



INDIA NON JUDICIAL

Government of Uttar Pradesh

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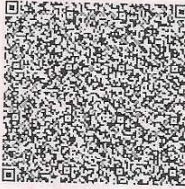
e-Stamp

520

Signature

ACC Name: SHIV KUMAR GOYAL, ACC Code: UP14003404  
ACC Add Sub-Registrar, Noida Mob-9871428774  
License No.: 102/06, Tehsil & Distt.- Dadn G.B. Nagar, UP

Certificate No. : IN-UP46924900749538W  
Certificate Issued Date : 29-Jan-2024 11:48 AM  
Account Reference : NEWIMPACC (SV)/ up14003404/ NOIDA/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUP1400340488995363214599W  
Purchased by : SKYLIMIT RESEARCH PRIVATE LIMITED  
Description of Document : Article 35 Lease  
Property Description : PLOT NO. 28, SECTOR-155, NOIDA  
Consideration Price (Rs.) :  
First Party : NABHI IMPEX PVT LTD  
Second Party : SKYLIMIT RESEARCH PRIVATE LIMITED  
Stamp Duty Paid By : SKYLIMIT RESEARCH PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 6,26,700  
(Six Lakh Twenty Six Thousand Seven Hundred only)



SUMIT TYAGI  
(Advocate)  
Gautam Budh Nagar (U.P.)  
Reg. No. UP O 09245/22

Please write or type below this line

For Nabhi Impex Pvt .Ltd.

Aanshu Gupta  
Director

SKYLIMIT RESEARCH PVT. LTD.

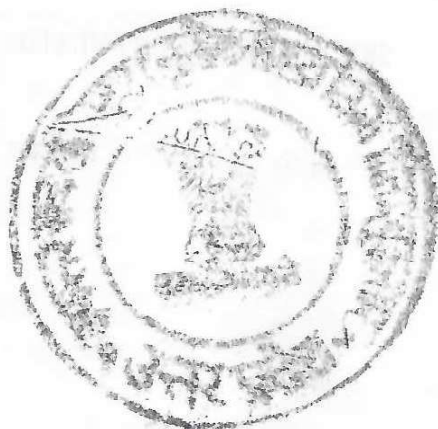
Karan Dawa  
Director

IRD 0014737126

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SKIL



001437156



## LEASE AGREEMENT

This lease agreement is made and executed at NOIDA on this 29<sup>th</sup> day of January 2024, between **M/s NABHI IMPEX PVT. LTD. [PAN: AAGCN0522K]** having its Registered Office at: 502, CGHS NIGAM APARTMENT, OPP DHARMA APPTS, PATPARGANJ, DELHI-110092, through its Director/Authorized Signatory **SH. AANSHUL GUPTA** S/o SH. VIJENDRA KUMAR GUPTA R/O 353, GAUSHALA KE SAMNE, HOLI BRAHMANAN, NAI BASTI, KHURJA, BULANDSHAHR, U.P. of the one part hereinafter called the LESSOR. (MOB:9871644666)

And

**M/s SKYLIMIT RESEARCH PRIVATE LIMITED [PAN: ABMCS2859R]** having its Registered Office at: VILLA 2/9, LAND-2, JAYPEE GREENS, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR U.P -201308, through its Director/Authorized Signatory **MR. KARAN PRATAP RAWAT** S/O SH. ARJUN SINGH RAWAT R/O MIG-701, AVAS VIKAS 1<sup>ST</sup>, BULANDSHAHR, U.P of the other part hereinafter called the LESSEE. (MOB:9719193909)

(the expression and words of the LESSOR and the LESSEE shall mean and include their legal heirs, successors, nominees, assigns and legal representatives respectively).

For Nabhi Impex Pvt. Ltd.  
Aanshul Gupta  
Director

SKYLIMIT RESEARCH PVT. LTD.

Karan Pratap Rawat  
Director



Whereas the Lessor is absolute owner and in possession of **BUILT-UP PLOT NO. 28 SITUATED IN SECTOR-155, NOIDA, GAUTAM BUDH NAGAR, UTTAR PRADESH** (hereinafter called the property). and having its total Covered Area APPROX. 32000 Sq. Ft.

AND WHEREAS LESSOR aforesaid has agreed to rent **BUILT-UP PLOT NO. 28 SITUATED IN SECTOR-155, NOIDA, GAUTAM BUDH NAGAR, UTTAR PRADESH** (hereinafter referred to as Demised Premises or Leased premises).

NOW THIS LEASE AGREEMENT WITNESSETH AS UNDER :-

1. That the total period of lease has been settled for **commencing from 01/02/2024 and ending on 31/01/2029.**
2. That the lessee shall pay a monthly rent of **Rs.6,40,000/- (Six Lakh Forty Thousand Only) or Rs. 20.00(Rupees Twenty Only)@ Per Sqft. As per Actual Covered Area** plus the GST at 18% per month to the lessor. Payable in advance through RTGS/Cheque/online/Cash on or before the **07<sup>TH</sup>** day of each English calendar month. After deduction TDS as may be applicable at the relevant time. Any change in the Good and Service Tax or any tax that may be introduced by the government on the rent shall be paid by the Lessee and Lessor will comply against tax formalities on regular basis and shall provide same to Lessee.

For Nabhi Impex Pvt .Ltd.

Aanshu Gupta  
Director



SKYLIMIT RESEARCH PVT. LTD.

Karande Jaiswal  
Director



आवेदन सं०: 202400743006238

पट्टा विलेख/ कबूलियतनामा

बही सं०: 1

रजिस्ट्रेशन सं०: 520

वर्ष: 2024

प्रतिफल- 1280000 स्टाम्प शुल्क- 626700 बाजारी मूल्य - 0 पंजीकरण शुल्क - 313500 प्रतिलिपिकरण शुल्क - 80 योग : 313580

श्री M/s SKYLIMIT RESEARCH PRIVATE LIMITED द्वारा  
करन प्रताप रावत अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री अर्जुन सिंह रावत  
व्यवसाय : अन्य  
निवासी: MIG-701, AVAS VIKAS 1ST, BULANDSHAHR, U.P



श्री, M/s SKYLIMIT RESEARCH PRIVATE  
LIMITED द्वारा

करन प्रताप रावत अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 29/01/2024  
एवं 12:46:58 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैली चौधरी .

उप निबंधक :नोएडा तृतीय

गौतम बुद्ध नगर

29/01/2024

राजीव कुमार बरोलिया

निबंधक लिपिक

29/01/2024

प्रिंट करें



3. That the rent shall increase by 5% every 12 calendar months. The first rent increase will occur after 12 months from the commencement date of this lease.
4. That the Lessee has deposited with the Lessor an Interest Free Security Deposit of **Rs.12,80,000/- (Twelve Lakh Eighty Thousand Only)**. The Lessor undertakes to repay back the above security deposit on termination or expiry of lease to the Lessee simultaneously at the time of handing over the vacant possession of the demised premises. The Lessee will give clearance of up to date payment of bill of electricity, telephone, water etc. Besides compliance of all other terms and conditions of this rent Agreement.
5. The monthly lease rent during the entire lease period shall be as below:-

Period of Lease	Monthly Lease Rent
5 Year	6,40,000/-

6. The Lessee shall installed the required Lift or any other infrastructure for business or comfortibility at their own cost and when lessee leave the rental property then lessee has a full authority to remove the all infrastructure in the buildingwhich have make at his own cost or If Lessor required those infrastructure or other item then its compulsory to both parties have agreed for that matter and first Lessor shall paid full actual cost of Lift & Other Infrastructure to Lessee.
7. The LESSEE will setup Drug and Medicine, Clinical Research Organisation (CRO) and manufacturing of Laboratory/ Pharmaceuticals Itemsat rental Premises.If any Permission required from Noida Authority, then the LESSOR is completely responsible for making available all required Permissions from Noida Authority.

For Nabhi Impex Pvt Ltd  
Aanshu  
Director



SKYLIMIT RESEARCH PVT. LTD.

Ke rani Zauat  
Director



बही सं०: 1

रजिस्ट्रेशन सं०: 520

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्री M/s NABHI IMPEX PVT. LTD. के द्वारा आंशुल गुप्ता , पुत्र  
श्री विजेन्द्र कुमार गुप्ता

निवासी: 353, GAUSHALA KE SAMNE, HOLI  
BRAHMANAN, NAI BASTI, KHURJA,  
BULANDSHAHR, U.P.

व्यवसाय: अन्य

पट्टा गृहीता: 1

*Anshul Gupta*



श्री M/s SKYLIMIT RESEARCH PRIVATE LIMITED के  
द्वारा करन प्रताप रावत, पुत्र श्री अर्जुन सिंह रावत

निवासी: MIG-701, AVAS VIKAS 1ST, BULANDSHAHR,  
U.P.

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

*Karan Rawat*



श्री प्रशान्त शर्मा, पुत्र श्री पवन कुमार शर्मा

निवासी: KAHIRPUR, KAHIRABAD, PILKHUWA,  
GHAZIABAD, U.P.

व्यवसाय: अन्य

पहचानकर्ता : 2

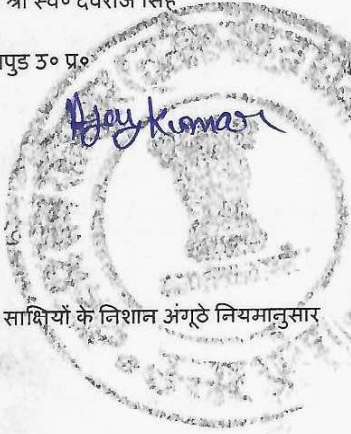
*[Signature]*



श्री अजय कुमार , पुत्र श्री स्व० देवराज सिंह

निवासी: ग्राम खेडा हापुड उ० प्र०

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*  
शेला चौधरी

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार  
लिए गए हैं।

टिप्पणी :

उप निबंधक : नोएडा तृतीय

गौतम बुद्ध नगर

29/01/2024

राजीव कुमार बरोलिया

निबंधक लिपिक गौतम बुद्ध नगर

29/01/2024

प्रिंट करें

8. That the LESSOR has provided the electricity load of **54 KW** in the demised premises for exclusive use of the LESSEE. However, the LESSEE at his own costs and expenses can enhance the electricity load subject to condition that on expiry of the Lease Agreement the LESSEE shall surrender such enhanced electricity load at its own cost and expenses. The LESSEE shall regularly pay the electricity consumption charges as per bill(s) raised by the Electricity supply Agency Corporation and provide the copy of Receipt of electricity bill payment on monthly basis to the Lessor. The Lessee all always keep the Lessor indemnified against the dues/outstanding/demands and penalties payable to electricity department and give the copy of the receipt to the Lessor for its records.
9. That the Lessee shall carry out lawful business only in the leased premises in compliance with all statutory laws and authorities.
10. That if the Lessee fails to pay the above said lease rental and other charges of electricity and water for three months regularly, then the Lessor shall be authorized to stop the electricity supply immediately and further get the premises vacated from the said Lessee, without any prior notice and shall recover the dues. If any documents shall be issued or submitted by LESSOR or LESSEE shall be send on email and whatsapp number mentioned below in this agreement.
11. That Lessee shall not sublet the whole or any part of the demised premises to anyone else in any case.
12. That the lessee shall keep the demised premises in a neat and tidy manner and shall be responsible for the regular and day to day maintenance of the premises.

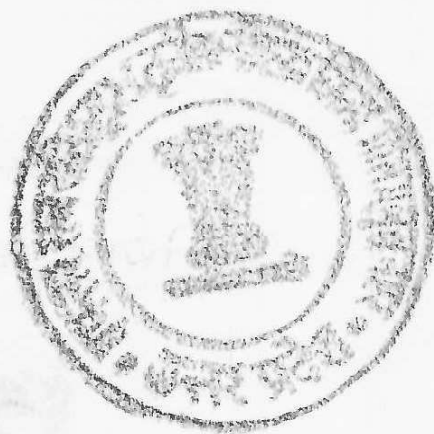
For Nabhi Impex Pvt .Ltd.  
Anshul Gupta  
Director



SKYLIMIT RESEARCH PVT. LTD.

Karon Zaidi  
Director





13. That the Lessee itself shall be responsible for all the rules, regulations, provisions, acts, liabilities, taxes etc. Applicable to it and to its businesses and shall be responsible and liable for the consequences arising there from of whatsoever nature.
14. That Lessee itself be liable and responsible for the Security and safety of the leased premises with its furniture/fixtures and belongings and shall employ its own security guards for security of the leased premises. The Lessor in no case will be held responsible and liable for any theft or any other shortcoming in the security.
15. That the Lessor alone shall be solely responsible for the payment of any statutory taxes such as property tax/house tax and any other tax and other payment to the central or state government with respect to the said property, except for any water or electricity bills.
16. That the lessor shall not be held responsible in any manner whatsoever in the eventuality of any litigation, legal proceedings, penalties, fine, charge between the Lessee and its employees. In case the Lessee violates any of the terms and conditions relating to the terms of the lease, the Lessee alone shall be responsible for any disputes regarding electricity supply, water supply, labour issues or in respect of any action by sales tax/VAT, income tax, GST/custom, Excise and other Govt. Department or department and private agencies.
17. That the Lessee shall always keep the Lessor indemnified against any liability of sales tax/Excise/Custom duty and /or any other statutory liability(ies) in respect of its/their business activities to be carried out in the leased premises. On expiry of the period granted by virtue of this lease agreement and/or in case of termination of lease by the lessor. It would be the sole and exclusive liability of the lessee to provide the lessor with De-registration Certificate/No Dues Certificates from the concerned authority.

For Nabhi Impex Pvt .Ltd.  
Aanshu kumar  
Director



SKYLIMIT RESEARCH PVT. LTD.

Karori Jauhal  
Director





18. In the event the Lessor decides to sell, assign, convey, transfer or otherwise dispose of this right, title and interest in the scheduled premises during the subsistence of lease, the LESSEE shall attorn to such transferee(s) on the same terms and conditions as contained herein. However, a letter shall be issued by the prospective new party(ies) in favour of the LESSEE confirming that the terms herein agreed shall be binding on the new party(ies) who shall acknowledge the security deposit paid by the Lessee to the Lessor whose benefit shall be transferred to the new party(ies) and all adjustment shall be in accordance with the terms of this Agreement and relevant lease indenture/ deed. The LESSEE shall not object to such attornment. Only if the new buyer or acquirer has agreed to attorn to all the terms, conditions, covenants and representations of the LESSOR as set forth herein. PROVIDED ALWAYS THAT it is hereby expressly agreed that any transfer, charge or encumbrance of other disposition by the LESSOR shall always be expressly made subject to the condition that it will not in any event and in any manner whatsoever affect, prejudice or diminish any of the LESSEE's rights under or pursuant to hereof and under relevant lease indenture/deed.
19. That the LESSEE shall not make any additions or alteration in the demised premise portion without obtaining prior written permission of the Lessor.
20. The leased premises is installed with all fire fighting equipments in compliance with the rule and regulation of the fire department and the fire department has also issued the NOC for the leased premises to the Lessor in compliance for same.

For Nabhi Impex Pvt. Ltd.

Aanshu L. Gupta  
Director



SKYLIMIT RESEARCH PVT. LTD.

Karandeewar  
Director





21. That the lessor shall not be liable responsible for the destruction or damaged caused to the demised premises or any part thereof by reasons of any force majeure circumstances, act of god or irresistible force, civil disobedience, terrorism or any other reason beyond the reasonable control of the LESSOR and same as the LESSEE shall not be responsible for any damages on such account caused to LESSOR or by any force majeure circumstances or which are beyond the control of the LESSEE.
22. That the LESSOR or his authorized representatives shall have the right to inspect and check the portion of the aforesaid premised during office hours by giving prior notice to the LESSEE and the LESSEE shall have no objection to it.
23. That the cost of stamp duties and other incidental expenses in connection with the obtaining of rent permission, execution and registration of the lease agreement shall be borne by the parties. The Lessor and the Lessee in equal ratio i.e. 50% by each party, The Lessee will be liable for any kind of notices demand and expenses or dues which are to be paid in the course of Business of the Lessee.
24. The lease deed shall be governed by and interpreted in accordance with the laws of India and the courts of Noida /GautamBudh Nagar shall have exclusive jurisdiction in the regard.
25. This agreement shall be automatically renewed for next five years after expiry of this agreement as per similar/existing terms and at the lease rental prevailing on the date of expiry of this agreement, then a fresh agreement will be registered and applicable stamp duty will be paid by both parties.

For Nabhi Impex Pvt. Ltd.

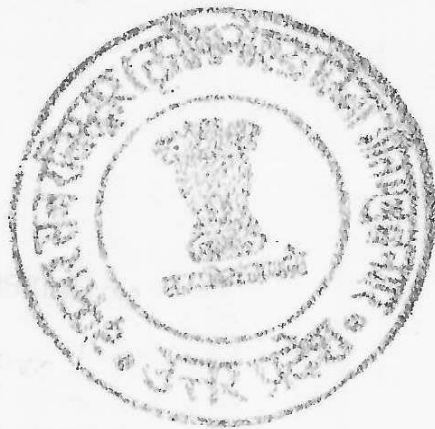
Aunshul <sup>to bja</sup> Director



SKYLIMIT RESEARCH PVT. LTD.

Koron <sup>to bja</sup> Director





26. That the lessee will apply registration before sales tax/VAT, income tax, GST/custom, Excise and other Govt. Department or department and private agencies (as per requirement) and the Lessor will not have any objection regarding the same.

27. That this agreement in original shall be retained by the Lessor, while the copy of the same would be provided to the Lessee.

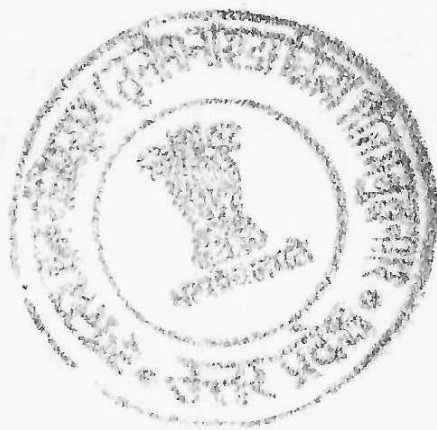


For Nabhi Impex Pvt. Ltd.  
Anshu Gupta  
Director



SKYLIMIT RESEARCH PVT. LTD.  
Karan Jawa  
Director





IN WITNESS THAT PARTIES HERE TO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENTS ON DATE, MONTH AND YEAER HEREIN ABOVE FIRST MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.



LESSOR

Aanshul Gupta

(Director)

Email Id:anshul1387@yahoo.com

Whatsapp No:9871644666

For Nabhi Impex Pvt Ltd  
Aanshul Gupta  
Director

WITNESS 1.

**PRASHANT SHARMA**

S/O SH. PAWAN KUMAR SHARMA  
R/O KAHIRPUR, KAHIRABAD,  
PILKHUWA, GHAZIABAD, U.P.



SKYLIMIT RESEARCH PVT. LTD.

Koram Zawat  
Director

LESSEE

Email Id:skylimitresearch@gmail.com

Whatsapp No: 9719193909

Ajay Kumar

WITNESS 2.

**AJAY KUMAR**

S/O LATE SH. DEVRAJ SINGH  
R/O VILLAGE KHERA, HAPUR, U.P.

SUMIT YAGI  
Gautam Bhatia (U.P.)  
Reg. No. 09245/22

आवेदन सं०: 202400743006238

बही संख्या 1 जिल्द संख्या 9810 के पृष्ठ 63 से 86 तक क्रमांक 520 पर  
दिनांक 29/01/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
शैली चौधरी .

उप निबंधक : नोएडा तृतीय

गौतम बुद्ध नगर  
29/01/2024

प्रिंट करें

