



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

10340/22

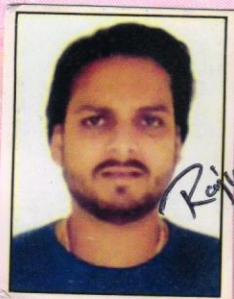
e-Stamp

eStamp Locked & Verified

**Certificate No.** : IN-UK16932325436097U  
**Certificate Issued Date** : 07-Nov-2022 12:19 PM  
**Account Reference** : NONACC (SV)/ uk1233704/ VIKAS NAGAR/ UK-DH  
**Unique Doc. Reference** : SUBIN-UKUK123370438955154579046U  
**Purchased by** : DIXON TECHNOLOGIES SOLUTIONS PVT LTD THRU SATYAPAL  
**Description of Document** : Article 35 Lease  
**Property Description** : MAUZA CENTRAL HOPE TOWN TEHSIL VIKASNAGAR DEHRADUN  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : MS ALLURE CONSUMER PRODUCTS PVT LTD THRU RAJAN  
**Second Party** : DIXON TECHNOLOGIES SOLUTIONS PVT LTD THRU SATYAPAL  
**Stamp Duty Paid By** : DIXON TECHNOLOGIES SOLUTIONS PVT LTD THRU SATYAPAL  
**Stamp Duty Amount(Rs.)** : 12,76,100  
 (Twelve Lakh Seventy Six Thousand One Hundred only)



Please write or type below this line



Rajan



Satyapal

PU 0003890223

**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.



# Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns, Subtle Logo images, Complex ornamental design borders, Anti-copy, the appearance of micro printing, artificial watermarks and other Overt and covert features."







## Online Public Data Entry Summary

\*UKPDE2022045222876\*

DISTRICT NAME : देहरादून SRO : विकासनगर, प्रथम

UKPDE2022045222876

7-Nov-2022

12:56:32

Appointment Date: 07 Nov 2022

Appointment Time: 11:30 a.m to 12:30 p.m

Appointment TokenNo: 15

Deed/Article Type : Lease

Sub-Deed/Sub-Article : Lease(Not Exceeding 30 years)

Village/Location For Index : सेन्ट्रल होप टाऊन (सेलाकुई)

Village/Location/Road Selected for Circle RateList : सेन्ट्रल होप टाऊन (सेलाकुई)

Khewat : 0

Khatoni : 0

Khasra : 122, 265

House/Flat No: 0

Area : 325.2700 वर्ग मीटर

Latitude : -

Longitude : 0.0000000000

Land Value : 0.00

Construction Value : 0.00

Transaction Value : 0.00

Market Value : 0.00

Advance : 0.00

Lease Period : 9.00

Avg. Rent

: 1100000.00

Stamp Duty : 1276100.00

Regn Fees : 25000.00

Pasting Fees : 100

Page : 42

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार	क्षेत्रफल			
आवासीय निर्माण का विवरण					
क्र सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकबा
निबंधक शुल्क का विवरण					
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25000.00	0		
स्टाम्प शुल्क का विवरण					
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	1276100.00	IN-UK16932325436097U	7-Nov-2022	0





पच्छवादून बार एसोसिएशन  
अप्रैल 2021 - मार्च 2022  
विकासनगर, देहरादून (उत्तराखण्ड)  
पुस्तकालय अनुदान

न०

25AA7

दिनांक.....

रु०

200/-

अध्यक्ष

पुस्तकालयाध्यक्ष

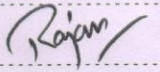


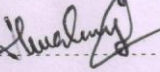
सचिव



Appointment Date: 07 Nov 2022

Appointment Time: 11:30 a.m to 12:30 p.m

Appointment Token No: 15

		पक्षकारों का विवरण				
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री मैसर्स अल्लुरे कंजूमर प्राइवेट लिमिटेड (पैन कार्ड-AAOCA8470F) द्वारा राजन गुप्ता पुत्र श्री रमेश चंद गुप्ता निवासी सोसाइटी एरीया सुभाष नगर क्लेमेंट टाऊन मोहब्बे बाला देहरादून उत्तराखण्ड		BUSSINESS		9997799997	ADHAAR : 5746 1970 0587
क्रेता / द्वितीय पक्ष	श्री डिक्सन टेक्नोलॉजी सोल्युशंस प्राइवेट लिमिटेड (पैन कार्ड - AAICD3812E) द्वारा सत्यपाल चौधरी पुत्र श्री हरी सिंह निवासी सी-204 जी.एम.एस. रोड नियर बहुगुणा इंटर कॉलेज ओम सार्थक सोसाइटी सेवलाकला देहरादून उत्तराखण्ड		BUSSINESS		8477004803	ADHAAR : 4007 3920 9670
गवाह	श्री राजीव शंगारी पुत्र श्री पी.एन. शंगारी निवासी 19, अरविंद मार्ग आर्यनगर देहरादून उत्तराखण्ड		PRIVATE JOB		9897693558	ADHAAR : 6907 5492 3632
गवाह	श्री अतिन अहलुवालिया पुत्र श्री प्रीतम सिंह अहलुवालिया निवासी हाउस न0 292 पण्डितवाडी फेस-2 नियर लवली मार्केट पण्डितवाडी देहरादून		PRIVATE JOB		9917470111	ADHAAR : 7373 4483 9654

Deed Writer /Advocate Name : UMESH CHAND ADVOCATE









ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAICD3812E

नाम / Name

DIXON TECHNOLOGIES SOLUTIONS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

16/03/2021



Validity unknown

Digitally signed by Income Tax  
PAN Services Unit, NSDL  
eGovernance  
Date: 2021.03.16 12:11:34  
GMT+05:30  
Reason: NSDL e-PAN 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 इलक्ट्रॉनिक 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)
- ✓ Possessing 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।
- ✓ The 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".  
संलग्न पैन कार्ड 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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAICD3812E

नाम / Name  
DIXON TECHNOLOGIES SOLUTIONS  
PRIVATE LIMITED

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
16/03/2021



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

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](#)

*Shelley*









भारत सरकार  
GOVERNMENT OF INDIA



राजन गुप्ता  
Rajan Gupta  
जन्म तिथि/ DOB: 15/03/1987  
पुरुष / MALE



5746 1970 0587

आधार-आम आदमी का अधिकार

*Rajan*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
आत्मज: रमेश चंद गुप्ता,  
सोसाइटी एरिया, बुधवार  
नगर, फ्लैमेट नगर, मोहम्मद  
बाला, देहरादून,  
उत्तराखण्ड - 248002

Address:  
S/O. Ramesh Chand Gupta, Society  
Area, Subhash Nagar, Clement Town,  
Mohabbey Vihar, Dehradun,  
Uttarakhand - 248002

5746 1970 0587

Aadhaar-Aam Admi ka Adhikar







आयकर विभाग  
INCOME TAX DEPARTMENT  
ALLURE CONSUMER PRODUCTS  
PRIVATE LIMITED

भारत सरकार  
GOVT. OF INDIA

14/10/2016

PAN Card Number

AAOCA8470F

Rajan



भारत सरकार  
GOVERNMENT OF INDIA



राजीव शंगारी  
RAJEEV SHANGARI  
जन्म तिथि/ DOB: 19/08/1965  
पुरुष / MALE



6907 5492 3632

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

19, अरविंद मार्ग, आर्य नगर,  
देहरादून, देहरादून,  
उत्तराखंड - 248001  
NAGAR, Dehradun, Dehradun,  
Uttarakhand - 248001

Rajan

6907 5492 3632

MEERA AADHAAR, MERI PEHACHAN



सत्यपाल सिंह  
Satyapal Singh  
जन्म तिथि/ DOB: 08/10/1981  
पुरुष / MALE



4007 3920 9670

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

हरी सिंह, सी-204,  
जी.एम.एस.मार्ग, बहगुना  
इंटर कॉलेज के पास, ओम  
सार्थाक सोसाइटी, शेवला  
कला, देहरादून,  
उत्तराखंड - 248171  
S/O, Hari Singh, C-204,  
G.m.s.road, Near Bahuguna  
Inter College, Om Sarthak  
Society, Shewala Kaia,  
Dehradun,  
Uttarakhand - 248171

4007 3920 9670

MEERA AADHAAR, MERI PEHACHAN

Rajan



*(Signature)*

STATE OF UTTAR PRADESH  
GOVERNMENT OF UTTAR PRADESH  
SECRETARY, UTTAR PRADESH  
LAW DEPARTMENT

SECRET

U.P. SECRETARY, UTTAR PRADESH







भारत सरकार

Government of India



अतिन अहलुवालिया

Atin Ahluwalia

जन्म तिथि / DOB : 07/04/1985

पुरुष / Male

7373 4483 9654

मेरा आधार, मेरी पहचान

16/12/2015



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता: पुत्र प्रीतम सिंह अहलुवालिया, हाउस  
नं.-292, पंडितवारी, फेस-2, लवली मार्केट के  
पास, पंडितवाड़ी, देहरादून, उत्तराखंड, 248007

Address: S/O Pritam Singh Ahluwalia,  
House No.-292, Panditwari, Phase-2, Near  
Lovely Market, Panditwari, Dehradun,  
Uttarakhand, 248007



7373 4483 9654



1947



help@uidai.gov.in



www.uidai.gov.in

*Handwritten signature*







## Dixon Technologies Solutions Private Limited

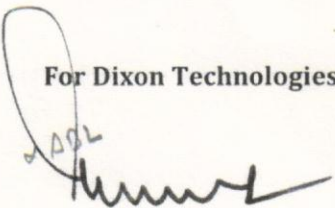
### AUTHORISATION TO SIGN & EXECUTE LEASE DEED

I, Atul B. Lall, Director of M/s Dixon Technologies Solutions Private Limited ("**Company**") having Registered Office at B-14 & 15, Phase- II Noida, Uttar Pradesh- 201305 pursuant to authorization given vide Board Resolution dated 17<sup>th</sup> March, 2021 do hereby empower and authorize **Mr. Satyapal Chaudhary, Authorised Signatory** for the following purposes-

"To sign and execute a lease deed, for and on behalf of the Company with **ALLURE CONSUMER PRODUCTS PVT LTD ("Lessor")** in relation to take on lease property situated at Building/ Property No. 122 & 265, Central Hope Town, Selaqui, Dehradun - 248001 and to execute other related documents and to undertake all necessary steps to register the said Lease Deed."

The aforesaid authority shall remain in force until the signing and registration of the aforesaid Deed.

For Dixon Technologies Solutions Private Limited

  
Atul B. Lall  
Director

Date: 03.11.2022









# ALLURE CONSUMER PRODUCTS PVT. LTD.

KHASRA NO. 122 & 265, CENTRAL HOPE TOWN,  
SELAQUI, VIKAS NAGAR, DEHRADUN- 248011, UTTARAKHAND  
( MANUFACTURES OF COSMETICS GOODS OF FMCG COMPANIES )  
" HONESTY IS OUR BEST POLICY "

Ref. No. : .....

Date.: .....

DT :05:10:2022.

## BOARD RESOLUTION


{ IT IS RESOLVED THAT THE BOARD OF MEMBERS OF ALLURE CONSUMER PRODUCTS PVT. LTD  
AUTHORISED MR. RAJAN GUPTA ( AUTH. SIGNATORY ) IN COMPANY, AS A SIGNING AUTHORITY UNDER  
ACT 1948 2N(1) TO SIGN ALL THE GOVT LEGAL DOCUMENTS, OTHER COMPANY LEASE DOCUMENTS &  
ALL THE OTHER LEGAL DOCUMENTS ON BEHALF OF THE COMPANY }.

{ THE BOARD WILL DO ALL THE LEGAL FORMALITIES REQUIRED BY THE BANK ON BEHALF OF COMPANY }.

ALLURE CONSUMER PRODUCTS PVT. LTD.

Shweta Gupta

SHWETA GUPTA  
( DIRECTOR )

  
ARJUN GUPTA  
( DIRECTOR )

ALLURE CONSUMER PRODUCTS PVT. LTD.

  
Authorised Signatory

Rajan Gupta



allureconsumerproducts@gmail.com

07500199999, 08881111114





**LEASE- DEED**  
**(Relevant Particulars)**

This **LEASE DEED** is made and executed on this **07<sup>th</sup>** day of **November 2022** at Vikasnagar, Distt. Dehradun, Uttarakhand.

**BETWEEN**

**M/s ALLURE CONSUMER PRODUCTS PVT LTD. (PAN: AAOCA8470F)** having its registered office at **KHASRA NO. 122 AND 265, CENTRAL HOPETOWN SELAQUI DEHRADUN-248011**, having represented by it's authorized representative **Mr. Rajan Gupta ( Aadhar number -574619700587)** resident of **Society Area , Subhash Nagar , Clement Town, Mohabbey Wala, Dehradun, Uttarakhand 248002**, authorized vide board resolution dated **05th October 2022**, hereinafter referred to as the "**Lessor**") which expression shall unless repugnant to the meaning or context thereof, be deemed to mean and include its authorized representative, successors, permitted assigns of the **LESSOR/LANDLORD**.

**AND**

**Dixon Technologies Solutions Private Limited, ( PAN: AAICD3812E)** having its registered office at **B-14 & 15, Noida Phase-II, Gautam Budh Nagar, Noida Gautam Buddha Nagar UP 201305**, having represented by its Authorised Person **Mr. Satyapal Chaudhary, (Aadhar No. 400739209670 )** resident of **C-204, G.M.S Road , Near Bahuguna Inter College, Om Sarthak Society , Sewala Kala, Dehradun , Uttarakhand-248171**, authorized vide Authorisation letter dated **17th March 2021**, (hereinafter referred to as "**Lessee**" which expression shall unless repugnant to the meaning or context thereof, be deemed to mean and include its authorized representatives, successors, assigns) of the **LESSEE/TENANT**.

Total Value (09 years)	:	Rs. 11,88,00,000/-
Average Rent (04 years)	:	Rs. 5,28,00,000/-
Period of Lease	:	09 Years
Monthly Rent (Average Rent)	:	Rs. 11,00,000/-
Security	:	Rs. 1,10,00,000/-
Stamp Value	:	Rs. 6,38,00,000/-
Stamp Duty Paid	:	Rs. 12,76,100/-
(e-Stamp No. IN-UK16932325436097U)		
Total No. of Sheets	:	10

*Rajan*

*Satyapal Chaudhary*





## LEASE AGREEMENT

THIS DEED OF LEASE IS MADE AND EXECUTED AT DEHRADUN, ON THIS THE 7<sup>th</sup> DAY OF NOVEMBER, 2022.

### **BETWEEN**

**M/s ALLURE CONSUMER PRODUCTS PVT LTD. (PAN: AAOCA8470F)** having its registered office at KHASRA NO. 122 AND 265, CENTRAL HOPETOWN SELAQUI DEHRADUN-248011, having represented by its authorized representative Mr. Rajan Gupta (Aadhar number -574619700587) resident of Society Area, Subhash Nagar, Clement Town, Mohabbey Wala, Dehradun, Uttarakhand 248002, authorized vide board resolution dated 05<sup>th</sup> October 2022, hereinafter referred to as the "**Lessor**") which expression shall unless repugnant to the meaning or context thereof, be deemed to mean and include its authorized representative, successors, permitted assigns of the LESSOR/LANDLORD.

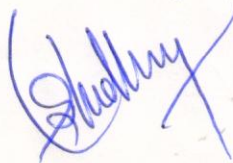
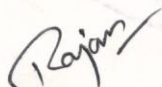
### **AND**

**Dixon Technologies Solutions Private Limited, ( PAN: AAICD3812E)** having its registered office at B-14 & 15, Noida Phase-II, Gautam Budh Nagar, Noida Gautam Buddha Nagar UP 201305, having represented by its Authorised Person Mr. Satyapal Chaudhary, (Aadhar No. 400739209670 ) resident of C-204, G.M.S Road, Near Bahuguna Inter College, Om Sarthak Society, Sewala Kala, Dehradun, Uttarakhand-248171, authorized vide Authorisation letter dated 17<sup>th</sup> March 2021, (hereinafter referred to as "**Lessee**") which expression shall unless repugnant to the meaning or context thereof, be deemed to mean and include its authorized representatives, successors, assigns) of the LESSEE/TENANT.

("Lessor and Lessee" hereinafter are collectively referred to as the "Parties and individually as "Party").

**WHEREAS** the LANDLORD/Lessor is in lawful possession of the property No. **122 & 265, Central Hope Town, Selaqui, Dehradun - 248001**, (Hereinafter referred to as the "Building or Demised Premises") and has clear, absolute, unrestricted registered title and ownership rights with respect to the Demised Premises, Building, Common Areas and Land; and the Demised Premises are free and clear of any and all occupancy rights including, without limitation, lease, subleases, license agreements, rights of first refusal, expansion options or otherwise. The said property was transferred in favour of the LESSOR by [●] vide [●] dated 22/22/2016.

**WHEREAS** the Lessor is fully empowered and competent to lease the Demised Premises to Lessee and there is no pending litigation on the Demised Premises and Lessor is further competent to enter into this lease and Lessor agrees to indemnify, protect and keep Lessee harmless in the event of any defect in the title of or breach of any representations and







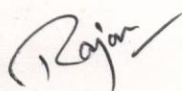
10. **NOTICE PERIOD:** After completion of lock in period, the LESSEE can vacate the building by serving three (3) months prior written notice to the Lessor.
11. **TERMS OF PAYMENT:** All transactions shall be payable by LESSEE'S Company / firm through cheque / RTGS / NEFT and shall be subject to deduction of Income Tax at source as required under Income Tax Act, 1961 in the following bank account.
12. **SECURITY DEPOSIT REFUND:** Upon termination or expiry of Lease period the LESSOR shall refund the interest free Security Deposit immediately but not later than 10 days of Notice of vacating premises. Any delay in the refund of security deposit then interest at prevailing Bank rate will be levied by the lessee including monthly rent. Parties shall undertake joint inspection of the said property and the Lessee will simultaneously handover physical vacant possession to Lessor with the fixtures and fittings. In case of any damage to the building caused solely by the LESSEE, the LESSOR is entitled to deduct the fees and costs of repairing the damaged portion of the building upon confirmation by Lessee. However normal wear and tear of building and fixtures etc., would be acceptable. Alternatively, Lessee may choose to remedy the damages.

Alternatively, the rent during vacating of the premises period/notice period can be adjusted from the security deposit.

13. **LESSOR OBLIGATIONS:** Lessor to arrange for building completion certificate from Nodal Authority at its own cost on or before the signing of the Lease deed. Also, Lessor shall provide Functional Certificates immediately.

The lessor has provided following documents pertaining to leased property:-

- Building completion certificate at its own cost on or before the signing of the Lease deed;
- Functional Certificates.
- Lessor to arrange and provide No dues certificate from water, Electricity and accounts section of the relevant authority at its own cost on or before signing of the Lease deed.
- Lessor to provide Environment NOC on or before signing of the lease deed.
- Lessor shall provide No Dues Certificate from relevant authority with regard to Property (SIDCUL).
- Lessor to provide Fire -NOC for the said building, which shall be valid for three year from the date of handover of premises. Such NOC should be provided on or before the signing of the Lease deed at lessor's own cost. After three year, all the cost related to FIRE-NOC would be borne by the lessee.
- Lessor to timely pay itself with no cost to Lessee all the









("LEASE PERIOD"). The term/duration of the Lease is subject to Lock-in-Period for both parties for a period of 5 years and 9 years respectively for lessee and lessor. That the LESSEE shall hand over the vacant and peaceful possession of the Demised premises to the LESSOR upon the expiry of the LEASE PERIOD.

4. **POSSESSION:** The Property is completed by Lessor in all respect and is ready for possession by the Lessee.

5. **RENT:** That the LESSEE has agreed to make the monthly payment of Rs. 11,00,000/- (Rupees Eleven Lakh Only) plus GST as applicable, subject to deduction of TDS as applicable on or before 10<sup>th</sup> day of every month (English Calendar month) subject to timely receiving of invoice from Lessor i.e. atleast 10 days before the actual payment date in advance for the month.

6. **LOCK-IN PERIOD:-** There shall be Lock-in Period for both parties. The Lock-in-Period for the Lessee shall be of **5 (Five) years** from the Lease Deed. However, the Lock-in Period for the Lessor shall be of **9 (Nine) years** from the Date of Lease Deed. If the LESSEE vacates without cause before the expiry of Lock-in-period, an amount equivalent to rent for the remaining period of Lock-in period will have to be paid by the LESSEE to the LESSOR. Similarly, in the event Lessor terminate this Lease Deed without cause before the expiry of lease tenure, an amount equivalent to rent for the remaining period shall be paid by the Lessor to the Lessee as compensation.

7. **ESCALATION:** No escalation in rent during the tenure of the lease deed. This understanding is the basis of this Lease Deed.

8. **SECURITY DEPOSIT:-** That the interest free refundable security amount is fixed between LESSOR and LESSEE is Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh Only). The LESSEE has already paid the interest free refundable Security amount of Rs. 33,00,000/- (Rupees Thirty Three Lakh Only) on signing of the LOI dated 30.09.2022 and balance security amounting to Rs. 77,00,000/- shall be paid by the Lessee to the LESSOR at the time of this execution of this lease agreement. The Lessee has tendered the interest free security deposit in the following manners: -

Date	Transaction No.	Amount
12.10.2022	HDFCR52022101252404776	33,00,000/-

9. **RENT ADVANCE:** In continuation with point 5, the advance monthly rent shall be paid by the LESSEE to the LESSOR of Rs. 11,00,000 (Rupees Eleven Lakhs Only) plus GST as applicable less TDS as applicable.





*Raju*

मैसर्स अल्लुरे कंजूमर  
प्रॉडक्ट प्राइवेट  
लिमिटेड (पैन



*Dikshan*

डिक्सन टेक्नोलोजी  
सोल्युशंस प्राइवेट  
लिमिटेड (पैन कार्ड -



*Rajiv*

राजीव शंगारी



*Atin*

अतिन अहलुवालिया



प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

*Blaise*

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, विकासनगर, प्रथम  
07 Nov 2022

warranties, express or implied provided by the Lessor or competence of Lessor to enter into this Lease.

**WHEREAS** the LESSEE has approached the LESSOR to take the above said entire building having an area of 65,000 sq. ft. approximately extendable by further 35,000 sq. ft. at sole discretion of Lessee for their own use for Lighting ] business for which the LESSOR has agreed to let out the above said entire building to the LESSEE, for a period of 9 years from the date of signing of Lease Deed with a lock in period of 5 years and 9 years respectively for lessee and lessor from the date of this Lease Deed. The rent of entire building is settled & accepted between both the parties is Rs. 11,00,000/- (Rupees Eleven Lakhs Only) per month.

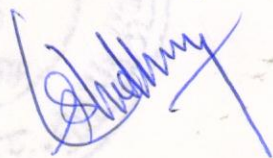
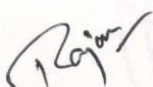
**WHEREAS** the LESSEE has requested the LESSOR to grant the lease for its own use for business. Whereas the LESSOR has the full authority to and has agreed to let out on lease the entire Building/ Property No. 122 & 265, Central Hope Town, Selaqui, Dehradun - 248001, to the LESSEE for a period of **9 (nine) years** from the Effective Date of 01/November/ 2022 to 31/October/ 2031, on the terms and conditions agreed on between the Parties as hereinafter mentioned.

**WHEREAS**, the Lessor has represented and assured to the Lessee that subject to applicable provisions of this Lease Deed and compliance of the terms hereof, the Lessee shall enjoy uninterrupted leasehold rights herein from the date of execution and registration hereof and shall have right to use, occupy, possess, and enjoy the leasehold rights of the leased premises uninterruptedly under this Lease Deed as per bye laws allowed by Nodal Authority. On the terms and conditions agreed on between the Parties as hereinafter mentioned.

**NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:-**

It is agreed between both parties to record the understanding and terms & conditions agreed at present in this rent agreement as follows:-

1. **OWNERSHIP:** That the LESSOR, being the sole, absolute and rightful owner of the Demised Premises, hereby grants the lease of the Demised Premises to the LESSEE, subject to the covenants, conditions and agreements between the parties contained herein.
2. **BUILDING HANDOVER TIME:-** The LESSOR has handed over the physical vacant possession to the to the LESSEE on 01/November/2022 for fit outs to be done by the Lessee. At the time of handing over of the Demised Premises, the parties shall sign and execute Handover document.
3. **DURATION/ RENT PERIOD:** That the period of the lease shall be for 9 (nine) years commencing from the Effective Date of 01/November/2022





बही संख्या 1 रजिस्ट्रीकरण संख्या 10340 वर्ष 2022

Lease	नजराना रु0 : 0.00				
Lease(Not exceeding 30 years)	औसत वार्षिक				
	किराया रु0 : 0.00				
रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	इलेक्ट्रानिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग	
रु0 25,000.00	रु0 100.00	रु0 420.00	रु0 25,520.00	1,000	

श्री डिक्सन टेक्नोलोजी सोल्युशंस प्राइवेट लिमिटेड ( पैन कार्ड - AAICD3812E) द्वारा सत्यपाल चौधरी पुत्र श्री हरी सिंह निवासी सी-204जी.एम.एस. रोड नियर बहुगुणा इंटर कॉलेज ओम सार्थक सोसाइटी सेवलाकला देहरादून उत्तराखण्ड ने आज दिनांक 07 Nov 2022 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक विकासनगर ,प्रथम में प्रस्तुत किया ।



*(Signature)*

डिक्सन टेक्नोलोजी सोल्युशंस प्राइवेट लिमिटेड ( पैन कार्ड - AAICD3812E) द्वारा सत्यपाल

*(Signature)*  
उपनिबन्धक  
विकासनगर ,प्रथम  
07-Nov-2022

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री मैसर्स अल्लुरे कंजूमर प्राइवेट लिमिटेड( पैन कार्ड-AAOCA8470F) द्वारा राजन गुप्ता पुत्र श्री रमेश चंद गुप्ता निवासी सोसाइटी एरीया सुभाष नगर क्लेमेंट टाऊन मोहब्बे वाला देहरादून उत्तराखण्ड \ ने नजराना मुबलिग रु0 0.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन द्वितीय पक्ष श्री डिक्सन टेक्नोलोजी सोल्युशंस प्राइवेट लिमिटेड ( पैन कार्ड - AAICD3812E) द्वारा सत्यपाल चौधरी पुत्र श्री हरी सिंह निवासी सी-204जी.एम.एस. रोड नियर बहुगुणा इंटर कॉलेज ओम सार्थक सोसाइटी सेवलाकला देहरादून उत्तराखण्ड \ ने भी स्वीकार किया ।

जिनकी पहचान श्री राजीव शंगारी पुत्र श्री पी.एन. शंगारी निवासी 19, अरविंद मार्ग आर्यनगर देहरादून उत्तराखण्ड तथा श्री अतिन अहलुवालिया पुत्र श्री प्रीतम सिंह अहलुवालिया निवासी हाउस न0 292 पण्डितवाडी फ़ेस-2 नियर लवली मार्केट पण्डितवाडी देहरादून ने की।




*(Signature)*  
उपनिबन्धक  
विकासनगर ,प्रथम  
07-Nov-2022

property/municipal and other such taxes/charges/fees with relevant authorities.

- White wash and exterior paint of the property shall be in good condition.
- The responsibility and liability of Building related compliances is on lessor.
- Lessee is allowed without any interference to use any space of Building for installing its commercial equipment's, plant/ machineries etc. including setting up of cafeteria/ canteens, Air conditioning units etc. without making any structural alterations to the property;
- In case during the Lease period the Lessor sell the property, then in such case Lessor shall ensure that the new Lessor who acquires the property accepts the terms as mentioned herein on "as is" basis and no any additional cost/fees/charges shall be on account of Lessee including cost for Registration/stamp duty/permission etc. Also any additional license cost or approval which is pertaining to Property, if required to be availed afresh, shall be availed at cost of Lessor.
- Water dues shall be paid by Lessee after physical handover of Property except those related to the period prior to signing of the Lease deed.
- All the washrooms have to be provided in good working conditions.
- The Lessee shall have the right to display nameplate/signage, Boards etc. on the property as may be required by the Lessee.
- The height of the existing boundary wall shall be raised if required with a security fence of the top prior to handover of Property and the responsibility of which shall be that of the Lessor.
- The gates shall be free from any hindrance including but not limited to high tension wires for free movement of trucks Lessor to ensure complete and free movement of transportation including trucks for loading and unloading purpose.
- Lessor has represented that there is no pending or ongoing litigation or encumbrance on the Property.
- The lessee will not be liable for any dues prior to execution of lease deed.

14. **UTILITY BILL:** The LESSEE shall pay all utility bills and charges as per usage in the respect of electricity, water, sewage connection and any other utility bills charged on the said premises during the period of the LEASE PERIOD, excluding Building taxes.
15. **FIRE FIGHTING & FIXTURES:** Lessor shall install Fire safety devices along with sprinkler, which are already installed.

- a. Lessor had already installed Fire safety devices in working







condition.

- b. Underground Water tank shall be provided in working condition by the Lessor.
- c. The Lessor shall be liable for all the compliance issues of DEHRADUN authority and its by-laws. The Lessor confirms that Fire safety devices already installed as per by laws of fire department.
- d. Lessor has already installed all the equipment as per the fire NOC and has obtained the fire NOC.  
All the equipment will be handed over in running condition.
- e. Water Hydrant and pipes shall be provided in working condition by the lessor.
- f. All the equipment will be handed over in running condition

16. **ELECTRICITY:** Lessor shall provide 350 KWA electricity connections at the premises.

The lessor shall be responsible for electricity payment prior to handover of property.

17. **PEACEFULLY HOLD:** The LESSEE, after timely and due payments under this Agreement and the performance of its obligations, conditions and stipulations herein contained, shall peacefully hold and enjoy the possession of the Building during the LEASE PERIOD.

18. **SURVEY:** The LESSOR has all the rights to enter the said Building at business hours with prior intimation of at least 48 working hours and LESSEE shall permit the LESSOR / his authorized agents, surveyors to enter into the said Building for verification. Such survey shall be conducted during the LESSEE's business hours and in such a manner as not to interfere unreasonably with the LESSEE's business operations.

19. **INTERIOR CONDITIONS:** That the LESSEE shall maintain and keep the building and its interior fixtures and fittings in working condition. In case of any damage to the building is caused directly by the LESSEE, the LESSEE is entitled to repair the damaged Building portion at his own costs. If any repair due to the negligence of the LESSOR, then the LESSOR will rectify forthwith at his own cost. In any event, Lessee shall be liable for only day to day minor repairs.

20. **TAKING CARE OF SANITARY:** Lessor would hand over running washroom in the said building. The LESSEE at time of occupation shall see that all the sanitary fittings and the sewage pipelines are in perfect working order, nothing broken or missing. The Lessee shall be responsible for day to day maintenance of the Property only.





21. **STRUCTURAL ALTERATIONS:** That the LESSEE cannot make any structural alterations without the prior written consent of the LESSOR. However, the LESSEE is entitled to erect temporary partitions, setting up office areas, cabins, conference rooms, working desks, reception area, install air conditioners (HVAC), other electrical and mechanical equipment's, appliances, lay ESD flooring, exhaust system, fire sprinklers, smoke detectors, electrical generator, but the electrical generator only fixed backside of the building outside area at the designated place by the Lessor. At the time of vacation of premises, Lessee, at its option, can remove the additions made to the premises, without changing the structure of the Demised Premise.
22. **ACTIVITIES:** That the LESSEE will not do any illegal work, things, activities, business, transactions etc. nor will allow any other person to utilize directly or indirectly, the subject premises in any manner whatsoever other than the permitted use as per Nodal Authority bye-laws. The permitted use includes but is not limited to build up manufacturing lines and business activities as per Nodal Authority bye laws. The LESSEE would be wholly & solely responsible for any acts of accidents, death, fire, theft etc. in connection with the use and possession of the building, to the extent such an event is attributable to the acts or omissions of the LESSEE, its employees, agents or sub-contractors. The LESSEE shall not do any act or deed which may cause nuisance and annoyance to the LESSOR or to the neighbors in the neighborhood.
23. **INSURANCE:** Lessor has to ensure the building and its auxiliary equipment is adequately insured at all times and during the term of this agreement whereas the insurance of LESSEE'S equipment's, Invoices, assets etc. shall be on account of the LESSEE. Copy of the insurance of building to be submitted upon request.
24. **LESSEE'S RIGHT TO TERMINATE:** After the expiry of Lock-In-Period, the Lessee shall have the right to terminate this Lease Deed without assigning any reason whatsoever by giving prior written notice of 3 months to the Lessor.
25. **INSOLVENCY OF LESSEE:** In the event of the insolvency of lessee, or the filing of a proceeding by or against the lessee or any its subsidiary or guarantor of this lease under the Bankruptcy code, wherein appointment of a trustee, receiver or liquidator to take possession of all or substantially all of the assets of the lessee, shall constitute a default of this lease by lessee in following terms:
- Lessor/Landlord may terminate this lease forthwith, and upon 3 months advance notice of such termination, lessee right to possession of the premises shall cease;
  - Lessee shall remain liable to lessor to the extent of due rent;
  - In no case or proceedings before any judicial or adjudicatory forums, Premises in which lessee is operating shall become the subject matter or be considered as an asset of the Lessee



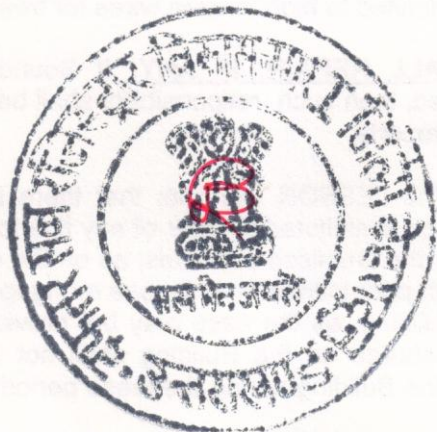


In case the Lessor goes into liquidation or insolvency for any reason, then Lessor shall ensure that the rights of Lessee under this Lease Deed shall remain unaffected. Any expenditure incurred by Lessee due to breach of this covenant shall be borne by the Lessor and Lessee shall have first right in such claim.

26. **VACATION OF SAID PROPERTY BY LESSEE:** Upon expiry of Lease deed including renewals or termination Lessee will ensure to vacate said property in good condition and forthwith Lessor shall release the Security Deposit to Lessee.
27. **SUB-LET:** Lessee can sublet premises to any of its group Company, Subsidiaries or Joint Venture Companies or holding company. In case of third party the Lessee may only sub-let the premises with prior written consent of Lessor. Any charges applicable will be borne by Lessee.
28. **Force Majeure:** In the event of occurrence of Force majeure event (defined below) that prevents the use of premises for which the premises has been taken on lease by Lessee and such event continuous for a period of 30 days or more or is expected to continue for a period of 30 days or more, following clause shall become applicable and binding on parties:  
The Lessor agrees that obligation/s or responsibility of Lessee under this agreement shall be either waived/ suspended, at the option of Lessee, during the occurrence of Force majeure event till such time period the Force Majeure event continues or the premises becomes operational and fit for intended use of Lessee, whichever is later. Also, in case any damage is caused to the premises due to Force majeure event, the same shall be rectified/reconstructed/renovated only at the cost of Lessor.  
Force Majeure events includes- Acts of God, disaster, Earthquake, Flood, Inundation, Landslide, Storm, Tempest, Hurricane, Cyclone, Lighting, Thunder, any other extreme atmospheric disturbances, accidents, fire, acts of terrorism, war, hostilities (whether war or hostility is declared or not), invasion, act of foreign enemy, rebellion, riots, weapon conflict, military action, pandemic or epidemic (if same is declared by the Government of India and ensuing Lockdown is imposed, leading to total and absolute closure of operations in the premises.
29. **USAGE OF THE GATES:** The gates shall be free from any hindrance including but not limited to high tension wires for free movement of trucks
30. **BOUNDARY WALL REPAIR, IF ANY:** If Boundary wall needs to be repaired or painted, then such responsibility shall be that of the Lessor prior to handover of Property.
31. **MORTGAGE:-** The LESSOR warrants that there is no mortgage or any other encumbrance constituted in favor of any financial institute with respect to the Building or the Demised premises, as on the date of this Agreement. The LESSOR with prior intimation to lessee mortgage or create a third party charge on the Building, as the case may be, provided that the creation of such mortgage/ charge on the Building shall not affect the rights of the LESSEE to use the Building during the lease period in accordance with the







terms of this Agreement. The LESSEE will sign all the required documents required by the bank.

32. **COURT REGISTRATION/ EXPENSES.:** That this Agreement is to be registered with Sub- registrar. The cost of stamp duty and registration fee shall be equally divided (50:50) and the rent permission charges shall be borne by the LESSOR.
33. **GOVERNING LAW:** The terms of this Lease Deed shall be governed by the laws of India.
34. **DISPUTES:** Any disputes, conflicts or claims arising out of or in relation to the terms of this Agreement or implementation of this Agreement shall be referred to a sole Arbitrator who shall be appointed mutually by the Parties hereunder as per the Arbitration and Conciliation Act, 1996. The Parties agreed to conduct such Arbitration in Dehradun and English shall be the official language for the purpose of the Arbitration Proceedings. The decision of an Arbitrator shall be final and binding upon the Parties.
35. **LEASE TRANSFER:** During the LEASE PERIOD, if the LESSOR wants to transfer its leasehold rights of the Building/ Building to any person or company, the LESSEE shall attorn to such transferee or transferees on the same terms and conditions as are contained herein, provided, the rights of the LESSEE in the Building and Building remain unaffected vis-à-vis the transfer. However, an assignment agreement shall be with the prospective new landlord in favor of the LESSEE confirming that the terms herein agreed shall be binding on the new landlord and such landlord shall also acknowledge all outstanding amounts including the Security Deposit amount paid by the LESSEE to the LESSOR. The same shall also apply in case of any subsequent transfer of the lease-hold rights.
36. **RENT PERMISSION & REGISTRATION CHARGES:-** Lessor has confirmed that as Demised Premises is freehold property there is no requirement for Lessor to obtain the Rent permission/approval in favor of Lessee. The cost of stamp duty and registration fee of this lease agreement shall be equally divided (50:50) amongst the parties.
37. **STP:-** Any expenditure incurred by the lessee with respect to STP, then the same shall be equally divided between the Parties and the Lessor shall reimburse the same to the Lessee immediately upon receipt of bill or it shall be deducted from the monthly rent.
38. **RENT PERMISSION :** The lessor has already obtained the rent permission from [●] authority wide letter number [●] dated [●] in favour of the lessee.







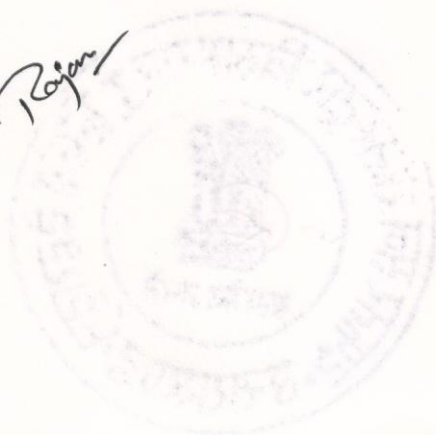
39. **INDEMNITY:** For any breach of representations and warranties, express or implied provided by the Lessor with respect to the Property and its good title.

40. **COMMUNICATION ADDRESS:** For purposes of this Lease Agreement, the LESSOR may communicate with the LESSEE at the residence address of the LESSEE's Signing Authority. The LESSEE may communicate with the LESSOR at the residence address of the LESSOR's Signing Authority.

**LESSOR-** Mr.Rajan Gupta ( Aadhar number -574619700587) resident of Society Area , Subhash Nagar , Clement Town,Mohabbey Wala, Dehradun,Uttarakhand 248002

**LESSEE** - Mr.Satyapal Chaudhary, (Aadhar No. 400739209670 ) resident of C-204, G.M.S Road , Near Bahuguna Inter College,Om Sarthak Society , Sewala Kala, Dehradun ,Uttarakhand-248171

IN WITNESS WHEREOF The LESSOR and The LESSEE have hereunto subscribed their hands on this Lease Agreement on the day, month and the year first above mentioned.







***In Compliance of Section 32A of the Registration Act 1908***

**Finger Print of Lessor**

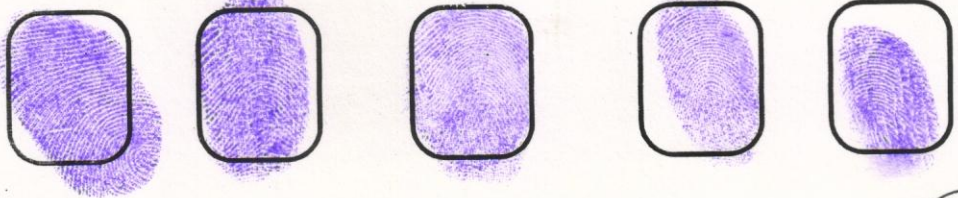
**Left Hand Finger Print :**

Thumb      Index Finger      Middle Finger      Ring Finger      Small Finger



**Right Hand Finger Print :**

Thumb      Index Finger      Middle Finger      Ring Finger      Small Finger



Sign. of the Lessor ..... 

**Finger Print of Lessee**

**Left Hand Finger Print :**

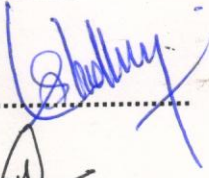
Thumb      Index Finger      Middle Finger      Ring Finger      Small Finger



**Right Hand Finger Print :**

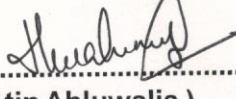
Thumb      Index Finger      Middle Finger      Ring Finger      Small Finger



Sign. of the Lessee ..... 

**WITNESSES :**

1. ....   
( Rajeev Shangari ),  
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2. ....   
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R/o Panditwadi Dehradun,  
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बही संख्या 1 जिल्द 6,563 के पृष्ठ 289 से 330 पर क्रमांक 10340

पर आज दिनांक 07 Nov 2022 को रजिस्ट्रीकरण किया गया।

*Blawar*

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, विकासनगर, प्रथम  
07 Nov 2022

