

12/499/23-24

12/499/23-24

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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LEASE AGREEMENT

THIS LEASE AGREEMENT is executed at Bangalore on this 3rd Day of January 2024.

BETWEEN

M/s. VETCARE AGROTECH, a partnership firm, having its office situated at IS-21, K.H.B. Industrial Area, Yelahanka New Town, Bengaluru – 560064, having **PAN AAJFV4667R** represented by its Authorized Signatory Mr.A.Lakshminarasimha Sastry, having Aadhaar No. 9169 8184 0386.

Hereinafter referred to as the “**Lessor**” (which expression shall, unless it be repugnant to the context of meaning thereof, be deemed to include their successors-in-interest, executors, administrators and assigns) of the ONE PART.

AND

Fibroheal Woundcare Private Limited, a company incorporated under Companies Act, 2013, having its offices at IS-21, K.H.B. Industrial Area, Yelahanka New Town, Bengaluru – 560064, having **PAN AADCF0602M** represented by its Authorized Signatory Mr. Shakthi Prakash. M.R. having Aadhaar No.9622 3373 7148, Hereinafter referred to as “**Lessee**” (which expression shall, unless it be repugnant to the context of meaning thereof, be deemed to include its executors, administrator successors in office and assigns) of the OTHER PART:

RECITALS:

WHEREAS, the Lessor herein is the absolute owner in possession of Industrial converted land bearing Survey No. 68 and 69, in the village limits of Varadanahalli, Bashettihally Gram Panchayat, Kasaba Hobli, total measuring 12.38 Acresvide conversion approval order no. B.D.S.ALN.A.S.R(DB)/18/92-93 dated 22.05.1993 and B.D.S.ALN.

ಪುಸ್ತಕದ 12499/12499 ಸಂಖ್ಯೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Mrs .Fibroheal Woundcare Private Limited, represented by its Authorized Signatory Mr. Shakthi Prakash. M.R. C/o
BENGALURU ಇವರು ₹69,844.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	69,844.00	Online Challan Reference Number RG0124000005632403 Dated:03/01/2024
Total:	69,844.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ: 03/01/2024

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ
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12499/2484

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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WHEREAS, the Lessee has approached the Lessor requesting to lease a portion of the said property, and the Lessor made an offer to lease 38802 sq ft in the said property, separately earmarked for the purpose of setting up an Industry, more fully described in the schedule hereunder, and hereinafter referred to as the 'Schedule Property'.

WHEREAS, the Lessor relying on the representation of the Lessee and upon mutual discussions has agreed to give the Schedule Property on lease to the Lessee.

WHEREAS, the Lessee herein requires the Schedule Property for the purpose of setting up an Industry.

AND WHEREAS, the Lessee has agreed to take the Schedule Property on lease from the Lessor on the mutually agreed terms and conditions as set out herein.



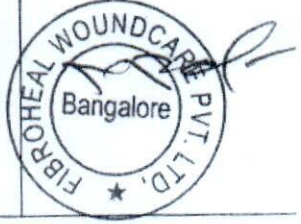
NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:

1. In consideration of the lease rent hereinafter reserved and to be paid by the Lessee to the Lessor and the terms and conditions of the lease herein contained to be observed and performed by the Lessee, the Lessor doth hereby agrees to grant and rent unto the Lessee and the Lessee hereby accepts lease of the Schedule Property on the terms and conditions as hereinafter appearing.
2. **RENT:**
 - 2.1. The rent per month for the Schedule Property shall be INR 1,94,010 /- (Rupees One Lakh Ninety Four Thousand and Ten Only), for 38802 calculated at the rate of INR 5/- per Sq. ft. The rent shall be paid on or before 10th day of every English calendar month and the rent shall be paid to the Lessor in the following

ದೊಡ್ಡಬಳ್ಳಾಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03/01/2024 ರಂದು 03:55:44 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	17,461.00
2	ಸೇವಾ ಶುಲ್ಕ	595.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	2,729.00
4	ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	10,916.00
	ಒಟ್ಟು	31,701.00

Mrs .Fibroheal Woundcare Private Limited, represented by its Authorized Signatory Mr. Shakthi Prakash. M.R. C/o BENGALURU ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mrs .Fibroheal Woundcare Private Limited, represented by its Authorized Signatory Mr. Shakthi Prakash. M.R. C/o, BENGALURU , 40, Resident of : atIS-21, K.H.B.Industrial Area, Yelahanka New Town,, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ
ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mrs .Fibroheal Woundcare Private Limited, represented by its Authorized Signatory Mr. Shakthi Prakash. M.R. C/o BENGALURU, , 40, Resident of : atIS-21, K.H.B.Industrial Area, Yelahanka New Town,, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Claimant)		 Left Thumb	
2	Mrs .Vetcare Agrotech represented by its Authorized Signatory Mr.A.LakshminarasimhaSastry, C/o BENGALURU, , 40, Resident of : IS-21, K.H.B.Industrial Area, Yelahanka New Town, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Executant)		 Left Thumb	

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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- 2.2. It is agreed that rent shall be payable from 1st January 2024.
- 2.3. Taxes as applicable on the said rent shall be paid by the Lessee in addition to the rent payable.
- 2.4. The Lessee shall pay all rents by cheque, demand draft or bank transfers only.
- 2.5. The parties agree that there shall be an increase in the said rent 3% on completion of every 5 years effective from the date of the start of the lease term.
- 2.6. Possession of the Schedule Property shall be handed to Lessee on 01/11/2021 for the purpose of constructing and setting up a manufacturing facility as per its requirements.

3. DEPOSIT:

- 3.1. The Lessee has paid a sum of Rs.11,64,060/- as a refundable interest-free security as per Annexure A.
- 3.2. The said Security Deposit shall be refunded to the Lessee by the Lessor on the expiry or earlier termination of the lease and subject to and simultaneously with delivery of vacant possession of the Schedule Property along with all construction put up there on by the Lessee, subject to any deductions made by the Lessor in accordance to the terms of this agreement

4. DURATION OF LEASE:

- 4.1. This lease shall be for a period of Twenty (20) years commencing from 01/01/2024 and ending on 01/01/2043.
- 4.2. Upon the expiry of the lease term both the parties upon mutual consent may extend the lease period of both land and building constructed therein by entering into a fresh agreement on terms and conditions mutually agreed upon by both the parties.

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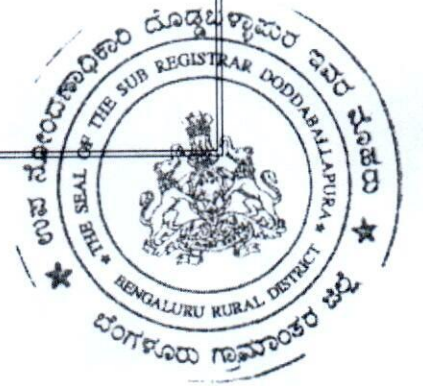
ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	SRINIVASA S/o HANUMANTHARAJU (Identifier)	TALUK OFFICE ROAD DODDBALLAPURA TOWN, Dodda Ballapur, BENGALURU RURAL, KARNATAKA - 561203	
2	SRIKANTH S/o VENKATESH (Identifier)	TALUK OFFICE ROAD DODDBALLAPURA TOWN, Dodda Ballapur, BENGALURU RURAL, KARNATAKA - 561203	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
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ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ DBP-1-12499-2023-24 ಆಗಿ
ದಿನಾಂಕ 03/01/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ



12499/22

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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5. POSSESSION AND ENJOYMENT:

- 5.1. That the Possession of the Schedule Property has been handed over to the Lessee on 01/11/2021 for the purpose of construction and setting up an Industrial shed/building to make the property fit for Industrial use.
- 5.2. The Lessee agrees and undertakes that the said constructed building/shed shall be the property of the Lessor upon the expiry or earlier termination of this Lease, as provided for in the terms of this Agreement.
- 5.3. The Lessor has agreed to fully co-operate and provide all necessary documents of title to the Lessee for the purpose of obtaining approvals from the Competent Authorities for construction of the shed/building and setting up a manufacturing facility.
- 5.4. The Lessee shall quietly enjoy Schedule Property without interruption by the Lessor or any person or persons lawfully claiming through, under or in trust for it.
- 5.5. The Lessee agrees and undertakes to construct the building upon the Schedule Property in accordance with all applicable laws, regulations, rules and bye-laws.

6. ELECTRICITY:

- 6.1. The Lessee shall obtain an electricity connection required for manufacturing at their own cost and pay the monthly electricity charges.

7. DG SET

The Lessee shall obtain DG SET on its own, at its own cost and expenses.

ಸಂಖ್ಯೆ: 12499/22-24 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

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8. **WATER:**

The Lessee shall arrange to get the water required by him.

9. **SECURITY:**

The Lessee shall be responsible for deploying appropriate and adequate security to the Schedule Property at its own cost, and shall ensure that there is no threat or interference with the Schedule Property by any third parties.

10. **USE OF PREMISES:**

- 10.1. The Lessee shall use the Schedule Property for constructing and setting up a manufacturing facility and other related industrial activity and in that respect it shall be entitled to use the Schedule Property by obtaining requisite statutory licenses/permissions etc., from the competent authorities.
- 10.2. The Lessee undertakes not to commence any manufacturing or industrial activities from the Schedule Property without first obtaining all necessary and applicable sanctions, permissions and licenses for the same.
- 10.3. The Lessee agrees that it shall not store any hazardous, toxic, polluting or explosive substances in the Schedule Property, except in accordance with all safety and other regulations, and laws for the time being in force in respect of such materials.
- 10.4. The Lessee shall not use the Schedule Property for any illegal or immoral purpose, or any other purposes prohibited under law.
- 10.5. The Lessee shall not assign or part with the possession of Schedule Property to any of its subsidiaries, affiliates or to any company under the management and control of Lessee, or to any third parties.

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10.6. The Lessee undertakes to be liable for all repair and maintenance works in the building/shed constructed by it upon the Schedule Property.

11. PROPERTY TAXES

The Lessor shall pay and discharge property taxes pertaining to the Schedule Property.

12. INSPECTION OF THE PREMISES:

The Lessor or their agents, contractors, servants or any other person authorized by the Lessor shall have full liberty to inspect Schedule Property with prior intimation to the Lessee.

13. TERMINATION:

13.1. If the Lessee fails to pay the rent for three consecutive months, then the Lessor shall be entitled to terminate this Lease forthwith and demand vacant possession of the Schedule Property along with the shed / building constructed by the Lessee thereon.

13.2. If the Lessee commits breach of any of the terms of this agreement, and fails to cure the said breach within 30 days of being served notice thereof by the Lessor, the Lessor shall be entitled to terminate this Lease forthwith and demand vacant possession of the Schedule Property, along with shed/building constructed thereon.

13.3. Upon the expiry of Lease term (Efflux of Time) the Lessee shall handover vacant possession of the Schedule Property along with shed / building constructed thereon, if the lease is not renewed within a month of the expiry of the lease term.

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- 13.4. If the Lessee intends to terminate this Lease before the expiry of lease term, it shall serve in writing **one Year** notice to the Lessor of termination of lease. In such situation, the Lessor shall not be required to pay any amount to the Lessee towards the constructed shed/building, and the Lessee shall handover vacant possession of the Schedule Property along with shed/building constructed thereon upon such termination.
- 13.5. If the Lessor intend to terminate this Lease Agreement before the expiry of its term without cause, then, it shall serve in writing **one Year** notice to the Lessee expressing its intention for termination of lease. Upon such termination the Lessor shall pay to Lessee, the value of the building and any other development charges incurred by him as per the books of accounts maintained by the lessee. The Lessee simultaneously with the receipt of such sum shall handover vacant possession of the Schedule Property along with shed/building constructed thereon upon such termination.
- 13.6. The Refundable Security Deposit shall be paid to Lessee by Lessor upon the termination of the Lease Agreement, simultaneously at the time of receiving vacant possession of the Schedule Property along with shed/building constructed there on in good and marketable condition, after adjusting deductions if any. It is clarified that the Lessor shall not be liable to refund the Security Deposit unless the Lessee intimates that Lessor of its readiness to handover vacant possession of the Schedule Property along with shed / building constructed thereon.
- 13.7. Any delay by the Lessee in handing over vacant possession of the Schedule Property along with shed/building constructed thereon in good and marketable condition shall result in the Lessee being liable to pay rent in accordance with this Lease Agreement until the date of handing over of possession.

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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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14. INDEMNIFICATION:

- 14.1. Notwithstanding any other right available to either of the parties under any law, regulation, practice, or custom in force, both parties undertake to fully indemnify and keep each other indemnified and held harmless from and against any losses, damages, claims of any nature and proceedings including court proceedings, in the event of non-compliance or breach of any of the provisions of this Agreement or the representations or undertakings or covenants contained herein.
- 14.2. Without prejudice to the generality of this Clause, the Lessee undertakes to comply with all the applicable building regulations, labor regulations, safety regulations and fire safety norms in force as may be applicable from time to time. The Lessee undertakes to indemnify and keep indemnified the Lessor for any losses or damages caused to the Lessor on account of any illegality or irregularity in the construction put up by the Lessee or in the use of the Schedule Property or the building/shed constructed thereon by the Lessee.
- 14.3. Without prejudice to the generality of this clause, the Lessor undertakes to indemnify and keep indemnified the Lessee for any loss that the Lessee may sustain in connection with the investments/improvements made by the Lessee in the Schedule Property for the better use of the same, due to any demolition of the whole or any part of the premises for breach of covenant of title or defect therein in the Schedule Property.

15. APPLICATION OF TRANSFER OF PROPERTY ACT:

All clauses applicable to "Lease of Property" in the Transfer of Property Act, 1882 shall apply to this Lease Deed, wherever the same is not specifically covered above.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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16. CUSTODY:

This Original Lease Agreement will be in the custody of the Lessee and the certified copy of the same will be with the Lessor.

17. SEVERANCE:

In the event that any provisions of this Lease or any of the conditions of them are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable or indications of the same are received by either of the parties from any relevant competent authority, then the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties it may be severed from the Lease and the remaining provisions of this lease shall remain in full force and effect unless the parties decide on the effect of such declaration is to defeat the original intention of the parties in which event the parties will decide to terminate this Lease.

18. FORCE MAJEURE

If the performance of any obligation under this Agreement by the Lessee is prevented, in whole or in part, by causes beyond the control of Lessee which it could not avert despite best endeavor and due diligence of Lessee the causes being (i) acts of God (ii) riots, insurrections, war (undeclared or declared), embargoes or blockages, civil commotion and / or restriction by Government and (iii) explosions, fire or earthquakes (iv) plagues or epidemics etc.,(hereinafter collectively referred to as "Force Majeure") then and in such an eventuality,

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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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**ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

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the Lessee shall be excused from performing its obligation during the subsistence of the Force Majeure prevention provided that the occurrence of such an event and the resultant prevention is communicated to the Lessor as soon as practicable with sufficient details and material to facilitate a verification. The Lessee will be obliged to carry on its best endeavor to overcome the Force Majeure prevention and perform its obligations and inform the Lessor as soon as practicable about the cessation of the Force Majeure prevention and commencement of performance by the Lessee. It is clarified that a Force Majeure event shall not suspend the payment obligations of the Lessee under the present Lease Agreement in any manner whatsoever.

19. **DISPUTE RESOLUTION:**

- 19.1. Disputes, if any, shall as far as possible, be resolved through mutual discussions, failing which, the matter may be referred by either party to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
- 19.2. The award passed by the Arbitrator shall be final and binding on the parties and the Arbitration shall be held in Bengaluru.
- 19.3. The courts in Bengaluru shall have sole and exclusive jurisdiction over and in connection with the arbitration contemplated in this clause.

20. **MISCELLANEOUS:**

- 20.1. The Lessee agrees and undertakes to pay all applicable charges towards stamp duty and registration in connection with this Lease Agreement.
- 20.2. The headings to various clauses herein above, are given for sake of convenience and easy reference only and they do not in any

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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Official's Multipurpose Co-Operative Society Ltd.**

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- 20.3. This Agreement is the complete contract between the parties on the matters referred to by it, and shall cancel all earlier understandings, oral or written, made in relation to these matters. Any alterations, modifications or amendments to the same, shall be executed by the parties in writing.
- 20.4. The invalidity of any part of this agreement shall not affect the remaining part of the agreement, and the agreement shall be construed as if such invalid portion had not been part of the Agreement.
- 20.5. Any Notice (shall be in writing) sent under this Agreement to either party shall be deemed to have been delivered or served if sent by Regd. Post. A.D. at the respective addresses as stated in the Title of this Agreement. Either party may designate a new address by giving notice thereof to the other party.

SCHEDULE PROPERTY

All that piece and parcel of the property bearing Industrial converted land bearing Survey No.68 and 69, total measuring 12.38 Acres out of which 38802 Square feet situated in the village limits of the Varadanahalli, Bashettihally Gram Panchayat, KasabaHobli, Doddaballapur Taluk, Bangalore Rural District bounded on:

East By : Road
West By : Factory of M/s. Aqmen Medtech Pvt. Ltd.,
North By : Plot No. SW 53
South by : Remaining land bearing Survey No.68
and 69, of M/s. Vetcare Arotech.

WOUNDCA

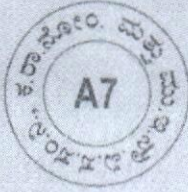
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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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IN WITNESS WHEREOF, the parties hereunto have set and subscribed their respective hands and seals in presence of the following witnesses on the day and year hereinabove written.

WITNESSES

1.

S/o. Gowind. E
No. 29/30 4th cross
Hennu garden
Bangalore - 560043

LESSOR:
For VETCARE AGROTECH

A.L.N. 24
AUTHORIZED SIGNATORY

LESSEE:

2.

For FIBROHEAL WOUNDCARE PRIVATE LIMITED

G. Shankar.
S/o. T. Gururath
803, Gopur
near Layout
Narasandra
Bangalore 560067

FIBROHEAL WOUNDCARE PVT.
Bangalore
AUTHORIZED SIGNATORY

Measurements of the building for the constructed area

Sl No	ADMIN + PRODUCTION BLOCK	LENGTH(ft)	WIDTH(ft)	TOTAL Sq. ft
1	RECEPTION AND VISITOR'S ROOM AREA	24.90	19.20	478.08
2	ADMINISTRATION AREA	63.73	19.21	1224.25
3	DIRECTOR ROOM -1	13.58	11.35	154.13
4	DIRECTOR ROOM -2	13.62	11.98	163.17
5	PASSAGE FROM DIRECTOR ROOM-1 TO ADMIN EXIT	24.75	4.88	120.78
6	R&D STAIRCASE ENTRANCE	35.81	18.94	678.24
7	CONFERENCE /TRAINING ROOM	27.97	18.91	528.91
8	CONFERENCE ROOM EXIT TO PRODUCTION STAIR CASE	15.95	18.89	301.30
9	PRODUCTION CORRIDOR PASSAGE DOWN STAIRS	113.5	5.98	678.73
10	UTILITY AREA	53.97	16.98	916.41
11	PACKING SECTION	53.91	18.52	998.41
12	FINISHED GOODS STORAGE	53.92	23.34	1258.49
13	RAW MATERIAL(RM) STORES	53.89	25.39	1368.27
14	PACKING MATERIAL(PM) STORES	53.80	26.04	1400.95
				10270.13
	OUTSIDE PRODUCTION BLOCK			
15	SCRAP AREA -1	12.3	10.23	125.83
16	SCRAP AREA -2	20.00	10.20	204.00
17	COCOON PROCESSING AREA	57.6	19.67	1132.99
18	TOILET AREA	24.26	19.85	481.56
19	CANTEEN AREA	25.1	19.29	484.18
20	GENERATOR	21	16	336.00
21	TRANSFORMER	30	20	600.00
				3364.56

ADDITIONAL DETAILS AFTER COMPLETION OF BUILDING WORK			
1	OUTSIDE TO OUTSIDE CIVIL WALL LENGTH WISE(4 walls)-Full Buildi	133	3.5
2	INSIDE CIVIL WALL WIDTH WISE(Prodn only)-4 walls	53.91	4
3	OUTSIDE TO OUTSIDE CIVIL WALL WIDTH WISE(2 walls)- Full Buildi	83.16	1.5
4	INSIDE CIVIL WALL (Admin in- side)	14	2
			833.88

	AS ON November 8 th Area in Sq.ft	AS ON DECEMBER 17 th 2024 Area in Sq.ft	Difference Sq.ft
Building	9975	10270	
Processing area	1600	1462.82	
Canteen /toilets	1020	965.74	
Generator/Transformer	1000	936	
	13595	13635	39.56

Additional details after completion of building to be considered (Refer the		833.88	New
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Final summary	Sq. feet
Total land area is	38802
Construction	14468
Vacant land	24334