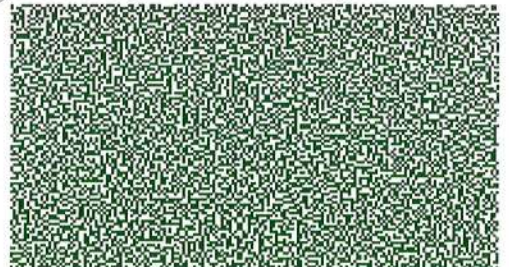
Organisation Name Madhya Pradesh Industrial Development Corporation Ltd.  
Authorized Person's Name N S KUSHWAH  
Address Manager, Madhya Pradesh Industrial Development Corporation Ltd., Regional Office  
Gwalior (Formerly known as IIDC (Gwalior) M.P. Ltd), & I/A MALANPUR ,  
BHIND, Madhya Pradesh, INDIA

#### Lessee-Self

Organisation Name M/s Matangi Rubber Pvt. Ltd.  
Authorized Person's Name Tanmay Maheshwari  
Address (Authorized Signatory) Registered office at D-151a, GF, Defence Colony, New Delhi  
& Plot No 78 Industrial Area Malanpur , BHIND, Madhya Pradesh, INDIA

Digitally signed  
by KORNELIUS  
TIGGA  
Date: 2023.05.01  
17:03:13 IST

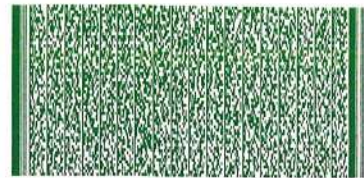
  
Signature of Sub-Registrar







Registration and Stamp Department  
Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code	01010428042023003990
Total E-Stamp Amount	91495
Govt. Stamp Duty (Rs.)	83177
Janpad Duty (Rs.)	0
Exempted Amount(Rs.)	0
Municipality Duty (Rs.)	0
Upkar Amount (Rs.)	8318
E-Stamp Type	NON-JUDICIAL
Issue Date & Time	28/04/2023 12:08:02
Service Provider or Issuer Details	jully dubey/SP010444305201500438
SP/SRO/DRO/HO Details	ward no.17 gohad Distt.Bhind GOHAD BHIND

Deed Details

Deed Type	Lease Deed
Deed Instrument	Lease, including an under-lease or sub-lease and any agreement to let or sub-let or any renewal of lease, other than mining lease - Where the lease purports to be for a period of thirty years or more, or in perpetuity, or does not purport to be for a definite period - Five percent of the sum of the amount of premium or money advanced or to be advanced and the average annual rent reserved, or of the market value of the property, whichever is higher, subject to a minimum of Five hundred rupees
Purpose	AMENDMENT LEASE DEED

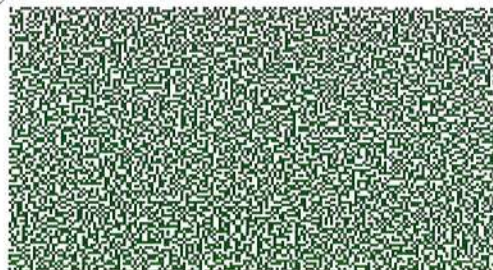
First Party Details

Organization Name	Madhya Pradesh Industrial Development Corporation Ltd.
Address	Manager, Madhya Pradesh Industrial Development Corporation Ltd., Regional Office Gwalior (Formerly known as IIDC (Gwalior) M.P. Ltd), & I/A MALANPUR
Number of Persons	1

Second Party Details

Organization Name	M/s Matangi Rubber Pvt. Ltd.
Address	(Authorized Signatory) Registered office at D-151a, GF, Defence Colony, New Delhi & Plot No 78 Industrial Area Malanpur
Number of Persons	1

LEASE DEED AMENDMENT









रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

LEASE DEED AMENDMENT  
FOR LAND AT INDUSTRIAL AREA, MALANPUR , DISTRICT BHIND

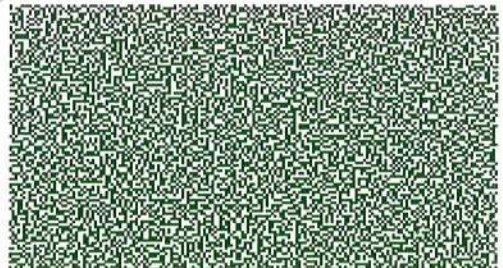
This amendment in Lease Deed is made on this 27th day of April, 2023 between the Governor of Madhya Pradesh acting through the Executive Director, MP Industrial Development Corporation Ltd. Regional office Gwalior (M.P.) (herein after called the "LESSOR" which expression shall where the context so admits include his successors in office) of the one part and M/s Matangi Rubber Pvt. Ltd. acting through Authorized Signatory Tanmay Maheshwari S/o Shri Alok Maheshwari , and having its registered office at D-151a, GF, Defence Colony, New Delhi- 110024 (herein after called the "LESSEE", which expression shall where the context so admits, include its successors and permitted assignees) of the other part.

1. Whereas the Lessor has leased out Plot No. 78, measuring 16682.00 Sqm at Industrial Area, MALANPUR , DISTRICT BHIND to M/s Diamond footwear Pvt. Ltd. and Lease Deed in this respect was executed on 28-08-1990 and duly registered with Sub-registrar, Gohad Distt. Bhind Vide book No A-1 Vol. No. 1754 of 21 Page No. 50 to 70, bears Registration No. 2156 dated 29-08-1990.

1.1. And whereas M/s Vishwas Artificial limb Centre ( A unit of Manglam Charitable Trust) has purchased the assets of M/s Diamond footwear Pvt. Ltd., situated at plot No. 78, measuring 16682.00 Sqm, and Lease deed 1st amendment executed on 13-12-2010 and duly Registered with sub register Gohad Distt. Bhind Vide book No A-1, Vol. No. 3410 page No. 15 to 20 bears Registration No. 1612 dated 30-08-2011.

1.2. And whereas M/s Yee Key Technocrat Pvt. Ltd. has purchased the assets of M/s Vishwas Artificial limb Centre ( A unit of Manglam charitable Trust), situated at plot No. 78, measuring 16682.00 Sqm, and Lease deed 2nd amendment executed on 28-02-2012 and duly Registered with sub register Gohad Distt. Bhind Vide book No A-1, Vol. No. 3478 page No. 05 to 11 bears Registration No. 3076 dated 02-03-2012.

1.3 Where the Lessee firm has requested to lessor to change the unit Name





## रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

प्रस्तुति मुद्रा :

Madhya Pradesh Industrial  
Development Corporation Ltd.

प्रतिनिधित्व:- N S KUSHWAH



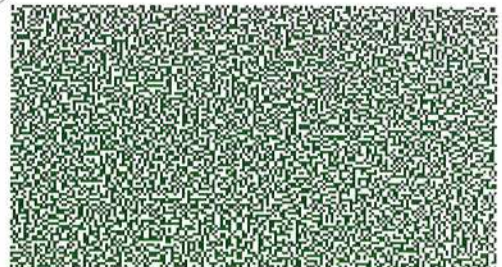
M/s Matangi Rubber Pvt. Ltd.

प्रतिनिधित्व:- Tanmay  
Maheshwari



के द्वारा उप जिला गोहड जिला मिण्ड के उप पंजीयक कार्यालय में तारीख 01/05/2023 को मध्यान्ह पूर्व/मध्यान्ह पश्चात  
11:58:25 बजे प्रस्तुत किया गया।

Carnalcaas tigga  
पंजीयन लिपिक/प्रभारी उप पंजीयक  
उप पंजीयक कार्यालयगोहद







रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

M/s Yee Key Technocrat Pvt. Ltd. to M/s Fusion Industries Ltd. The Lesser granted permission and the amendment deed executed on dated 19-01-2015 And registered with Sub-registrar, Gohad Distt. Bhind and entered in Book No A-1.volume No. 3805 of 04 Pages 78 to 81, bears Registration No. 2101 dated 20-01-2015.

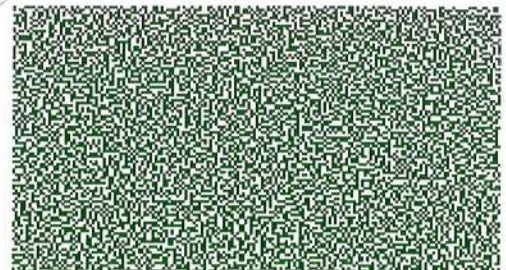
2.And whereas M/s Matangi Rubber Pvt. Ltd. has purchased the assets of M/s Fusion Industries Ltd. at plot No. 78, measuring 16682.00 Sqm from M/s Fusion Industries Limited, vide sale deed Registered with Sub-registrar Gohad Distt. Bhind and entered in document sale deed bears E-Registration No. MP042852023A11580006 dated 13-03-2023.

3.And whereas Lessee company has now requested to Lessor to change the Ownership and Name of the Lessee Company from M/s Fusion Industries Ltd. to M/s Matangi Rubber Pvt. Ltd. and purposes ancillary in its record.

4.And whereas change in the ownership and name of the lessee firm has been approved and permitted by Executive Director, MP Industrial Development Corporation Ltd. Regional office Gwalior (M.P.) vide its letter No. 342-43 dated 21-04-2023 into in the new name and style of the M/s Matangi Rubber Pvt. Ltd. consequent to that amendment in its record has become necessary.

5.And whereas the Lessor has agreed to change the aforesaid by charging necessary fees and the lessee has paid to the Lessor the Transfer charges @ 10% of the prevailing premium amounting to Rs. 1151242/- (Eleven Lakh Fifty One Thousand Two Hundred Forty Two Rupees) only, Advance maintenance charges of Rs. 133456/- (One Lakh Thirty Three Thousand Four Hundred Fifty Six Rupees) only, Advance annual lease rent of Rs. 93456/- (Ninety Three Thousand Four Hundred Fifty Six Rupees) only. Security Deposit Rs. 280368/- (Two Lakh Eighty Thousand Three Hundred Sixty Eight Rupees).

6.Now, therefore, the said lease deed has to be amended and to be read as follows:-





## रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

निष्पादन की मुद्रा :

Madhya Pradesh Industrial  
Development Corporation Ltd.

प्रतिनिधित्व:-

N S KUSHWAH

पता: Manager, Madhya Pradesh Industrial  
Development Corporation Ltd., Regional  
Office Gwalior (Formerly known as IIDC  
(Gwalior) M.P. Ltd), & I/A MALANPUR

M/s Matangi Rubber Pvt. Ltd.

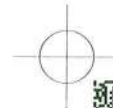
प्रतिनिधित्व:-

Tanmay Maheshwari

पता: (Authorized Signatory) Registered office  
at D-151a, GF, Defence Colony, New Delhi  
& Plot No 78 Industrial Area Malanpur

स्वीकार करते हैं कि कथित पट्टा विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें  
मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी । तारीख  
01/05/2023

Carnaleas tigga  
पंजीयन लिपिक/प्रभारी उप पंजीयक  
उप पंजीयक कार्यालयगोहद







रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

Name of the Unit:

Existing- Fusion Industries Limited

Revised- Matangi Rubber Pvt. Ltd.

Constitution of the Unit:

Existing-LIMITED COMPANY

Revised - PRIVATE LIMITED COMPANY

Name of Directors/ Proprietor :

Existing - Director Shri Yunik Chandna

Revised - Directors (1) Shri Mohit Gupta (2) Manju Gupta (3) Radhika Gupta

Item of Product

Existing - Water Storage Tank

Revised - Industrial Purpose (Non -Polluting and Non- Hazardous )

Lease Rent :-

Existing - 116486/- per annum (One Lakh Sixteen Thousand Four Hundred Eighty Six Rupees) only.

Revised - 93456/- per annum (Ninety Three Thousand Four Hundred Fifty Six Rupees) only.

Maintenance charges :-

Existing - 92851/- per annum (Ninety Two Thousand Eight Hundred Fifty One Rupees) only.

Revised - 133456/- per annum (One Lakh Thirty Three Thousand Four Hundred Fifty Six Rupees) only.

7.Now, therefore, by this deed of amendment, the original lease deed which was executed on 28-08-1990 and an amendment in lease deed executed on 13-12-2010, 28-02-2012 & 19-01-2015 between the above mentioned parties have amended accordingly.

8.Rest of the Terms & Conditions of the said lease deed referred to above shall remain unchanged. The copy of the said lease deeds annexed herewith the





Registration and Stamp Department  
Madhya Pradesh

Witness Seal:

ALOK MAHESHWARI

पुत्र/आत्मज GANGA SHARAN

Address: D4 PURSOTTAM VIHAR GOLE  
KA MANDIR GWALIOR

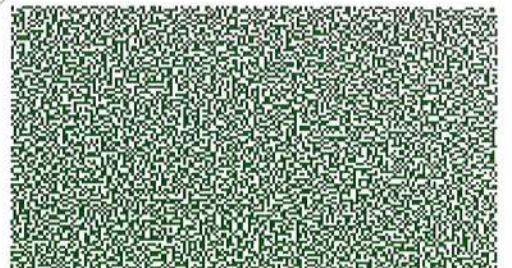
PURSOTTAM GUPTA

पुत्र/आत्मज BHAGIRATH

Address: GANDHI NAGAR GWALIOR

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 01/05/2023

Carnaleas tigga  
पंजीयन लिपिक/प्रभारी उप पंजीयक  
उप पंजीयक कार्यालयगोहद







रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

correct and undisturbed meaning of this agreement.

In witness whereof the parties hereto have signed this deed of amendment to the lease deed on the date and year respectively mentioned against their signatures.

WITNESSES :-

- 1- Purshottam Das Gupta age 63 years S/o Shri Bhagirath Gupta .Address- Flat No. 302 B-11 Gandhi Nagar Gwalior (M.P.) , Aadhar No. 5428 3286 5700
- 2- Alok Maheshwari age 59 years S/o Shri Ganga Sharan Maheshwari .Address- D-4 Purshottam Vihar , Gole ka Mandir Gwalior (M.P.) Aadhar No. 3093 7348 6804

-----Please turn over/कृपया पृष्ठ पलटिये।-----



Registration and Stamp Department  
Madhya Pradesh

Thumb Impression Seal:



Shree



इस दस्तावेज के निष्पादक N S KUSHWAH के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 01/05/2023 को लिया गया ।

HL

Carnaleas tigma  
पंजीयन लिपिक/प्रभारी उप पंजीयक  
उप पंजीयक कार्यालयगोहद



Tanmay



इस दस्तावेज के निष्पादक Tanmay Maheshwari के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 01/05/2023 को लिया गया ।

HL

Carnaleas tigma  
पंजीयन लिपिक/प्रभारी उप पंजीयक  
उप पंजीयक कार्यालयगोहद

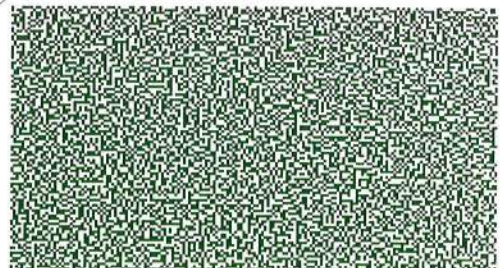
Witness Seal:



HL



ALOK MAHESHWARI







रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

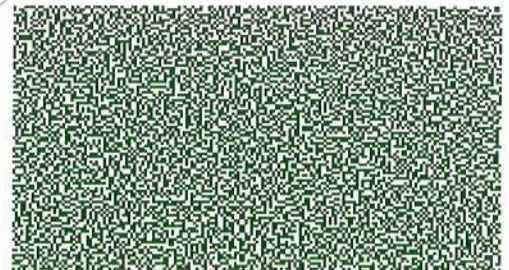
संपत्ति विवरण अनुलम्बक

संपत्ति आईडी	426202308917150
संपत्ति का प्रकार	भूखंड
संपत्ति का सीमा चिन्ह : --	
संपत्ति का पता : Plot No 78 , Industrial Area Malanpur , Tehsil Gohad District Bhind (M.P.)	
विकास खण्ड (विकास खंड) : Gohad	
राजस्व निरीक्षक वृत्त : --	
लेआउट का विवरण : --	
नजूल / शीट क्रमांक : --	
भूखण्ड क्रमांक : --	

खसरा का विवरण और चतुर्सीमा का विवरण							
खसरा क्रमांक	खसरा क्षेत्रफल	लगान / भूमि राजस्व (रूपये)	कृण पुस्तिका क्रमांक	उत्तरी सीमा	दक्षिण सीमा	पूर्व सीमा	पश्चिम सीमा
Plot No. 78	16682	00	00	Plot No 80	Service Road	Plot No 99A, 99B, 99C, 99D	Service Road

अतिरिक्त अपलोड
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loi_2_2.jpeg
loi_3_3.jpeg
loi_4_4.jpeg

जिला	भिण्ड
तहसील	गोहड
क्षेत्र प्रकार	नगरीय क्षेत्र
अधिशायी नगरीय निकाय : नगर परिषद मालनपुर	
वार्ड : वार्ड नं.6 हरीराम का पुरा/लोहिया वार्ड	



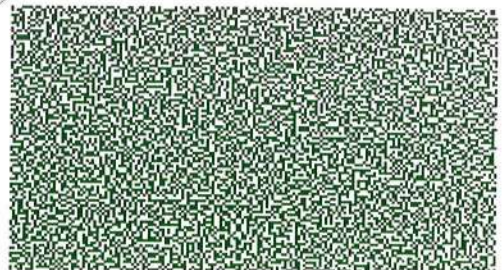
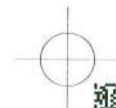


Registration and Stamp Department  
Madhya Pradesh

Witness Seal:



PURSOTTAM GUPTA







रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

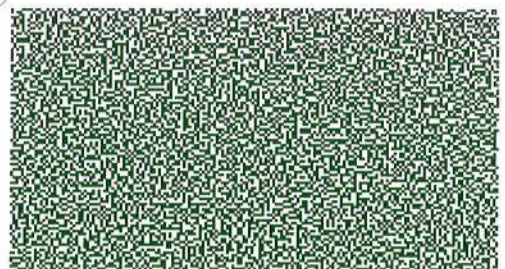
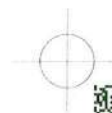
यह दस्तावेज़ मध्य प्रदेश सरकार द्वारा जारी किया गया है।  
यह दस्तावेज़ मध्य प्रदेश सरकार द्वारा जारी किया गया है।  
यह दस्तावेज़ मध्य प्रदेश सरकार द्वारा जारी किया गया है।

ग्राम / मोहल्ला / कालोनी : औद्योगिक क्षेत्र	
भूखण्ड का कुल क्षेत्रफल (वर्गमीटर)	16682
कुल क्षेत्रफल में से आवासीय क्षेत्रफल (वर्गमीटर)	--
कुल क्षेत्रफल में से व्यावसायिक क्षेत्रफल (वर्गमीटर)	--
कुल क्षेत्रफल में से औद्योगिक क्षेत्रफल (वर्गमीटर)	16682
कुल क्षेत्रफल में से नगर और ग्राम निवेश विभाग द्वारा अनुमोदित शैक्षिक इकाईयों का क्षेत्रफल (वर्गमीटर)	--
क्या ने आउट टाउन एण्ड कंटीप्लानिंग द्वारा पारित किया गया	--
कुल क्षेत्रफल में से नगर और ग्राम निवेश विभाग द्वारा अनुमोदित स्वास्थ्य सेवाओं का क्षेत्रफल (वर्गमीटर)	--
क्या ने आउट टाउन एण्ड कंटीप्लानिंग द्वारा पारित किया गया है?	--
कुल क्षेत्रफल में से अन्य उपयोग का क्षेत्रफल (वर्गमीटर)	--
क्या भूखण्ड केवल आवासीय सह व्यावसायिक उद्देश्य के लिए इस्तेमाल किया जा रहा है	नहीं

प्रॉपर्टी पर लागू उपबंध

क्या आपका भूखण्ड कार्नर पर स्थित है - हाँ

कुल मुद्रांक एवं छूट			
छूट मुद्रांक शुल्क (रु)	0.0	छूट पंजीयन शुल्क (रु)	0.0
कुल देय शुल्क (रु)	91495.0	कुल देय पंजीयन शुल्क	62383.0
प्रीमियम की राशि (रु)	1431610.0		
औसत वार्षिक किराया (रु)	226912.0		



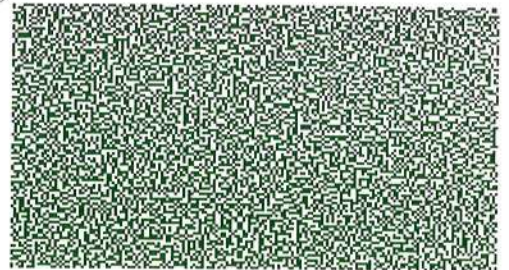


Registration and Stamp Department  
Madhya Pradesh

Stamp Duty Seal:

स्टाम्प शुल्क	83177
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
उपकर	8318
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	91495

Carnaleas tigga  
पंजीयन लिपिक/प्रभारी उप पंजीयक  
उप पंजीयक कार्यालयगोहद







# रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 33576927 and e-Stamp code 01010428042023003990, and also execute the deed with my/our signatures below.

Signature of First Party/ Parties:  
Name and Father's Name:

Dinesh Kumar Shrivastava  
S/o Late Shri P. K. Shrivastava

28/4/2023  
For Executive Director  
M.P. Industrial Development  
Corporation Ltd., Regional Office Gwalior-11  
cr. 10

Signature of Second Party/ Parties:  
Name and Father's Name:

Tammaraj Prakash Shrivastava  
S/o Shri Alok K. Prakash Shrivastava

For Matangi Rubber Pvt. Ltd.  
Authorized Signatory

Signature of Third Party/Parties:  
Name and Father's Name:

Witness 1 Name ALOK MAHESHWARI, S/o Bhanu Singh  
Address - D-14, Purnachand Vihar, Gole Katunder  
Signature  
ID Proof type and number - 3033 7348 6804

Witness 2 Name PURSHOTTAM DAS GUPTA  
Address s/o Bhanu Singh  
Signature Flat-302, B-11, Gwalior Nagar  
ID Proof type and number Gwalior  
- 474002  
5428 3286 5700.

Manager  
M.P.I.D.C. (G) M.P. Ltd, Gwalior



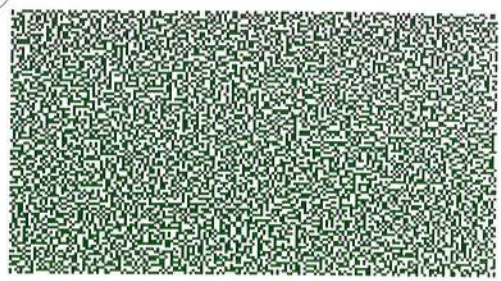


# रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश





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रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश



**PART LAYOUT PLAN.**

For MATANGI RUBBER PVT. LTD.

*[Signature]*  
Authorized Signatory

*[Signature]*  
Authorized Signatory

P. Director

LAYOUT PLAN OF PLOT NO 78, MALANPUR., DISTT. BHIND.  
/S. DIAMOND FOOT WEARS PRIVATE LTD.

Managing Director  
M. P. Aushogik Kendra Vikas Nigam  
(G) Ltd, Gwalior

Om P. Gupta  
Architect & Govt. Regd. Valuer  
13, DDA Market, Sarvawari Colony,  
Behind Laxmi Bai College, Delhi-52



Registration and Stamp Department  
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 01/05/2023 को क्रमांक  
MP042852023A11787151 दे कर किया गया है। जिसमें 22 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 91495

पंजीयन शुल्क 62383

प्रतिलिपि शुल्क 0

अधिक 0

योग 62383

Carnaleas tigga  
Registrar Moharrir/Incharge  
Sub Registrar  
SUB REGISTRAR OFFICE  
GOHAD

