

सूची क्र.2

26/09/2024

दुयम निबंधक : दु.ति. पारनेर
दस्त क्रमांक : 7905/2024
नोदणी :
Regn:63m

गावाचे नाव : पळवे खुर्द

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	83988000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: अहमदनगर Z.P. इतर वर्णन : इतर माहिती: मौजे पळवे खुर्द, ता. पारनेर, जि. अ. नगर येथील मिळकत पारनेर - सुपा इंडस्ट्रीयल पार्क पैकी पळवे खुर्द गाव प्लॉट नं. ए-1/6 व ए-1/7 याचे एकुण क्षेत्र 34944.00 चौ.मी. (Plot Number : PLOT NO A-1/6, A-1/7 ;)
(5) क्षेत्रफळ	1) 34944.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करन देण-या/लिहून ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश प्रतिवादिचे नाव व पत्ता.	1): नाव:- महाराष्ट्र इलेक्ट्रॉनिक्स प्रा. लि. करिता आयुष तायल वय:- 33; पत्ता:- प्लॉट नं. - माळा नं. - इमारतीचे नाव:-, ब्लॉक नं. - , रोड नं. राहणार - पळवे खुर्द, ता. पारनेर, जि. अ. नगर, महाराष्ट्र, आं. ए. ङ्गागाव. पिन कोड:- 414301 पॅन नं:- AAACU6815C
(8) दस्तऐवज करन देण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- महाराष्ट्र औद्योगिक विकास महामंडळ, अहमदनगर, सुपा - पारनेर इंडस्ट्रीयल पार्क - - वय:- 100; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:-, ब्लॉक नं. - , रोड नं. राहणार - पळवे खुर्द, ता. पारनेर, जि. अ. नगर, महाराष्ट्र, आं. ए. ङ्गागाव. पिन कोड:- 414301 पॅन नं:- AAACM3560C
(9) दस्तऐवज करन दिल्याचा दिनांक	26/09/2024
(10) दस्त नोदणी केल्याचा दिनांक	26/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7905/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सुची क्र. II
नोदणी नंतरची प्रथमप्रल
अस्सल वरहुकुम नकल
दुयम निबंधक, अ.ति. - 9
पारनेर





CHALLAN
MTR Form Number-6



GRN	MH008834954202425E		BARCODE			Date	26/09/2024-15:02:33		Form ID
Department	Inspector General Of Registration			Payer Details					
Registration Fee				TAX ID / TAN (If Any)					
Type of Payment Ordinary Collections IGR				PAN No. (If Applicable)					
Office Name PRN_PARNER SUB REGISTRAR				Full Name		UKB ELECTRONICS PVT LTD			
Location AHMEDNAGAR									
Year 2024-2025 One Time				Flat/Block No.		PLOT NO A-1/6 AND A-1/7			
Account Head Details				Amount In Rs.		Premises/Building			
0030063301 Amount of Tax				100.00		Road/Street SUPA			
				Areal/Locality		PARNER			
				Town/City/District					
				PIN		414301			
Remarks (If Any)									
SecondPartyName=MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION-CA=83988000-Marketval=83988000									
₹ 100.00				Amount In		One Hundred Rupees Only			
Total				100.00		Words			
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		02300042024092665687 242700914916	
Cheque/DD No.				Bank Date		RBI Date		26/09/2024-15:04:01 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चलन केवल दुर्यस निबधक कार्यालयाल नोदणी कदवद्याख्या दस्ताराली लागु आहे . नोदणी न कदवद्याख्या दस्ताराली खदर चलन लागु नाही .

Mobile No. : 8379953941

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-152-7905	0004892305202425	26/09/2024-17:15:18	IGR340	100.00
Total Defacement Amount					100.00

Challan Defaced Details

Page 1/1
26/09/2024
9139



Print Date 26-09-2024 05:18:21



CHALLAN
MTR Form Number-6



GRN	MH00868893202425E	BARCODE						Date	24/09/2024-12:29:48	Form ID	36
Department	Inspector General Of Registration	Payer Details									
Stamp Duty											
Type of Payment	Sale of Non Judicial Stamps (GR Rest of Maha	TAX ID / TAN (If Any)									
Office Name	PRN_PARNER SUB REGISTRAR	PAN No.(If Applicable)									
Location	AHMEDNAGAR	Full Name		UKB ELECTRONICS PVT.LTD.							
Year	2024-2025 One Time	Flat/Block No.		PLOT NO.A-1/6 AND A-1/7							
Account Head Details		Amount In Rs.									
0030046401	Sale of NonJudicial Stamp	100.00		Road/Street		MIDC SUPA PARNER INDUSTRIAL PARK					
				Area/Locality		PARNER					
				Town/City/District							
				PIN		414301					
Remarks.(If Any)											
SecondPartyName=MIDC-CA=95-Marketval=83988000											
				Amount In		One Hundred Rupees Only					
Total		100.00		Words							
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572024092449467 IK0CYFYBC1			
Cheque/DD No.				Bank Date		RBI Date		24/09/2024-12:30:40		25/09/2024	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		269 , 25/09/2024					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्यत लिखक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURER, MUMBAI 02
Date: 2024.09.24 17:19:07 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-152-7905	0004892296202425	26/09/2024-17:15:09	IGR340	100.00
Total Defacement Amount					100.00

2127
26/09/2028
21/39





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	Receipt Date
0924260209513	26/09/2024

Received from SRO PARNER, Mobile number 8379953941, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 7905 dated 26/09/2024 at the Sub Registrar office S.R. Parner of the District Ahmednagar.

Payment Details

Bank Name	MAHB	Payment Date	26/09/2024
Bank CIN	10004152024092609005	REF No.	015420441
Deface No	0924260209513D	Deface Date	26/09/2024

This is computer generated receipt, hence no signature is required.

₹ ६२०
26/09/2024
31/34



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: 0241-2779797,

Fax:

E-mail: roahmednagar@midcindia.org

REGIONAL OFFICE, AHMEDNAGAR
CFC BUILDING, NAV-NAGAPUR,
MIDC
AHMEDNAGAR - 414111

Letter No.: MIDC/RO(AHMEDNAGAR)/Supa
Parner Industrial Park/LMS-35/**DIS-7595412024**

Date: 26-SEP-2024

To,
✓ M/S. UKB ELECTRONICS PVT. LTD.

C-118 Sector 63, Noida , Uttar Pradesh,

Subject :- **Supa Parner Industrial Park**

Plot No. A-1/6 & A-1/7

Asking party to register the lease document.

Sir/Madam/Gentlemen,

The Lease in respect of the subject Plot has been executed on **26/09/2024**. The Lease is to be presented to the Sub-Registrar for the purpose of registration within a specific time limit prescribed by the law viz. within 4 months from the date of execution of documents. We would request you to lodge both copies of the Lease for the registration making.

(1) The original returnable to you and

(2) The duplicate to the

REGIONAL OFFICE, AHMEDNAGAR
CFC BUILDING, NAV-NAGAPUR,
MIDC

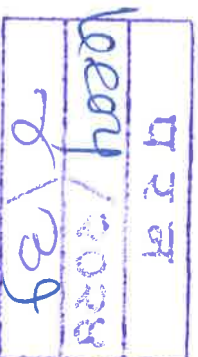
AHMEDNAGAR - 414111

(3) Three Xerox copies of original documents of Lease on the ledger paper duly executed by yourself and MIDC, be submitted to the Sub-Registrar along with original document. Xerox copies should be prepared by inserting butter papers amongst all the pages of the documents.

The Government in the Revenue and forest Department by its Notification No. RGN. 1093/1470/ Ct.No.360/M-1, dated 18 November 1996 has exempted the undersigned from appearing before the Sub-Registration of Assurances for the purpose of registration of the Lease and such incidental documents. A copy of the Notification is attached herewith for handing over to the Sub-registrar of Assurances at the time of presenting documents for registration.

We would like to request you to intimate us the serial nos. and the date on which the documents have been lodged for registration with the Sub-Registrar of Assurances. Two Xerox copies of the receipt of the payment of the registration charges obtained by you from the Sub-Registrar of Assurances may be forwarded to us for record as proof of lodging the lease and its duplicate for registration.

We inform you that Income Tax Authorities have omitted section 230A of IncomeTax Act 61 from the statute Book with effect from 01-06-2001 by Finance Act 2001. Therefore no question arises of issuing any certificate under the said section by the undersigned.



MIDC/RO(AHMEDNAGAR)/Supa Parner Industrial Park/LMS-35/

Before lodging the Lease for registration as above, you may keep certified true copies of the original documents for your record till you get the original documents duly registered. You may need the same for submitting to the financial institution when you decide to raise financial assistance for your unit.

Thanking You,

Yours faithfully,


Regional Officer,
MIDC, AHMEDNAGAR.

Encl : as above

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THIS LEASE made at A' Nagar the 26th day of Sept Two Thousand Twenty Four.

BETWEEN

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

M/s. UKB ELECTRONICS PVT. LTD., a Company incorporated under the Companies Act 1956 / Companies Act, 2013 and having its /business at **Plot No. A-1/6 & A-1/7, Supa-Parner Industrial Park**, hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part.

WHEREAS

A) The Lessor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961 is holding the land acquired by the State Govt. under Chapter VI of MID Act for the purpose of securing rapid & orderly establishment of Industrial area & Industrial estates in the State of Maharashtra & to assist generally in the growth, development, management & organization of Industrial area/ estates & is empowered by the Govt. of Maharashtra to make available the Plot of units on such land, to entrepreneurs/undertakings to establish themselves in such areas on payment of premium to lessor, on certain terms & conditions as prescribed by & on behalf of the State Government.

B) By an Agreement to Lease dated the **4th day of November, 2022** Recitals

and made between the lessor of the One Part, and **M/s. UKB ELECTRONICS PVT. LTD.**, of the Other Part. The Lessor agreed to grant to the **M/s. UKB ELECTRONICS PVT. LTD.**, upon the performance and observance by the **M/s. UKB ELECTRONICS PVT. LTD.**, of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximately **34944.00** square meters or thereabouts in **SUPA-PARNER Industrial Park** bearing Plot No. **A-1/6**

& **A-1/7** hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto

22/11/2022
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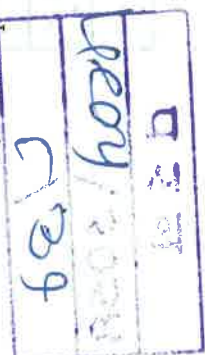
The said Agreement to Lease is registered with the Sub -Registrar of Assurances, Parner, Under Serial No. **7304/2022** on **11/11/2022**.

C) The Lessee has paid the Stamp Duty of **Rs.500/- (Rupees five Hundred Only)** on the Parner on the Agreement to Lease dated **11th day of November, 2022** on the amount of the premium of **Rs.8,39,88,000/- (Rupees Eight Crore Thirty Nine Lakh Eighty Eight Thousand only)**.



(D) At the request of the Lessee, the Lessor handed over the possession of the Demised Land to the Lessee on the **28th day of July, 2022** and the Lessee has completed **21009.61 Sq. M.** construction on the Demised Land as per the plans approved by the Lessor and obtained Occupation Certificate (OC)/Building Completion Certificate (BCC) Date **26/07/2024** from the Lessor.

(E) The Lessee has now requested the Lessor to execute lease in favour of the Lessee which the Lessor has agreed to do on the terms and conditions stipulated hereunder.



NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the Demised Land of the sum **Rs.8,39,88,000/- (Rupees Eight Crore Thirty Nine Lakh Eighty Eight Thousand only)** paid by the Lessee to the Lessor as towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee ALL that piece of land known as Plot No. **A-1/6 & A-1/7** in the **Supa - Parner Industrial Park**, and within Village limits of **Palve (Kh.)**, Taluka and Registration sub-District **Parner** District and Registration District **Ahmednagar** and containing by admeasurements **34944.00** square Meters or thereabouts and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of **Ninety Five** years computed from the **1st day of July, 2022** subject nevertheless to the provisions of the Maharashtra



Land Revenue Code, 1966 and the rules there under ^{PAYING THEREOF} yearly rent of rupee one / rupees during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lessor The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year

2004/2024
2004/2024



2. The Lessee with intent to bind all persons into whose hands the Demised Land may come both/do hereby covenant with the Lessor as follows:

a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

To Pay Rent

To pay rates
and taxes



(b) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments or other outgoings of every description whatsoever for the time being payable either by Lessor/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the lease deed.

c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed there

To pay fees or
service charges

2004/2024

2004/2024

under by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

ii) All charges including rent, recurring fees, service charges due and payable by Lessee, if not paid within the stipulated time limit, shall be recovered along with delayed payment charges at the rate prescribed by the Lessor from time to time.

charges of the plot
1000/2028
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(d) The Lessee shall at his own expense maintain the trees so planted in good condition throughout the Term hereby created under these presents. At least one tree shall be planted per 200

Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Land

(e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.



(f) Not to erect any building, erection or structure except compound wall, steps, garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA " which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

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(g) The Lessee having at **his** own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.

(h) (i) The Lessee shall duly comply with the provision of the Water (Prevention & Control of Pollution) Act, 1974. The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 as may be amended from time to time and the rules made there under as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid

To comply with the Provision of the Water (Prevention of pollution) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protection) Act, 1986 and amendments issued from time to time.

Membership of CETP



ii) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

(i) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations set out in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

To build as per agreement

(j) That no additional building or erection to be erected hereafter Plans to be



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unless and until specifications, plans, elevations, sections and submitted details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

(k) To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything under the authority herein contained.

(l) Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees.

(m) The Lessee shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in



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accordance with the prevailing policy.

(n) The Lessee shall at all times during the Term to observe and To build conform to the said Building Regulations set-out in the Second according to Schedule and to all bye-laws, rules and regulations of the Lessor. rules

(o) To observe and confirm to all rules, regulations and Sanitation bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.



(p) That no alteration or additions shall any time be made to Alterations the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA

(q) Throughout the said Term at the Lessee expense well and To repair substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the SPA. The said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

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(r) To permit the Lessor or the Chief Executive Officer or the SPA them and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the Demised Land and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee call upon him to execute the repairs and upon Lessee's failure to do so within a reasonable time the Lessor may do such repairs at the expense in all respect of the Lessee.

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Nuisance

(s) Not to do or permit anything to be done on the demises premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.



(t) (i) To use the Demised Land only for the purpose of User

Industrial as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder- written and not to use the Demised Land or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid- effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever

(ii) The Lessee also agrees that in the event during the term of the

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lease the Lessee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy

(u) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the name/s of the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

(v) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED

always that the Lessee shall be at liberty if Lessee shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings,

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erections, structures and materials from the Demised Land but so nevertheless the Lessee shall deliver the possession of the Demised Land as aforesaid to the Lessor leveled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

(w) (i) Not to assign, underlet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessee interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present lease and demise.

(ii) If the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee for termination of this Lease unilaterally.

(x) Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessee/Lessor's expenses within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

(y) (i) That In employing skilled and unskilled labour, the

To give preference in

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Lessee shall give first preference to the person/s who are able-
bodied and fulfilling general qualifications as prescribed by the
Lessee and whose lands are acquired for the purpose of the said
Industrial.

ii) The Lessee shall also endeavor to employ the local persons
considering their knowledge of handling and operating the
equipment/machineries used by the Lessee and fulfilling the
general qualifications as prescribed by the Licensee.



(z) In the event of death of the Lessee permitted assignee or
assignees of the Lessee being a natural the person or persons to
whom the title shall be transferred as heir or otherwise shall
cause notice thereof to be given to the Lessor within three
months from such death.

Notice in case
of death.

(zz) In the event the power requirement of the Lessee is more
than 5 MVA, the Lessee shall provide space within the Demised
Land of a required size and shall at its own costs construct the
EHV-132/220KV Sub-Station and for that purpose the Lessee shall
plan the land requirement considering the land requirement of
EHV Sub-Station.

Provision of
EHV Sub-
station



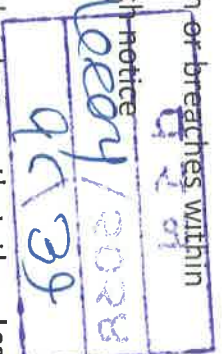
3. If and whenever any part of the rent hereby reserved or
recurring fees or service charges payable by the Lessee hereunder
shall be in arrear, the same may be recovered from the Lessee as
an arrear of land revenue under the provisions of the
Maharashtra Land Revenue Code 1966 (XLI of 1966) together with
interest thereon at prevailing rate from the date of default in
payment.

Recovery of
Rent fees etc.
as land
revenue

4. If the said rent hereby reserved or recurring fees or service
charges or any other charges payable by the Lessee hereunder
shall be in arrears for the space of thirty days whether the same

Rent, fees Etc.
in arrears

shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and Lease shall be determined and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice



5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee part contained shall and may peaceably enjoy the Demised Land or the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.



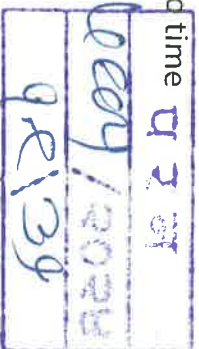
6. The layout of the **Supa-Parner Industrial Park** and the Building Alteration of estate rules and other Regulations and covenants relating thereto other than

the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessee shall have no right to require

the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor

7. That the Lessee shall observe and conform the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act

from time to time



Provisions of MID Act applicable

8. All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by his and any notice to be given to the Lessee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee.

9. If the Lessee duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessee shall give notice in writing of such desire to the Lessor at least six months before the expiration of the Term hereby granted. The Lessor shall and will at the cost and expense in every respect of the Lessee grant to the Lessee a new Lease of the Demised Land for a further term of **95 years** on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

Renewal of Lease



10. The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

Cost and charges to be borne by the Lessee

11. The marginal notes do not form part of the Lease and shall not Marginal Notes be referred to for construction or interpretation thereof

IN WITNESS WHEREOF Shri. _____, the Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf.

AND

M/s. UKB ELECTRONICS PVT. LTD., the Lessee's hath hereunto set its hand day and year first above written.



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FIRST SCHEDULE

(Description of land)

All the piece or parcel of land known as Plot No. A-1/6 & A-1/7 in the Supa Parner Industrial Park, within the village limits of Palve (Kh.) and Taluka and Registration, Sub-District PARNER and Registration District Ahmednagar containing by admeasurements **34944.00 Sq. Mtrs.** or thereabouts and bounded by Red coloured boundary lines on the plan annexed hereto, that is to say:

On or towards the North by	:	Plot No. A-7
On or towards the South by	:	MIDC Road R/w 20.00 Mtr.
On or towards the East by	:	MIDC Road R/w 45.00 Mtr.
On or towards the West by	:	MIDC Road R/w 20.00 Mtr.

SECOND SCHEDULE

(Building Regulations)

1. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time to applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
2. The Lessee shall utilize the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be built on the plot except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to

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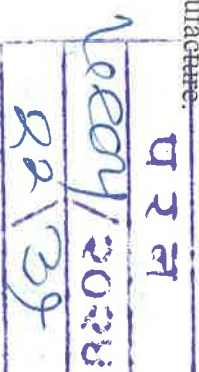


enable him to grant No Objection.

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatin or glue manufacture of processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fire-works.
5. Fat rendering.
6. Fat, tallow, grease or lard refining or manufacture.
7. Pyroxylin manufacture.
8. Garbage, offal or dead animal's reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



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SIGNED, SEALED AND DELIVERED BY

SHRI. SHRI V. GAWDE

Regional Officer

of the within named Maharashtra Industrial

Development Corporation

in the presence of :-

1. B. E. Damodhar Ar. Ar. Ar.
2. P. N. Pekar Ar. Ar. Ar.



Ar. Ar. Ar.
Regional Officer,
MIDC, Ahmednagar.

SIGNED, SEALED AND DELIVERED BY THE
above named Lessee

The Common Seal of the within named Lessee
M/s. UKB ELECTRONICS PVT. LTD., was
pursuant to a resolution of its Board of
Directors passed in that behalf on 16th
day of Sept-2024 is affixed hereto in the
presents of

Shri/Smt. Pragush Tayal

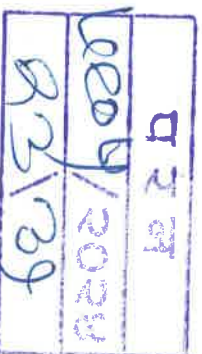
Directors / authorized signatory of the
Company who, in token of having affixed the
Company's seal has/have set his/their
respective hands hereto in the presence of:

- 1) Prashant Umav - [Signature]
- 2) Tushar Pawar - [Signature]



For UKB ELECTRONICS PVT. LTD.

Authorised Signatory

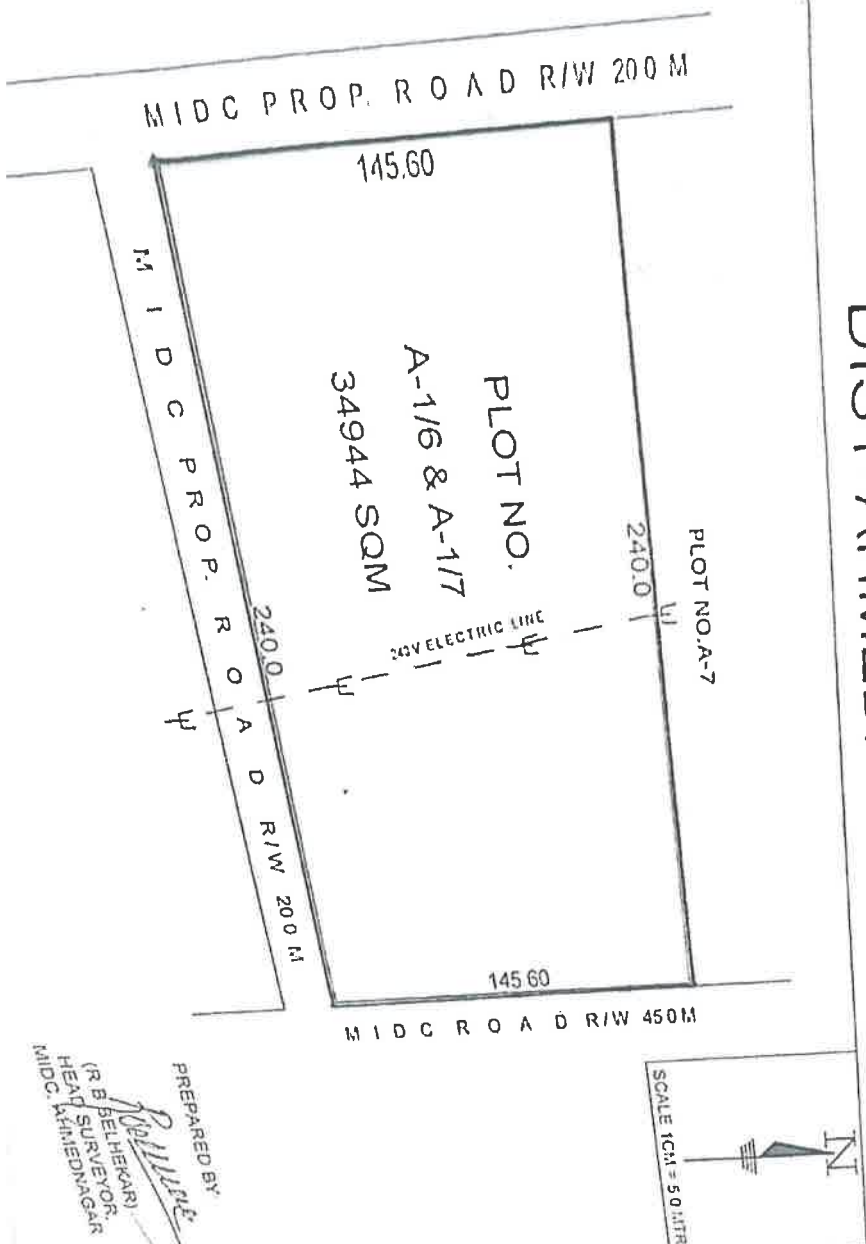


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SUPA PARTNER INDUSTRIAL PARK

VILL- PALVE (Kh), TAL-PARNER,

DIST-AHMEDNAGAR.



PREPARED BY
R. B. Belhekar
(R. B. BELHEKAR)
HEAD SURVEYOR
MIDC, AHMEDNAGAR

For UKB ELECTRONICS PVT. LTD.

Authorised Signatory



Regional Officer,
MIDC, Ahmednagar.

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आयकर विभाग
 INCOME TAX DEPARTMENT
 आयुश टायल
 PARDEEP KUMAR TAYAL
 11/02/1991
 Permanent Account Number
 AQLPT8488L
 भारत सरकार
 GOVT. OF INDIA
 01082012

हस्ताक्षर

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