

LEASE DEED

IN RESPECT OF

LEASE DEED in respect of an N.A. Lands in sim of village Varsamedi, Taluka
Anjar Kachchh,

EXECUTED BY

WELSPUN STEEL LIMITED
through its Authorized Signatory
Mr. Ashok Iyer S/o. Shambhamurti Iyer

9225
7 AUG 2021

IN FAVOUR OF


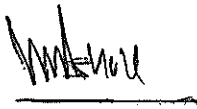
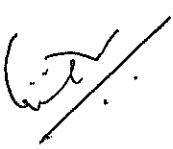
ANJAR TMT STEEL PRIVATE LTD,
through its Authorized Signatory
Mr. Girishkumar Mathur S/o. Late Shri Kishanswaroop S. Mathur

EXECUTED ON

____ day of August, 2021

AT ANJAR - KACHCHH

CHHAYA ADVOCATES
H-25, 1st Floor, Jain Colony,
New Anjar, Anjar - Kachchh.
Ph. [02836] 242698, 242898
E-mail : advocatehhaya@gmail.com

e- Challan						
Login ID PDEN		2021047019623		BARCODE		Printed On
						06/08/2021 13:14:58
Department			Payer Details			
Superintendent of Stamps And Inspector General Of Registration						
Property Details			Leased Lands area of 71592.00 Sq.Mtrs. out of total area 199106.00 Sq.Mtrs. of consolidated S. No. 652/p-1 which comprises of original S. No: 655 and original S. No. 653 of Village Varsamedi, Ta. Anjar- Kachchh		TAX ID (If Any)	
			PAN No. (If Applicable)		AAACA1438L	
			Full Name		Anjar TMT Steel Pvt Ltd thro its auth sign Girishkumar Mathur	
			Address		Welspun City, Village Varsamedi, Ta. Anjar- Kachchh	
Office Name			S.R.O - ANJAR			
Location			KACHCHH			
Year			2021-2022 One-time			
Transaction No		Account Head Details		Amount (RS.)	Bank CIN	Date
						Bank-Branch
20210806590218367		Registration Fee (0030-03-104-00)		88890.00	57000013551003006082140722	06/08/2021
		88890.00		88890.00		SBIEPAY
Total Amount :-				88890.00		
Total Amount In Words :-				Rupees Eighty Eight Thousand Eight Hundred Ninety Only		
Remarks (If Any)						
<div><div><div>AJR</div><div>7228</div><div>1</div><div>29</div><div>2021</div></div></div>						

SS&IGR-GUJARAT

Nete : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.
(2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ55916290835782T

Certificate Issued Date : 04-Jun-2021 05:10 PM

Account Reference : IMPACC (FI)/ gjelimp10/ ANJAR/ GJ-BJ

Unique Doc. Reference : SUBIN-GJGJELIMP1047615446897791T

Purchased by : ASLAM SURANGI

Description of Document : Article 30(a) Lease - (Immovable Property) - Rent

Property Description : CONSOLIDATED S NO.652/P-1 PAIKI ORG S.NO.653
AND 655,AREA 71592 SQ
MTRS,VILL.VARSAMEDI,TA.ANJAR.

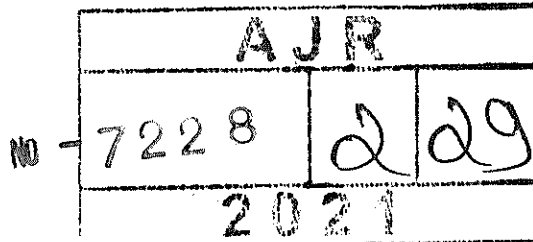
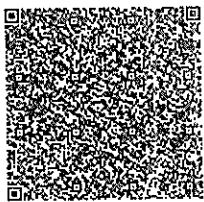
Consideration Price (Rs.) : 0
(Zero)

First Party : ANJAR TMT STEEL PVT LTD

Second Party : WELSPUN STEEL LTD

Stamp Duty Paid By : ANJAR TMT STEEL PVT LTD

Stamp Duty Amount(Rs.) : 4,32,580
(Four Lakh Thirty Two Thousand Five Hundred And Eighty only)



0000342972

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shikharstamp.com' or using e-Stamp Mobile App of Shikhar 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.



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INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ98642872221587T

Certificate Issued Date

07-Aug-2021 03:57 PM

Account Reference

IMPACC (FI)/ gjelimp10/ ANJAR/ GJ-BJ

Unique Doc. Reference

SUBIN-GJGJELIMP1032523786417373T

Purchased by

ASLAM SURANGI

Description of Document

Article 30 A Leave and License Agreement

Description

CONSOLIDATED S NO.652/P-1 PAIKI ORG S.NO.653
AND 655,AREA 71592 SQ
MTRS,VILL.VARSAMEDI,TA.ANJAR.

Consideration Price (Rs.)

0

(Zero)

First Party

ANJAR TMT STEEL PVT LTD

Second Party

WELSPUN STEEL LTD

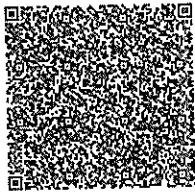
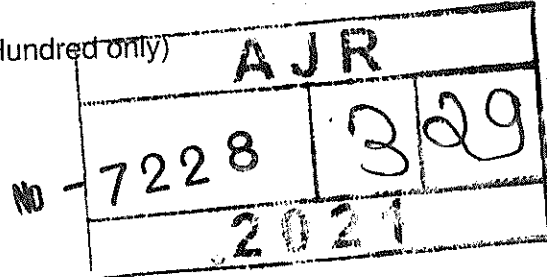
Stamp Duty Paid By

ANJAR TMT STEEL PVT LTD

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



BR Josh

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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

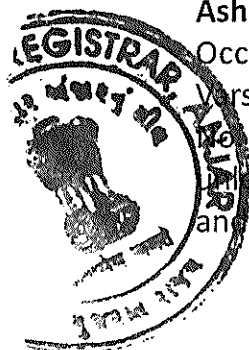
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LEASE DEED

THIS LEASE DEED ("Lease Deed") is executed at Anjar-Kachchh on this _____th day of August, 2021 by and between

WELSPUN STEEL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Welspun City, Village Versamedi, Taluka Anjar, Dist : Kachchh – Gujarat - 370110 through its Authorised Signatory **Mr. Ashok Iyer S/o. Shambhamurti Iyer**, Age 56 years about, Indian, Service by Occupation, Residing at 176, Bageshshree Twonship-2, S.No. 391, Village Versamedi, Ta. Anjar, District Kachchh, AADHAR No. 4502 6918 6566, Mobile No. 9978918063 (hereinafter referred to as, "**Lessor**" which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns), of the **FIRST Part**;



AND

ANJAR TMT STEEL PRIVATE LTD, a company incorporated in India under the Companies Act, 1956 and having its registered office at Welspun City, S.No. 650, Village Varsamedi, Taluka Anjar, District Kachchh, through its Authorised Signatory **Mr. Girishkumar Mathur S/o. Late Shri Kishanswaroop S. Mathur**, Age 51 years about, Indian, Service by Occupation, Residing at Welspun City, Village Varsamedi, Ta. Anjar-Kachchh, AADHAR No. 2907 5894 7553, Mobile No. 9879508033 (hereinafter referred to as "**Lessee**" which expression shall, unless it be repugnant to the subject or context thereof, include its successors and permitted assigns), of the **SECOND Part**;

The Lessor and the Lessee are hereinafter collectively referred to as "**Parties**" and individually referred to as a "**Party**".



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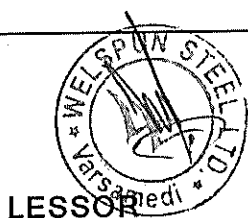
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WHEREAS

- A) Lessor is engaged in the business of *interalia* manufacturing of steel products and power generation and as enumerated in its Memorandum and Article of Association.
- B) The Lessor has represented to the Lessee that:
- (i) The Lessor is seized, possessed of and the owner of the land for non-agricultural industrial use bearing consolidated survey No. 652/p-1 admeasuring Hectare 19-91-06, comprises of original lands bearing (1) S. No. 652/p-1 admeasuring 03-19-70, (2) S. No. 653 admeasuring Hectare 07-57-78 and (3) S. No. 655 admeasuring Hectare 09-13-58 situated at Village Varsamedi, Taluka Anjar, Kachchh Gujarat - 370110.
 - (ii) The Lessor has a clear title to the said Leased Lands and the same are duly converted into non-agricultural use for power generation and manufacturing of steel products by the competent authority.
 - (iii) The Lessor has all the rights and authority to grant the lease.
 - (iv) Based on the above representations, the Lessee has approached the Lessor with a request to give the total area admeasuring 71592.00 Sq.Mtrs. of consolidated S. No. 652/p-1 which comprises of area admeasuring 51930.00 Sq.Mtrs. of original S. No. 655 and area admeasuring 19662.00 Sq.Mtrs. of original S. No. 653. (hereinafter referred to as "**Leased Land**") on lease for the purpose of setting up a factory unit for manufacturing of Rolling Mill Plate and DRI Kiln through itself or through its nominees/ group companies ("**Purpose**"), upon the terms and conditions hereinafter mentioned.
- C) The Lessor has acceded to the above referred request of the Lessee and hence the Parties are desirous of recording the terms and conditions of the grant of the Leased Land to the Lessee.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

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1. The recitals contained hereinabove shall form an integral and operative part of this Deed and shall be read accordingly.

2. The Lease

The Lessor hereby grants unto the Lessee a lease to occupy and enjoy the Leased Lands for the stipulated bonafide industrial use, subject to the industrial policy-2015 promulgated by the Government of Gujarat.

3. Lease Period and Renewal

The lease hereby granted to the Lessee shall subsist for a period of 30 years commencing from 1st May, 2021 ("**Commencement Date**") and terminating on 30th April, 2051.

The parties may renew this Lease Deed for a mutually agreed period at least 30 days prior to the expiry of the term on the terms and conditions as may be mutually agreed between the parties.

4. Lease Rent

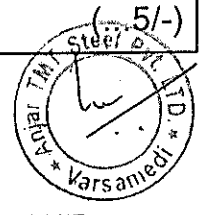
In consideration of the lease to use the Leased Land for the Purpose, the Lessee agrees to pay a yearly compensation at the rate of Rs. 123000/- per Acre (1 Acre = 40 Gunthas) computing to Rs. 21,74,025/- (Rupees Twenty One Lacs Seventy Four Thousand Twenty Five Only) ("**Fee**") shall be payable by the Lessee to the Lessor. The Fee shall be payable in advance before commencement of every year for the following year.

The lease rent shall be elevated at the rate of 15% after every three years.

The Lease Rent shall be exclusive of all taxes. Further, any goods and service tax (GST) and/or any other like impositions as may be applicable from time to time, that may be additionally charged, levied and/or imposed on the Lease Rent and/or any other amounts/charges payable by the Lessor under this Lease Deed and/or the lease granted herein and, the same shall be borne and paid by the Lessor alone as per the provisions of the said taxes/levies and the Lessee shall have no liability in respect thereof.



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All present and future government and local authority taxes, other taxes, levies, cess, dues, duties, non-agricultural assessments, impositions and outgoings payable in respect of the Leased Lands as may be levied by any other statutory bodies and authorities shall be payable by the Lessee.

The Lease Rent shall be subject to taxes deducted at source (TDS) and the Lessee shall deduct the TDS as per applicable rates and remit such amount of TDS to the credit of the government account and furnish TDS Certificates to the Lessor.

5. Electricity and Water Charges

The Lessee shall be responsible for making its own arrangements for electricity and water supply within the Leased Lands.

The Lessee shall regularly pay to the electricity and water service provider, the charges for utilization of the electricity and the water consumed by the Lessee within the Leased Lands, and shall keep the Lessor indemnified from such liability.

6. Signage

The Lessee shall be entitled to affix its name-boards/sigh-boards and/or name plates at the entrance of the Leased Land.

7. Duties & Responsibilities of the Parties

The Lessee agrees with and confirms to the Lessor as follows:

- a) To use the Leased Land only for the stipulated Purpose and not to use the same for any other purpose whatsoever.
- b) To permit the Lessor or his duly authorized representative/s to enter upon the Leased Land during normal working hours with 48 hours prior notice for the purpose of inspecting and viewing the Leased Land.
- c) The Lessee shall during the term hereof, keep the Leased Land in good order and condition.

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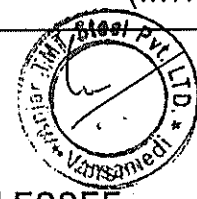
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- d) The Lessee shall be responsible to secure and procure and maintain all requisite permissions under any statute governing the subject including the permission and certificate of compliance of Law of Pollution Control and Labour laws and amongst others.
- e) During the term, the Lessee shall not store or allow to be stored in the Leased Lands, any dangerous or hazardous material that may imperil the safety and/or which may be of nuisance and/or cause annoyance to the Lessor.
- f) Not to hold the Lessor responsible or liable for any loss or damage suffered by the Lessee on account of any theft, fire or other destruction caused to or in the Land to any property articles or things brought by the Lessee in the Land
- g) The Lessee shall not grant/create any sub-lease or license or any other form of such right over the Leased Lands in favour of any third party without obtaining permission from the Lessor. The Judicial possession of the Leased Lands shall at all time remain with the Lessor and the Lessee shall at no time claim any right, title or interest in the Leased Lands or any part thereof.
- h) To undertake all such constructions and modifications as may be required under applicable law including construction of boundary wall, sheds, buildings, etc.
- i) Not to cause any obstruction, hindrance or interference to the occupiers of the adjacent premises/lands.
- j) Not to create any nuisance, intrusion or encroachment on the adjacent premises/lands.
- k) To undertake and implement necessary steps or ensuring fire safety and prevention at Leased Lands. To take an expert's opinion for determination and implementation of such fire safety measures and shares such expert's recommendations with the Lessor.
- l) That the Lessee shall pay and discharge all existing and future liabilities of rates, taxes, levies, cesses, charges, assessments, outgoing, water

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charges and such other dues to the Central/State Government, Municipality, local bodies and authorities in respect of the Leased Land, punctually and on time.

- m) The Lessee reserves its right to purchase the Leased Land from the Lessor at prevailing market rates.

The Lessor hereby agrees with and confirms to the Lessee as follows:

- a) That the Lessor shall allow the Lessee to construct the structures and premises for its industrial use including the sheds, buildings, etc. on the Leased Lands in accordance with the requirements and specifications as per the prevailing norms thereof with approval of the competent authority in that regard. The Lessee shall be the absolute owner of the superstructure so erected on the Leased Lands by the Lessee.
- b) That the Lessor shall keep the Lessee indemnified from any acquisition, dispossession, damages or claims arising out of any defect or irregularity in the title of the Leased Lands which may affect Lessees peaceful enjoyment.
- c) The Lessor reserves its right to enter into any transaction for the remaining area of the land belongs to Lessor in accordance with the provisions of the Industrial policy of Government of Gujarat and other applicable laws.
- d) In the event, the Lessee has to charge/mortgage the leasehold rights granted to the Lessee under this Deed in respect of the Leased Lands or the Leased Lands as security for any facilities that may have been/ may be availed by the Lessee from any banks/financial institutions/ lenders for the co-extensive period of lease, the Lessee shall take permission from Lessor. However, such mortgage shall not affect the rights and powers of the Lessor in respect of Leased Lands.
- e) That the Lessor shall provide all the basic amenities including uninterrupted potable water supply and maintain the Leased Lands in wind and water tight condition.

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f) That the Lessor shall always keep the road and passage leading to and around the Leased Lands in proper usable condition and to maintain throughout the year the entrance and passage ways in proper condition so as to allow for transit of vehicles, parking and loading/unloading of goods.

g) The Lessor hereby confirms and undertakes that it shall comply with all the requirements under the Gujarat Industrial Policy, 2015, as amended from time to time.

h) The Lessor shall at all times during the subsistence of the lease term, obtain and keep valid insurance, including third party insurance in respect of the Leased Land.

8. Mutual Agreement

It is mutually agreed between the Lessor and the Lessee as follows:

a) In the event the Lessee has mortgaged the leasehold rights in respect of the Leased Lands as security for any facilities that may be availed by the Lessee from any banks/financial institutions/lenders, the Lessee can mortgage only the rights in superstructure on the Leased Land and in event of lessee making default in repayment of such finance and bank shall have no right to attach and sell the Leased land which solely belongs to the Lessor.

9. Indemnity

Either Party shall indemnify and do hereby indemnify and hold harmless to the fullest extent by law, the other Party, its affiliates and its directors, partners, officers, employees, shareholders, nominees and agents, from any and all losses, expenses, claims, demands and all other liabilities and costs, incurred in connection with any litigation or other form of adjudicatory procedure, claim, demand, investigation, or formal or informal inquiry (regardless of whether the same is reduced to judgment), or any settlement thereof which arises directly or indirectly from, as a result of, or in connection with and in pursuance of this Deed including, but not limited to, claims arising out of the breach of any representation, warranty, term or condition made by the defaulting party, as contained in this Deed.

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10. Termination

- Either of the Parties shall be entitled to determine the Lease under this Deed or the extended period of the Lease by giving 3 (three) months' notice in writing without assigning any reason.
- upon termination or sooner determination of this Deed or the extended period of the lease, the Lessee shall be entitled to remove their goods, machinery, fittings, fixtures, etc. and the Lessee shall hand over the Leased Lands to the Lessor after restoring it to the same condition in which it existed before the commencement of lease except for normal wear and tear.
- Upon termination or sooner determination of this Deed, by mutual understanding, the Lessor shall have an option to outright purchase such super structure, etc. affixed to the land from the Lessee at the market price prevailing at relevant time or at mutually agreed price between the Lessor and Lessee.
- Upon termination or sooner determination of this Deed IN ALTERNATIVE, with mutual agreement, the Lessee shall have an option to outright purchase the rights in Leased Land at market price prevailing at relevant time or at mutually agreed price between the Lessor and Lessee.
- FURTHER in the event, the parties hereto cannot arrive at the decision regarding price for superstructure or land as mentioned hereinabove, such dispute shall be resolved through Arbitration as laid down in Clause of Governing Law and Jurisdiction here in this Deed.

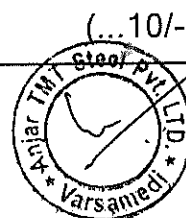
11. Governing Law and Jurisdiction

- This Deed shall be governed by the laws of India and subject to the Clause 12 (b) hereunder referred, the courts at Anjar shall have exclusive jurisdiction to entertain and try any suit, application or legal proceeding in respect of any claim, dispute or matter between the parties.



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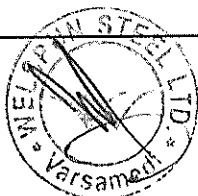
b) In the event of any claim, dispute or difference arising out of or in connection with the interpretation or implementation of this Deed, or out of or in connection with any breach, or alleged breach of this Deed ('Dispute') between the Parties hereto, then the Parties hereby agree to refer such Dispute to arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act of 1996 or any statutory modification or re-enactment thereof for the time being in force (the "Arbitration Act"). Either Party to the dispute shall be entitled to apply to the appropriate court in Anjar, India for interlocutory relief in respect of or during the arbitration in terms of the Arbitration Act. The provisions of this Clause shall survive the termination / expiry of this Agreement. The arbitration shall be held at Anjar in the following manner:

- A. All proceedings in such arbitration shall be conducted in English.
- B. The Arbitration shall be conducted by a sole arbitrator who shall be appointed mutually by Parties.
- C. During the arbitration all arbitration costs and arbitrator fees will be shared equally by the Parties and each Party will bear its own attorneys' and experts' fees; provided that the arbitrator shall be authorized in its final decision to award such arbitration costs, arbitrator fees and attorneys' and experts' fees to the prevailing Party, or in the event of a mixed outcome to allocate such costs and fees based on the Parties' relative success and failure in the arbitration. The arbitrator may include in the sum for which the award is made, interest on the whole or any part of the money.
- D. The arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly.

12. Stamp Duty

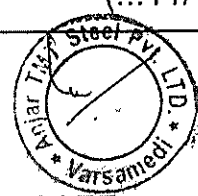
The stamp duty applicable as per Article 30(a)(4) of the Gujarat Stamp Act, 1958 is computed as per Article 20 on the twice amount of annual average rent. As such, the present lease being the term of 30 years and average annual rent computes to Rs. 4414079/- hence stamp duty is calculated at the rate of 4.9% as per Article 20 on the amount of Rs. 8828158/- (twice the amount of Rs. 4414079/-) computes to Rs. 432580/-. The Annual Average Rent is calculated as per below table.

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As per clause no. 4 of this indenture the lease rent is agreed at Rs. 123000/- per Acre (1 Acre = 40 Gunthas). i.e. Rs. 3075/- (123000/40) per Guntha the total area in Acre is 17-27 Gunthas i.e. 707 Gunthas. Hence the lease rent per year would be Rs. 21,74,025/-.

Elevation of 15% is proposed at the interval of every 3 years, hence the average annual rent would be as per table hereunder.

Period	Lease rent for one year	Lease rent for three years
01/05/2021 to 30/04/2024	2174025	6522075
01/05/2024 to 30/04/2027	2500129	7500387
01/05/2027 to 30/04/2030	2875148	8625444
01/05/2030 to 30/04/2033	3306420	9919260
01/05/2033 to 30/04/2036	3802383	11407149
01/05/2036 to 30/04/2039	4372740	13118220
01/05/2039 to 30/04/2042	5028651	15085953
01/05/2042 to 30/04/2045	5782949	17348847
01/05/2045 to 30/04/2048	6650391	19951173
01/05/2048 to 30/04/2051	7647950	22943850
TOTAL		132422358
Annual Average Rent for 30 years		4414079
Twice the amount of Average Annual Rent		8828158
Stamp Duty at the rate of 4.9%		432580

13. General Clauses

a) It is agreed between the Parties that any omission or delay by any Party hereto in exercising any right, power or privilege hereunder or any delay on the part of either Party of any right, power or privilege hereunder shall not operate as a waiver of any such and/or any other right, power or privilege hereunder.

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b) Any notice intended to be given to either party shall be deemed to be properly and validly served if it is addressed to and delivered or sent by Registered post A. D. to the addresses stated in the title of this Deed.

c) This Deed may be altered or modified only in writing and signed by both parties.

SCHEDULE - A
DESCRIPTION OF LEASED LAND

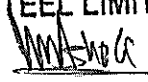
All that peace and parcel of leased area 71592.00 Sq.Mtrs. out of total consolidated area 199106.00 Sq.Mtrs. of consolidated s.no. 652/p-1, more particularly this lease area comprised of original member survey no. 655, area admeasuring 51930.00 Sq.Mtrs. and survey no. 653, area admeasuring 19662.00 Sq.Mtrs. and common rights in other amenities as per layout plan of lands for non-agricultural industrial use for manufacturing of steel products and power generation duly converted into non-agricultural industrial use situated in the sim of village Varsamedi of Registration Sub-District and Taluka Anjar of Registration District and District Kachchh, bounded as under:

Combined boundaries are as under :

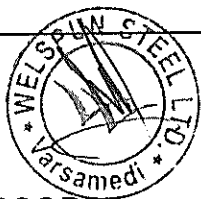
On or towards East	:	Remaining portion of land bearing consolidated S. No. 652/p-1
On or towards West	:	Remaining portion of land bearing consolidated S. No. 652/p-1
On or towards North	:	Road
On or towards South	:	Lands bearing S. No. 654/p-1

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first herein above written.

Sealed, Signed & delivered by the Party)
 Of the **FIRST PART** of the "LESSOR")
WELSPUN STEEL LIMITED)
 through its Authorised Signatory)
Mr. Ashok Iyer S/o. Shambhamurti Iyer)

For WELSPUN STEEL LIMITED

Authorised Signatory

(...13/-)



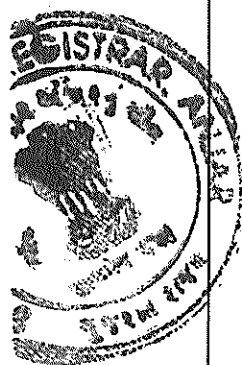
LESSOR

7 AUG 2021



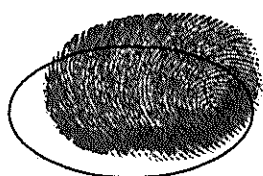




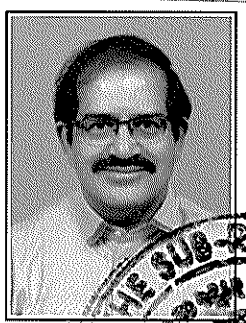


LESSEE

A J R		
No - 7228	15	29
2021		
Sealed, signed & delivered by the Party) Of the SECOND PART of the "LESSEE") ANJAR TMT STEEL PRIVATE LIMITED) through its Authorised Signatory) Mr. Girishkumar Mathur) S/o. Late Shri Kishanswaroop S. Mathur)		
In the presence of: 1) K. Mathur 2) E. Mathur		
Anjar TMT Steel Pvt. Ltd. Authorised Signatory		
(...14/-)		



7 AUG 2021

A J R		
No - 7228	16	29
2021		
...14...		
SCHEDULE AS PER SEC. 32(A) OF REGISTRATION ACT, 1908		
<div><div><p>For WELSPUN STEEL LIMITED</p><p></p><p>Authorised Signatory</p><p>Mr. Ashok Iyer S/o. Shambhamurti Iyer WELSPUN STEEL LIMITED LESSOR</p></div><div></div></div> <div><div><p>Anjar TMT Steel Pvt. Ltd.</p><p></p><p>Authorised Signatory</p><p>Mr. Girishkumar Mathur S/o. Late Shri Kishanswaroop S. Mathur Authorised Signatory ANJAR TMT STEEL PRIVATE LTD, LESSEE</p></div><div></div></div>		

ANJAR TMT STEEL PRIVATE LIMITED

AJR		
No - 7228	17	29
2021		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE THE BOARD OF DIRECTORS OF ANJAR TMT STEEL PRIVATE LIMITED IN THEIR BOARD MEETING HELD ON MAY 4, 2021 AT MUMBAI.

Lease of Land from Welspun Steel Limited

"RESOLVED THAT pursuant to Section 188 and other applicable provisions of the Companies Act, 2013 and rules and regulations made thereunder and pursuant to enabling provisions of Memorandum of Association and Articles of Association, and subject to approval by the shareholders of the Company, the consent of the Board of Directors of the Company be and is hereby accorded for entering in to lease transaction with Welspun Steel Limited as under:

Lessor	Welspun Steel Limited
Lessee	Anjar TMT Steel Private Limited
Purpose	Industrial purpose for setting up rolling mill plant and DRI kiln
Land Survey No.	Part of Survey No. 653 and 655
Area of Land to be leased	71592 Sq. mtr.
Nature of Land	Non-Agriculture
Period of Lease	30 years
Deposit	Nil
Initial Lease Rent	Rs. 1.23 lacs per annum per acre (Excluding GST)
Lease Rent Escalation	15% after every 3 years
Municipal Taxes etc.	All Municipal Tax, Other taxes to be borne by the Lessee.

RESOLVED FURTHER THAT any of the Directors of the Company, Mr. Girish Mathur and Mr. Jasmin Patel representative of the Company, be and are hereby, severally, authorized to sign, execute and register necessary agreements, applications, deeds, documents, letter of authority, papers and any amendment(s), modification(s) thereto as may be required to be executed for and on behalf of the Company in this connection and to do all such other acts, deeds and things as may be required for consummation of the above resolution.

RESOLVED FURTHER THAT any of the Directors of the Company, Mr. Girish Mathur and Mr. Jasmin Patel representative of the Company, be and are hereby, severally, authorized to affix the Common Seal of the Company on any documents wherever

Registered Address: Welspun City, Survey No. 650, Village Versamedi, Taluka Anjar, District Kutch, Gujarat 370 110, India
Email ID: companysecretary_wsl@welspun.com T: +91 2836 279051-56
Corporate Identity Number: U27209GJ2021PTC122227

[Handwritten signature]

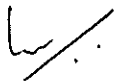
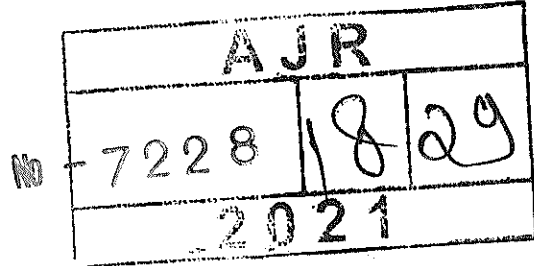
ANJAR TMT STEEL PRIVATE LIMITED

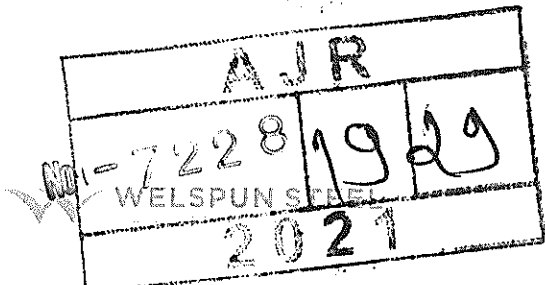
required as per Articles of Association and if required take the Common Seal of the Company out of the registered office of the Company."
Certified True Copy

For Anjar TMT Steel Private Limited



Devendra Patil
Director
DIN: 00062784





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE THE BOARD OF DIRECTORS OF WELSPUN STEEL PRIVATE LIMITED IN THEIR BOARD MEETING HELD ON MAY 4, 2021 AT MUMBAI.

Lease of Land to Anjar TMT Steel Private Limited

"RESOLVED THAT pursuant to Section 180(1)(a) and other applicable provisions of the Companies Act, 2013 ("The Act") and rules and regulations made thereunder and pursuant to enabling provisions of Memorandum of Association and Articles of Association, and subject to approval by the shareholders of the Company under Section 180 of The Act, the consent of the Board of Directors of the Company be and is hereby accorded for entering in to lease transaction with Anjar TMT Steel Private Limited as under:

Lessor	Welspun Steel Limited
Lessee	Anjar TMT Steel Private Limited
Purpose	Industrial purpose for setting up rolling mill plant and DRI kiln
Land Survey No.	Part of Survey No. 653 and 655
Area of Land to be leased	71592 Sq. mtr.
Nature of Land	Non-Agriculture
Period of Lease	30 years
Deposit	Nil
Initial Lease Rent	Rs. 1.23 lacs per annum per acre (Excluding GST)
Lease Rent Escalation	15% after every 3 years
Municipal Taxes etc.	All Municipal Tax, Other taxes to be borne by the Lessee.



RESOLVED FURTHER THAT Mr. Balkrishan Goenka, Mr. Rajesh Mandawewala and Mr. Prakash Tatia - directors of the Company, Mr. Aman Goenka and Mr. Ashok Iyer - representatives of the Company, be and are hereby, severally, authorized to sign, execute and register necessary agreements, applications, deeds, documents, letter of authority, papers and any amendment(s), modification(s) thereto as may be required to be executed for and on behalf of the Company in this connection and to do all such other acts, deeds and things as may be required for consummation of the above resolution.

RESOLVED FURTHER THAT . Balkrishan Goenka, Mr. Rajesh Mandawewala and Mr. Prakash Tatia - directors of the Company, Mr. Aman Goenka and Mr. Ashok Iyer - representatives of the Company, be and are hereby, severally, authorized to affix the Common Seal of the Company on any documents wherever required as per Articles of

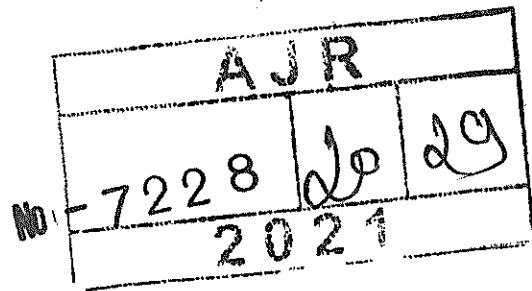
Welspun Steel Limited
C/8 BKT House, Trade World, Kamala City, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013, India.
E-mail: companysecretary_wsl@welspun.com | Website: www.welspunsteel.com
Registered Office Survey No. 650.. Village Versamedi, Taluka Anjar, Dist. Kutch, Gujarat 370 110, India.
T: +91- 2836 279051-56 | F: +91- 2836 279050
CIN: U27109GJ2004PLC044249

Association and if required take the Common Seal of the Company out of the registered office of the Company."

Certified True Copy
For Welspun Steel Private Limited



Devanshu Parekh
Company Secretary
ACS - 46921



Welspun Steel Limited
C/8 BKT House, Trade World, Kamala City, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013, India.
E-mail: companysecretary_wsl@welspun.com | Website: www.welspunsteel.com
Registered Office Survey No. 650., Village Versamedi, Taluka Anjar, Disct. Kutch, Gujarat 370 110, India.
T: +91- 2836 279051-56 | F: +91- 2836 279050
CIN: U27109GJ2004PLC044249





ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAVCA1438L

नाम / Name

ANJAR TMT STEEL PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

23/04/2021

NO

AJR		
7228	21	29
2021		



Signature Not Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2021.04.26 12:28:09
GMT+05:30
Reason: NSDL ePAN Sign
Location: Mumbai

✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।

✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)

✓ Assessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

✓ PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

✓ PAN Card में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAVCA1438L</p> <p>नाम / Name ANJAR TMT STEEL PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 23/04/2021</p>	<p>भारत सरकार GOVT OF INDIA</p> <p>इस कार्ड के खोने/गाने पर कृपया सूचित करें/लौटवाएं: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDL, 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



ભારત સરકાર
Government of India

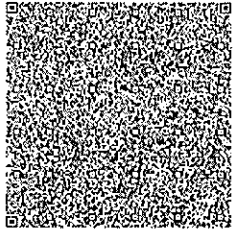
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામીકરણ ક્રમ સંખ્યા/ Enrolment No.: 1190/88873/01238

Download Date: 16/07/2020
To
વેલ્લોર શંભામુર્તિ અશોક ઈયર
Vellor Shambhamurti Ashok Iyer
S/O: Shambhamurti Iyer
176
bageshree township-2
Survey-391
Varsamedi
Varsamedi
Kachchh Gujarat - 370110
9978918063,

Issue Date: 12/01/2014

Signature Not Verified
Digitally signed by Unique Identification Authority of India
Date: 2020.07.16 18:19:31
IST



તમારો આધાર નંબર / Your Aadhaar No. :

4052 6918 6566

VID : 9139 9147 3951 9985

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



Download Date: 16/07/2020



વેલ્લોર શંભામુર્તિ અશોક ઈયર
Vellor Shambhamurti Ashok Iyer
જન્મ તારીખ/DOB: 14/03/1964
પુરુષ/ MALE

Issue Date: 12/01/2014

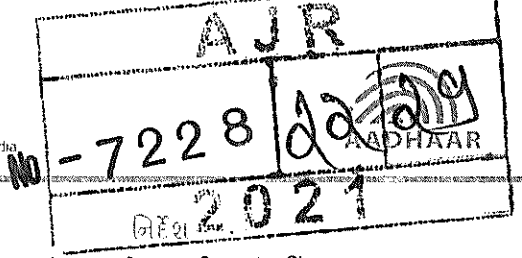
4052 6918 6566

VID : 9139 9147 3951 9985

મારો આધાર, મારી ઓળખ



Government of India



- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

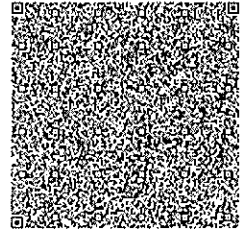


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું :
S/O: શંભામુર્તિ ઈયર, 176, બાગેશ્રી ટાઉનશિપ-2,
સર્વે-391, વેરસામેડી, કચ્છ,
ગુજરાત - 370110

Address:
S/O: Shambhamurti Iyer, 176,
bageshree township-2, Survey-391,
Varsamedi, Kachchh,
Gujarat - 370110



4052 6918 6566

VID : 9139 9147 3951 9985

1047 | help@uidai.gov.in | www.uidai.gov.in

A J R		
No - 7228	23	29
2021		

आयकर विभाग INCOME TAX DEPARTMENT WELSPUN STEEL LIMITED	भारत सरकार GOVT OF INDIA 
03/08/2004 <small>Permanent Account Number</small> AAACW309G	



[Handwritten signature]



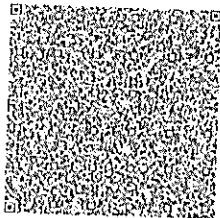
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामपंक्ति क्रम/ Enrolment No.: 0000/00573/71555

To
Mathur Girishkumar
C/O WELSPUN
D 202
WELSPUN COLONY
VARSAMEDI
Varsamedi
Varsamedi
Varsamedi
Kachchh Gujarat - 370110
9428673225

Download Date: 10/07/2019

Signature Not Verified
Please verify the
signature of the
person whose name
is on the Aadhaar



QR Code Not Verified

आपका आधार क्रमांक / Your Aadhaar No. :

2907 5894 7553

VID : 9142 3678 3204 4072

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Mathur Girishkumar
Mathur Girishkumar
जन तिथि/DOB: 07/09/1965
पुरुष/ MALE

2907 5894 7553

VID : 9142 3678 3204 4072

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

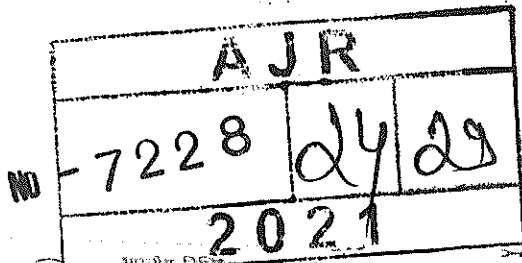
सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

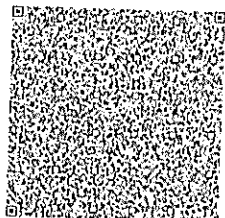
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
वेलस्पुन, डी 202, वेलस्पुन कॉलोनी, वारसामेडी,
वारसामेडी, वारसामेडी, कच्छ, गुजरात - 370110

Address:
C/O WELSPUN, D 202, WELSPUN
COLONY, Varsamedi, VARSAMEDI,
Varsamedi, Kachchh,
Gujarat - 370110



QR Code Not Verified

2907 5894 7553

VID : 9142 3678 3204 4072



Government of India

AADHAAR



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નામાંકિત ક્રમ સંખ્યા/ Enrolment No.: 1190/77005/07904

To
6552 કપિલ
Thacker Kapil
S/O: Thacker Vilhaldas
7
Krushnakrupa society
Behind D.V.highschool
Anjar
Anjar
Kachchh Gujarat - 370110
9979447890

Download Date: 19/12/2017

Generation Date: 10/02/2013

Signature Not Verified



મારો આધાર નંબર / Your Aadhaar No. :

2108 7537 2925

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India



6552 કપિલ
Thacker Kapil
જન્મ તારીખ/DOB: 27/01/1983
પુરુષ/ MALE



2108 7537 2925

મારો આધાર, મારી ઓળખ



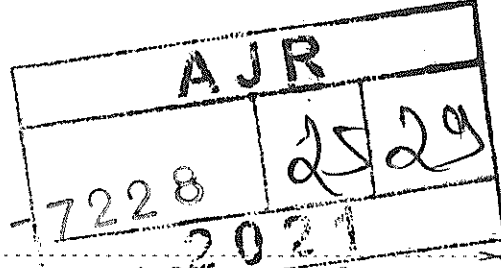
સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address:

S/O: Thacker Vilhaldas, 7,
Krushnakrupa society, Behind
D.V.highschool, Anjar, Kachchh,
Gujarat - 370110

સરનામું :

S/O 6552 વીલહદાસ, 7, ક્રુષ્ણકૃપા
સોસાયટી, ડી.વી.હાઈસ્કૂલ પાછડ, અંજાર,
કચ્છ,
ગુજરાત - 370110

2108 7537 2925

Y. Thacker

નોંધણીની ઓળખ / Enrollment No 1190/88842/04601

To,
છાયા ખેવન
Chhaya Khevan
S/O: Chhaya Dineshbhai
26-H
jain colony
anjar
Anjar
Anjar Anjar Kachchh
Gujarat 370110
9879622857

02/02/2014

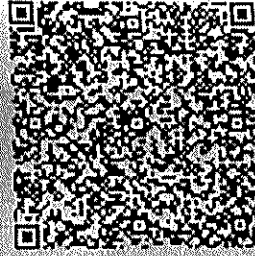
AJR		
NO - 7228	26	29
2021		

(Signature)

Ref: 254 / 20B / 124565 / 124860 / P



SH925626974FT



મારો આધાર નંબર / Your Aadhaar No. :

4676 7910 7141

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India

છાયા ખેવન
Chhaya Khevan
જન્મ તારીખ / DOB : 25/09/1985
પુરુષ / Male



4676 7910 7141

આધાર - સામાન્ય માણસનો અધિકાર

ઇન્ડિયા
ફિ હિન્ડિયા
of India
YOU SINCE 1911

શાન. યોજના
ન ફન્ડ નિયામક

શાખા :

મારો નામમાં એક એપીય
યા મોટા અક્ષરોમાં લખેલ

શ્રી

m m /

(W) 07/08/2021 5:16 PM

AJR	
7228	27/29
2021	

Serial No. <u>7228</u> Presented of the office of the Sub-Registrar of S.R.O - ANJAR Between the hour of <u>17 To 18</u> on Date <u>07/08/2021</u>	Receipt No :- 2021047012915	
	Received Fees as following	Rs.
	Registration	88290.00
	Side Copy Fee (30)	600.00
	Other Fees	0.00
TOTAL :-		88890.00

20210806590218367



[Signature]

WELSPUN STEEL LTD THU ITS AUTHO SIGN
SHRI ASHOK IYER S/O SHAMBHAMURTI IYER

[Signature]

Dharmishthaben Virabhai Ahir
Sub Registrar
S.R.O - ANJAR

[Signature]

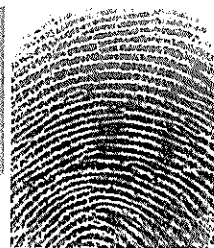
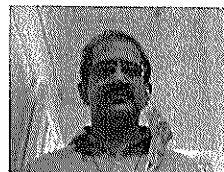
Dharmishthaben Virabhai Ahir
Sub Registrar
S.R.O - ANJAR



Signature	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing	WELSPUN STEEL LTD THU ITS AUTHO SIGN SHRI ASHOK IYER S/O SHAMBHAMURTI IYER ADD VARSAMEDI ANJAR	56			<i>[Signature]</i>

Claiming

2 ANJAR TMT STEEL PVT LTD THRU
ITS AUTHO SIGN SHRI
GIRISHKUMAR MATHUR S/O LATE
KISHANSWAROOP MATHUR
ADD VARSAMEDI
ANJAR



[Signature]

Executing Party
admits execution

(W) 07/08/2021 5:11 PM

AJR		
7228	28	29
2021		

1 KAPIL V THACKER
ADD VARSAMEDI
ANJAR



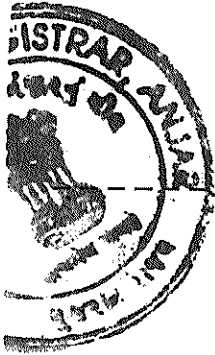
2 KHEVAN D CHHAYA ADV
ADD ANJAR



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

1. Thacker
2. Chhaya

Date: 7 Month: August -2021



Dharmishthaben Virabhai Ahir

Dharmishthaben Virabhai Ahir
Sub Registrar
S.R.O - ANJAR

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

Date: 07/08/2021

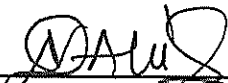
Dharmishthaben Virabhai Ahir

Dharmishthaben Virabhai Ahir
Sub Registrar
S.R.O - ANJAR

(W) 07/08/2021 5:43 PM

AJR		
7228	29	29
2021		

1	Book No.	7228	Registered No.
Date: 07-08-2021			



Dharmishthaben Virabhai Ahir
Sub Registrar
S.R.O - ANJAR

