



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Signature: *[Signature]*

ACC Name: Chander Shekhar ACC Code-UP1400550

ACC Address: Sec-33, Noida, Mobile-981077335

License No-24, Tehsil-Dadri, District-G.B.Naga

Certificate No. : IN-UP97509886916732U
Certificate Issued Date : 23-May-2022 01:39 PM
Account Reference : NEWIMPACC (SV)/ up14005504/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400550477534544324850U
Purchased by : REXXAM DIXON ELECTRONICS PRIVATE LIMITED
Description of Document : Article 35 Lease
Property Description : B-18, PHASE-II NOIDA
Consideration Price (Rs.) :
First Party : DIXON TECHNOLOGIES INDIA LIMITED
Second Party : REXXAM DIXON ELECTRONICS PRIVATE LIMITED
Stamp Duty Paid By : REXXAM DIXON ELECTRONICS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 19,83,000
(Nineteen Lakh Eighty Three Thousand only)



Please write or type below this line

For Dixon Technologies (India) Ltd.

[Signature]
Authorised Signatory



For Rexam Dixon Electronics Private Limited

[Signature]
Authorised Signatory



PU 0000469002

Statutory Alert:

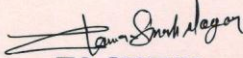
1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users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

बार एसोसिएशन, नोएडा

कल्याण कोष

अंकन सौ रुपये मात्र

क्रम सं० २२ रु० 100/-


ह० अध्यक्ष



20. This Rent Deed contains the entire agreement and understanding between the parties regarding the Premises and is subject to no agreements, conditions or representations that are not set forth herein. This Rent Deed may only be amended in writing and signed by both LESSOR and LESSEE.

The signatories to this Rent Deed have represented and warranted that they are fully competent and have full capacity/powers to give/ execute this Rent Deed.

BOTH THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN.

For Dixon Technologies (India) Ltd.

Authorised Signatory

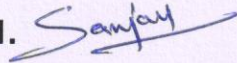
For DIXON TECHNOLOGIES (INDIA) LIMITED
(Lessor)

For Rexam Dixon Electronics Private Limited

Authorised Signatory

For REXXAM DIXON ELECTRONICS PRIVATE LIMITED
(Lessee)

Witnesses: -

1. 

SANJAY KUMAR
SON OF SHRI RAM SARAN MAURYA
RESIDENT OF 136 BARPUR, MAUNATH,
BHANJAN, U.P.
Aadhaar No. xxxx xxxx 7445
Mobile No.: 9455880456

2. 

ASHOK KUMAR SAH
SON OF SHRI DHARAM NATH SAH
RESIDENT OF VILLAGE GIJHORE,
SECTOR-53 NOIDA
Aadhaar No. xxxx xxxx 9407
Mobile No.: 9990716151

Drafted by :

Harish Kumar
(Deed Writer) NOIDA
Licence No. 8

Valid Upto 31/3/.....

Page | 11 Received Fee Rs.....

Signature

ही संख्या 1 जिल्द संख्या 11277 के पृष्ठ 309 से 348 तक
क्रमांक 3069 पर दिनांक 23/05/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपक गुप्ता प्रभारी

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

23/05/2022



प्रिंट करें

RENT CHART

RENT	10,00,000
RENT PERIOD	14 Years
SECURITY (REFUNDABLE)	0
GST @18%	Applicable
ESCALATION	5% Every Year

RENT	MONTHS	Total Rent for the Period
1 10,00,000	12	1,20,00,000
2 10,50,000	12	1,26,00,000
3 11,02,500	12	1,32,30,000
4 11,57,625	12	1,38,91,500
5 12,15,507	12	1,45,86,084
6 12,76,283	12	1,53,15,396
7 13,40,098	12	1,60,81,176
8 14,07,103	12	1,68,85,236
9 14,77,459	12	1,77,29,508
10 15,51,332	12	1,86,15,984
11 16,28,899	12	1,95,46,788
12 17,10,344	12	2,05,24,128
13 17,95,862	12	2,15,50,344
14 18,85,656	12	2,26,27,872

TOTAL RENT		23,51,84,016
-------------------	--	--------------

PLUS GST @18%	4,23,33,123	27,75,17,139
----------------------	-------------	--------------

AVERAGE ANNUAL RENT		1,98,22,653
----------------------------	--	-------------

AVERAGE ANNUAL RENT	x 5	9,91,13,265
----------------------------	------------	-------------

PLUS SECURITY	0	9,91,13,265
----------------------	---	-------------

STAMP DUTY PAID @2% THROUGH THIS DEED	19,82,265	19,83,000
--	-----------	------------------

For Dixon Technologies (India) Ltd.



Authorised Signatory

For Rexxam Dixon Electronics Private Limited



Authorised Signatory



ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(Stamp And Registration Department)

Government of Uttar Pradesh

Application Id: 202200743032914	Sub Registrar Office : सदर प्रथम, गौतम बुद्ध नगर
Type of Document: पट्टा विलेख/ कबूलियतनामा	Unique Id:
Transaction No. : NIB220297625	Transaction Date: 19-05-2022
Assessment Year: : 2022-2023	Tax Period:: A
Name of Bank	NA
Depositor Name:	श्री अनिल चावला
Depositor Address:	SF-6 प्रगति अपार्टमेंट, मॉडल टाउन वेस्ट गाज़ियाबाद

Head	Description	Serial No	Amount (in Rs.)
003003104010000	For Property Registration	18	991240
	Total of the above Heads	--	991240

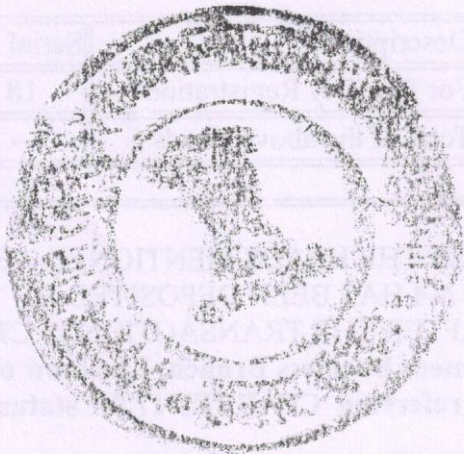
A SUM OF Rs. 991240 AGAINST THE HEADS MENTIONED ABOVE --[THROUGH NET-PAYMENT TRANSACTION]-- ON NA HAS BEEN DEPOSITED BY THE DEPOSITOR. THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS CPABREIJI7, Scroll Date:-NA
Note:- Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring CPABREIJI7 for status of the deposit.

For Dixon Technologies (India) Ltd.

Authorised Signatory

For Rexxam Dixon Electronics Private Limited

Authorised Signatory



i) any misconduct / negligence of the Lessee in undertaking its operations at the Premises; and/or (ii) any breach/default of Applicable Law by the Lessee; and/or (iii) breach of any of its obligations/representations

17. DISPUTE RESOLUTION:

The Parties shall attempt to resolve through good faith consultation, any dispute or difference between them in respect of or concerning or connected with the interpretation or implementation of this Rent Deed or arising out of this Rent Deed ("**Dispute**") and such consultation shall begin promptly after any of the Party has delivered to the other Parties a written request for such consultation.

In the event that the Parties have been unable to resolve a Dispute within a period of thirty (30) days in accordance with the mechanism provided above, such Dispute shall be finally settled according to the procedure set forth below.

Subject to above, any dispute, controversy, difference or claim arising out of or relating to this Rent Deed, including the existence, validity, interpretation, performance, breach or termination thereof or any dispute regarding non- contractual obligations arising out of or relating to it shall be referred to and finally resolved by arbitration in accordance with the Arbitration and Conciliation Act, 1996 and amendments made thereto. The seat of arbitration shall be Delhi. The number of arbitrator shall be one appointed mutually by the Parties. The arbitration proceedings shall be conducted in English.

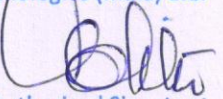
18. NOTICE:

All notices and communications under this Lease shall be in writing and shall be deemed to be properly given when delivered personally or sent by certified mail, return receipt requested, to LESSEE or to LESSOR as per address mentioned herein above.

19. GOVERNING LAW:

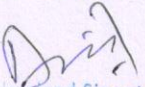
This Rent Deed shall be governed and construed in accordance with the laws of India.

For Dixon Technologies (India) Ltd.


Authorised Signatory



For Rexxam Dixon Electronics Private Limited


Authorised Signatory





If the Force Majeure Event continues for a period of more than 30 (thirty) days, then the Lessee shall have the sole option and shall be entitled to terminate Rent Deed forthwith by giving a notice in writing.

14. REPRESENTATION OF THE LESSOR:

The Lessor represents and warrants that it is fully empowered, authorized to enter into this Rent Deed and that it will hold the Lessee free and harmless of any demands, claims, actions or proceedings against the Lessee by others in respect of quiet possession of the Premises.

15. SALE/ TRANSFER BY LESSOR:

In the event, the Lessor sells /transfers the said Premises or part thereof to a new purchaser/transferee, the Lessor shall issue a prior written notice of the same to the Lessee. The terms of Rent Deed shall be mutually negotiated by the parties (i.e. Lessor and Lessee) with the third party new purchaser of Premises incase of sale/transfer, a fresh Lease Agreement will be registered between the Lessee & new buyer.

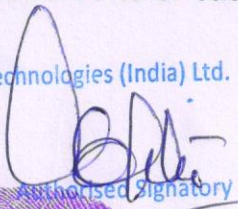
16. INDEMNITY:

The Lessor shall keep the Lessee indemnified and hold harmless, against all liabilities suffered to or caused to or incurred by the Lessee on account of:

- defect in title of the Lessor in respect of the Premises;
- any act or omission of the Lessor due to which the peaceful and physical possession of the Lessee is disturbed or taken away in any manner whatsoever.
- any infirmity or defect in the statutory requirements in respect of the Premises; and/ or
- any defect in construction or the Premises not being constructed as per applicable laws, approved building plans / bye laws of competent authorities.

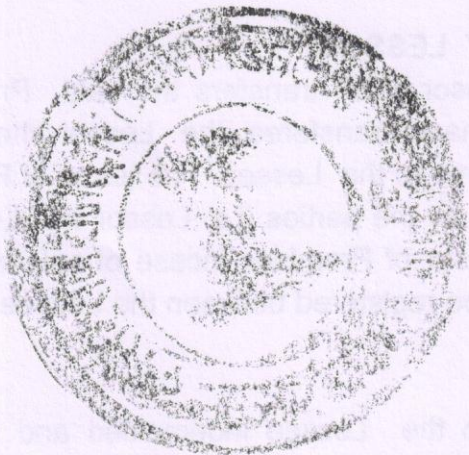
Lessee shall keep Lessor indemnified and hold harmless, against all liabilities suffered to or caused to or incurred by the Lessor on account of:

For Dixon Technologies (India) Ltd.


Authorized Signatory

For Rexxam Dixon Electronics Private Limited


Authorized Signatory



Even before the expiry of the Term of the Rent Deed, the Lessee shall be entitled to terminate the Rent Deed and vacate the Premises by giving 3 month notice or rent in lieu to the Lessor. Also, Lessor shall also be entitled to terminate the Rent Deed after giving advance notice of 6 months to Lessee, with cause.

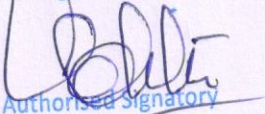
The Lessee shall be entitled to terminate the Rent Deed forthwith (i) if the Lessor commits breach of terms of the Rent Deed or fails to perform any of its duties and obligations under this Rent Deed due to which the Lessee's use, access, occupation and/or enjoyment and possession the Premises is disturbed; (ii) if the insolvency or bankruptcy or winding-up proceedings are initiated against the Lessor in a court of competent jurisdiction in India or it goes into liquidation or enters into a compromise with its creditors; or (iii) in terms of Clause 15.

Except as provided above where Lessor has right to terminate by serving advance notice of 6 months, the Lessor shall not terminate the Rent Deed before the expiry period of the Term or ask the Lessee to vacate the Premises except on the grounds of non-payment of Rent by the Lessee for 2 (two) consecutive months, in which case, the Lessor shall issue prior written notice of 1 (One) month to the Lessee to remedy such breach ("**Cure Period**"). In the event the Lessee does not remedy such breach during the Cure Period, the Rent Deed may be terminated by the Lessor upon expiry of the Cure Period.

13. FORCE MAJEURE:

During the Term of the Rent Deed, in the event the Lessee is unable to use or access the Premises or part thereof or carry on its business from the Premises or the Premises or part thereof is rendered unfit for use and occupation due to (i) act of God; (ii) pandemic; (iii) epidemic; (iv) flood, earthquake, fire; (v) war, riot, terrorism; (vi) orders, regulations or restrictions of any government agency or regulatory authority including lockdown, curfew etc.; or (vii) legal restrictions and any notice or direction of the competent authority (which includes inter-alia sealing of the Premises) (hereinafter referred to as the "**Force Majeure Event**"), then the Parties shall mutually examine and decide the obligations till the period of Force Majeure Event ceases.

For Dixon Technologies (India) Ltd.


Authorised Signatory



For Rexxam Dixon Electronics Private Limited


Authorised Signatory





In case, the Lessor fails or neglects to pay the same, the Lessee may after 1 (one) month notice in writing, decide to pay or discharge the same at its own cost and the Lessee may set off the same from the Rent payable to the Lessor under these presents.

9. INSURANCE:

Adequate insurance for the structure of the Premises to be obtained and maintained by the Lessor throughout the Term at its own cost and expense and the insurance for the fixtures, fittings and machinery and inventory in the Premises to be obtained and maintained by the Lessee at its own cost.

10. OBLIGATIONS OF LESSEE:

The Lessee shall not store or cause or allow or suffer to be stored in the Premises any inflammable or dangerous articles or things which are likely to injure or damage the said Premises or any person. The Lessee shall comply with all the rules and regulations of the local and other authorities as are required to be complied by the Lessee for the purpose of running its business from the Premises.

11. SIGNAGE:

The Lessee has right to display of the name/sign board in the Premises.

12. TERMINATION & EXPIRY:

On the expiry of the Rent Deed, the Lessee shall either replace at its own cost or pay the Lessor for any breakages or damages done to the Premises by the Lessee other than if they are due to normal wear and tear, fire or other casualties or inherent defects not caused by the Lessee.

Upon expiry or termination of Rent Deed, the Lessee shall hand over to the Lessor vacant and peaceful possession of the Premises, along with the fittings in good condition as it was at the time of handing over, subject to normal wear and tear, fire or other casualty or inherent defects not caused by the Lessee.

For Dixon Technologies (India) Ltd.

Authorised Signatory

For Rexxam Dixon Electronics Private Limited

Authorised Signatory



The Lessee shall permit the Lessor and their duly authorized agents for inspection of the Premises and shall allow them to carry out any repair work etc., during reasonable time with proper arrangements with reasonable advance notice to the Lessee in writing.

The day-to-day repairs, such as leakages of water taps, malfunction of water closets, replacement of fused bulbs, broken window panels and glasses etc., shall be done by the Lessee at its own cost. Notwithstanding any section hereof, the Lessor, shall repair and / or replace at its own cost, as required to maintain in good operating conditions all structures (walls / ceiling, floors) and structural systems (plumbing, electrical) except for problems caused by Lessee's misuse or gross neglect.

The Lessee shall keep the interior of the Premises in good order and condition and shall ensure that all electrical fittings and sanitary fittings are in good order/ condition subject to normal wear and tear at the time of handing over the said Premises to the Lessor on expiration of the Term or earlier termination of the Rent Deed, as the case may be. In case any damage is caused to the Premises which is caused by the act of negligence or misconduct of the Lessee, the Lessee will be held liable to rectify or repair such damage caused by it at its own cost.

7. ASSIGNMENT & SUBLETTING:

The Lessee shall not assign or sublet or otherwise part with the possession of either any part or whole of the Premises in any manner whatsoever unless prior approval of the Lessor has been obtained.

8. TAXES:

The Lessor shall pay all taxes, property taxes, rates, insurance, license fees, ground rent and charges of whatever character assessed, levied, charged and imposed by or payable to any lawful authority in respect of the Premises and ensure that the usage and occupation of the Premises by the Lessee is not restricted or adversely affected in any manner whatsoever during the Term.

For Dixon Technologies (India) Ltd.

Authorised Signatory

For Rexxam Dixon Electronics Private Limited

Authorised Signatory





4. RENT:

The Lessor, shall grant on rent to the Lessee the said Premises, on a monthly rent of **Rs. 10,00,000/- (Rupees One Million) ("Rent")** to be paid along with applicable Goods and Services Tax (GST), if any as applicable by the law on renting of the Premises. The Rent shall increase @5% (five percent) after every year on the last Rent paid during the Term of the Rent Deed.

The Lessee shall pay Rent to Lessor on or before the 10th of each English Calendar month, in advance.

The Rent payable shall subject to deduction towards TDS as per applicable rates as prescribed under the applicable laws.

5. ELECTRICITY & WATER CHARGES:

The Lessor has provided in the Premises, electricity connection of 800 KVA and transformer of 1000 KVA. Further, the water supply connection from the authority and a borewell is available in the Premises. The electricity and water charges will be paid by the Lessee as per actual consumption on the basis of the meter reading, from the date on which the lease becomes effective and obtain the receipt thereto.

6. REPAIR AND MAINTENANCE:

The Lessor shall keep the Premises in good condition and carry out substantial repairs during the said Term to the Premises and on the Lessee giving the Lessor notice in writing of any special decays, defects and/or want of separation, renovation, the Lessor will within such time as may be agreed between the Parties carry out such repair.

The Lessor shall effect all major repairs such as leakages, in electricity, sanitary fittings, water pipes or cracks etc. at its own cost immediately upon such defects being notified to Lessor by the Lessee and if the Lessor fails or neglects to make such repairs the Lessee may cause the same done and deduct the expenses of such repairs from the next month(s) Rent and recover it from the Lessor.

For Dixon Technologies (India) Ltd.

Authorised Signatory

For Rexxam Dixon Electronics Private Limited

Authorised Signatory



AND WHEREAS the Lessor is desirous of leasing and the Lessee is desirous of taking on lease, the above said Premises w.e.f. 1st April, 2022.

AND WHEREAS in the interest of both the Parties have decided to reduce in writing the terms and conditions of the present lease.

NOW, THEREFORE, THIS DEED WITNESSETH AS UNDER:-

1. PURPOSE:

The Premises shall be used only for business and manufacturing purpose of the Lessee. The Lessee shall be entitled to peaceful and quietly have, hold and enjoy the Premises during the Term of the Rent Deed.

2. COMMENCEMENT DATE:

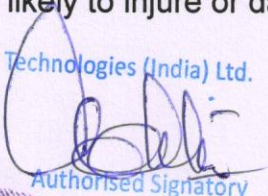
The period of renting of the Premises shall commence from 1st April, 2022 ("**Commencement Date**") to 31st March, 2036 and shall be for a period of 14 (fourteen) years from the date of execution of Rent Deed ("**Term**").

On the expiry of the Term, i.e., period of 14 Years as stated above, the Lessee shall have the option to renew the Rent Deed for a further as mutually agreed between the parties, on same terms and conditions by issuing a notice to the Lessor and upon such notice a fresh rent deed shall be executed between the Parties. In case of renewal of lease, a fresh Lease Agreement will be executed & registered between both the parties.

3. ALLOWABLE STORAGE:

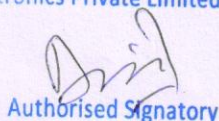
The Lessee shall not store or cause or allow or suffer to be stored in or about the premises any inflammable or dangerous articles or things which are likely to injure or damage the said Premises or any person.

For Dixon Technologies (India) Ltd.


Authorised Signatory



For Rexxam Dixon Electronics Private Limited


Authorised Signatory



पट्टा विलेख/कबूलियतनामा

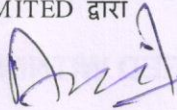
बही सं०: 1

रजिस्ट्रेशन सं०: 3069

वर्ष: 2022

प्रतिफल- 99113265 स्टाम्प शुल्क- 1983000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 991140 प्रतिलिपिकरण शुल्क - 100 योग : 991240

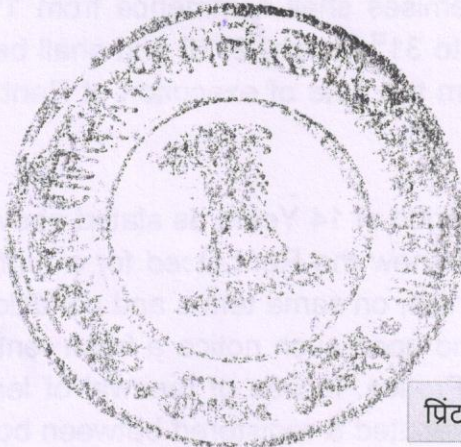
श्री REXXAM DIXON ELECTRONICS PRIVATE LIMITED द्वारा
अनिल चावला अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री गंगा सरन चावला
व्यवसाय : अन्य
निवासी: SF-6 प्रगति अपार्टमेंट, मॉडल टाउन वेस्ट गाजियाबाद



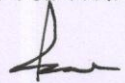
श्री, REXXAM DIXON ELECTRONICS
PRIVATE LIMITED द्वारा

अनिल चावला अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
23/05/2022 एवं 03:31:08 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दीपक गुप्ता प्रभारी
उप निबंधक :सदर प्रथम

गौतम बुद्ध नगर

23/05/2022

राजीव कुमार बरोलिया
निबंधक लिपिक

23/05/2022

प्रिंट करें

DIXON TECHNOLOGIES (INDIA) LIMITED and **REXXAM DIXON ELECTRONICS PRIVATE LIMITED** may, hereinafter, unless the context otherwise requires be referred collectively as the 'Parties' and individually as the 'Party'.

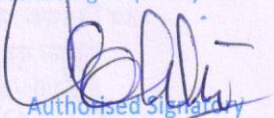
WHEREAS the Lessor is the owner and is absolutely seized and possessed of the entire property/ building constructed on plot of land admeasuring [1950] square meters situated at B-18 Phase II, Noida, Gautam Buddha Nagar, (UP)-201305, together with the appurtenant land/space thereto having approximately [1950] square meter super area ([539.03 square meter of carpet area) and as more particularly detailed out in Annexure I attached herewith by virtue of Transfer Deed Cum Sale Deed dated 24.12.2009 registered as document No. 4857 in Book No. 1 Jild No. 1632 at Pages 39 to 216 with office of Sub-Registrar, Noida-I, Gautam Buddha Nagar, Uttar Pradesh(hereinafter referred to as the "**Premises**") and has all rights to lease and or sell and is otherwise entitled to lease the said Premises.

AND WHEREAS the Lessor has represented to the Lessee that the aforesaid Premises is in absolute compliance with all the Acts, rules, bye-laws, regulations as may be applicable on the said Premises and the Lessor shall obtain required approvals and permission pertaining to the renting of the Premises and relying on such representations of Lessor, the Lessee agrees to take on rent the said Premises from the Lessor.

AND WHEREAS the Lessor agrees to rent the said Premises to Lessee and the Parties hereby agree to enter into a rent deed ("**Rent Deed**") which shall be executed and registered with relevant authorities pursuant to prevailing applicable laws and regulations.

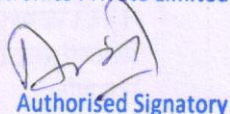
AND WHEREAS in consideration of the rent hereinafter reserved and all the terms and conditions hereinafter contained to be observed and performed on the part of the Lessee, the Lessor does hereby grant, transfer, demise by way of lease the said Premises of which the Lessor is entitled in Law to execute this deed.

For Dixon Technologies (India) Ltd.


Authorised Signatory



For Rexam Dixon Electronics Private Limited


Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 3069

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

श्री DIXON TECHNOLOGIES (INDIA) LIMITED

के द्वारा जुनेद अख्तर , पुत्र श्री स्वर्गीय ज़फर नैमंद

निवासी: A-82 फर्स्ट फ्लोर, लाइन न० 3 जोहरी फार्म
जामिया नगर, ओखला नई दिल्ली

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री REXXAM DIXON ELECTRONICS PRIVATE

LIMITED के द्वारा अनिल चावला , पुत्र श्री गंगा सरन
चावला

निवासी: SF-6 प्रगति अपार्टमेंट, मॉडल टाउन वेस्ट
गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

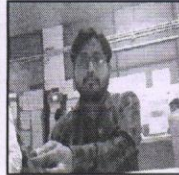
पहचानकर्ता: 1

श्री संजय कुमार : पुत्र श्री राम सरन मौर्या

निवासी: 136 बरपुर मौनाथ भजन यू०पी०

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री अशोक कुमार साह , पुत्र श्री धरम नाथ साह

निवासी: विलेज गिझोड सेक्टर-53 नॉएडा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपक गुप्ता प्रभारी

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

23/05/2022

राजीव कुमार बरोलिया

निबंधक लिपिक गौतम बुद्ध नगर

23/05/2022

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

टिप्पणी :



RENT DEED

THIS RENT DEED IS MADE AT NOIDA ON THIS **23rd day of May, 2022**

BETWEEN

DIXON TECHNOLOGIES (INDIA) LIMITED, (PAN: AAACD3641D) a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at B-14 & 15, Noida, Phase-II, Gautam Buddha Nagar, Noida, (UP)-201305 acting through /represented by its Assistant General Manager-**Mr. Juned Akhtar** son of Late Mr. Zafar Naim and resident of A-82, First Floor, Line No. 3, Johri Farm, Jamia Nagar, Okhla, New Delhi-110025 (Aadhaar No. xxxx xxxx 0585 & Mobile No. 9911009731) authorized vide through Authorization Letter dated 12nd April, 2022, hereinafter called the "**Lessor**" (which expression shall mean and include their respective, heirs, successors, assigns, legal representatives, associate concerns and concerns in which these persons are substantially interested) the Party of the FIRST PART:

AND

REXXAM DIXON ELECTRONICS PRIVATE LIMITED (formerly known as DIXON DEVICES PRIVATE LIMITED), (PAN: AAICD4991L) a company incorporated under the provisions of the Companies Act, 2013 having its registered office at B-14 & 15, Noida Phase-II, Gautam Buddha Nagar, Noida District Gautam Buddha Nagar (UP) - 201305 acting through/ represented by its Authorised Representative **Mr. Anil Chawla**, son of Mr. Ganga Saran Chawla and resident of SF-6, Pragati Apartment, Model Town West, Ghaziabad-201001 (Aadhaar No. xxxx xxxx 7872 Mobile No. 9711218373) authorized vide board resolution dated 08th April, 2022 hereinafter called the "**Lessee**" (which expression shall mean and include their respective, heirs, successors, assigns, legal representatives, associate concerns and concerns in which these persons are substantially interested) the Party of the OTHER PART.

For Dixon Technologies (India) Ltd.



Authorised Signatory

For REXXAM Dixon Electronics Private Limited



Authorised Signatory



For Rexxam Dixon Electronics Private Limited

Authorised signatory