



Government of Uttar Pradesh

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Certificato No.

: IN-UP02726802111618W

Certificate Issued Date

: 20-Mar-2024 01:24 PM

Account Reference

: NEWIMPACC (SV)/ up14009804/ NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400980401559849693927W

Purchased by

: SANJEEV GUPTA ADVOCATE

Description of Document

: Article 24 Copy or Extract

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: SANJEEV GUPTA ADVOCATE

Second Party

: Not Applicable

Stamp Duty Paid By

: SANJEEV GUPTA ADVOCATE

Stamp Duty Amount(Rs.)

: 10
(Ten only)

Signature

Acc.Name:- ANSHUL KUMAR

Acc.Code:- UP14009804

Acc.Add:-ARTO-Sec-32 Noida Mob-8800126303

Lic.No.145 Tehsil & Dist. Dadri G.B. Nagar U.P.



Please write or type below this



PNB MCC 1917
 B-1917
 M/s Oritex Exports
 LLP

31st Mar 2024 in 1917/1917
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Sub Registrar-III
 NOIDA (G.B. Nagar)

Statutory Alert:

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Copy to 19/12/2024
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SUB-LEASE

This indenture of sub-Lease made at NOIDA on the 21st day of DEC..... 2020 between the Chairperson and Chief Executive Officer, Noida SEZ Authority, Noida, hereinafter called "Sub-Lessor" (which expression shall unless the context does not so admit include his successors in office and assigns) of the one part and M/s. Oritex Exports LLP, Plot No. 129G/14, NSEZ, Noida through Partners Sh. Anil Mehriya S/o Sh. Subhash Chandra R/o 2/33A, Sector-2, Rajendra Nagar, Sahibabad, Ghaziabad-201005 and Mrs. Sharmila Pilaniya D/o Sh. Lakhmi Chand Pilaniya R/o D-211, Prabha Apartment, Plot No.11, Sector-23, Dwarka, South West Delhi-110077 hereinafter referred to as the "Sub-Lessee" (In which expression are included unless such inclusion is inconsistent with the context or meaning thereof his/their heirs, executors, Administrators and assigns its executors and assigns) of the other part

Definitions. For purposes of this Agreement, in addition to other defined terms set forth in this Agreement, the terms set forth below will have the Following meanings:

" The Chairperson and Chief Executive Officer, Noida SEZ Authority, Noida " means the development commissioner, Noida SEZ, its permitted assignees and any other party approved in writing to act in the name of the Development Commissioner, NSEZ

"Action" means any actual or threatened claim, suit, arbitration, hearing, inquiry, proceeding, complaint, charge or investigation by or before any court, government, governmental entity or arbitrator.

"Damages" means any and all losses, liabilities, obligations, costs, expenses, damages or judgments of any kind or nature whatsoever (including reasonable attorneys', accountants' and experts' fees, disbursements of counsel and other costs and expenses incurred in pursuing or defending claims under this Agreement.

"Legal Requirement" means any statute, law, ordinance, rule, regulation, permit, order, writ, judgment, injunction, decree or award issued enacted or promulgated by any governmental entity or any arbitrator.

PAN: AAEFO9956B

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For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP

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"Parties" means the Landlord or the Lessor as the case may be

"Person" means any natural person, corporation, trust, association, company, partnership, joint venture, governmental entity or other entity.

WHEREAS by an indenture of lease made at Noida on the 2nd day of April, 1986 for Phase I and 8th the day of January, 1990 for Phase II between the NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY therein and hereinafter referred to as the Lessor of the one part and the Sub-Lessor of the other part. The Lessor in consideration of the premises and of the rent therein referred to and of the covenants and agreements on the part of the Sub-Lessor, the Lessor did demise unto the Sub-Lessor and area of land measuring 1250392 sq. meters or thereabouts in the NEW OKHLA Industrial Development Area, District Gautam Budh Nagar, Uttar Pradesh, and more particularly described in the first Schedule thereunder written for use as Noida Export Processing Zone, Phase-II, Government of India.

AND WHEREAS the Government of India have constituted Noida Export Processing Zone, in the aforementioned demised land for the purpose of earning Foreign Exchange on the export of various kinds of goods from the Zone in the interest of the national economy by establishing industrial units in the said Zone. Government of India vide Gazette Notification dated 13/12/2002 has allowed conversion of Noida Export Processing Zone into Noida Special Economic Zone, hereinafter called the NSEZ, w.e.f. 01.01.2003.

AND WHEREAS the Sub-Lessee has approached the Sub-Lessor for demising to it/him/them all the piece of land known as **Plot No. 129G/14**, in the Noida Special Economic Zone, Noida, District G.B. Nagar U.P containing by **admeasurements 800.00 Square meters** or thereabouts and more particularly described in the second Schedule hereunder written in the bounded area of the said SEZ and forming part of the land demised to the Sub-Lessor and more particularly described in the first Schedule hereunder written to establish manufacturing/processing establishments for the manufacture of goods at the rent and upon the terms and conditions hereinafter contained and to grant to it/him/them all facilities and a variety of concessions

AND WHEREAS the sub-lessor has agreed to demise to the sub-leasee the said piece of land known as **Plot No. 129G/14** in the NSEZ Sub-Registrar Noida, Registration -District G. B. Nagar containing by **admeasurements 800.00 square meters** or thereabout and more particularly described in the second Schedule hereunder written.

AND WHEREAS it has been agreed by and between the parties here to that the stamp duty and registration charges shall be borne and paid by the sub-lessee. Vide Notification No. 5/3249/11/2004/500/85/2001 dated 22.6.2004, Government of Uttar Pradesh has exempted the units located in Noida Special Economic Zone from payment of stamp duty in case of execution of sub-lease deed and tenancy agreement.

Signature

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For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP





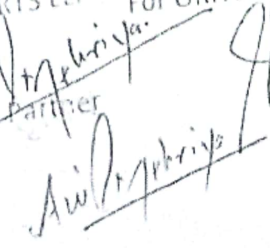

Signature
Partner



Signature
Partner

NOW THIS DEED WITNESSETH AS FOLLOWS:-

- (1) In consideration of the premises and of various facilities and variety of concessions made available to the Sub-Lessee and the concessional rent hereby reserved and the covenants and agreement on the part of the sub-lease hereinafter contained, the Sub-Lessor doth hereby demise ALL that piece of land known as **Plot No.129G/14**, Noida Special Economic Zone Authority, Sub-Registrar, Noida Registration District Gautam Budh Nagar, contained by **admeasurements 800.00 square meters** or thereabouts and hereinafter referred to as the said premises, and more particularly described in the second schedule hereunder written TOGETHER with the buildings and structures now or at any time standing and being thereon Excepting and Reserving unto the lessor all mines and minerals in and under the said land or any part thereof. To hold the said premises hereunder expressly demised unto the Sub-Lessee for the term of **15 years** computed from the **1st day of month Possession or Date of renewal**, paying therefore the rent on quarterly basis during the said term, through Bank Draft or as may be otherwise required, by the Sub-Lessee, the said **quarterly rent of Rs. 33,600/- (Rs. 1,3,4400/- per annum)** in advance being the concessional rent, to the Sub-Lessor without any deductions whatsoever. **Notwithstanding any other condition in the lease deed, the lease rights would cease to exist in case of the expiry or cancellation of the Letter of Approval No. 01/05/2019-PROJ/12519 dated 05.11.2019.** In case of new allottees, rent shall be charged from the date of possession of the plot or from the 16th day of the allotment whichever is earlier. The lease rent shall be revisable after every three years or revised by Govt. from time to time whichever is earlier. The penal interest on late payment of lease rent on plots/SDF in the NSEZ is to be charged at the rate of 12%.
- (2) The Sub-Lessee with intent to bind all persons into whatsoever hands the demised premises may come doth hereby covenant with the sub-lessor as follows:
- (A) During the said term hereby created to pay unto the Sub-Lessor the said rent and all other charges that may be fixed from time to time by **the Chairperson and Chief Executive Officer, Noida SEZ Authority**, (hereinafter referred to as **the Chairperson and Chief Executive Officer**) at the times on the days and in manner hereinbefore appointed for payment thereon clear of all deductions.
- (B) To pay all existing and future taxes, rates, assessments and outgoing of every description for the time payable either by land-lord or tenant or by the occupier in respect of demised premise and anything for the time being thereon.
- (C) To utilize fully the floor space index of 1:1 within a period of one year from the date of commencement of the lease provided always that in the event, the Sub-Lease for causes beyond the control of the Sub-Lessee, is/are unable to utilize fully the floor space as aforesaid, **the Chairperson and Chief Executive Officer, Noida SEZ Authority**, (hereinafter referred to as **the Chairperson and Chief Executive Officer**) shall at his discretion extend such period for a further period as he considers necessary, within which extended period the sub-lessee shall complete the work so as to fully utilize the floor space


For ORITEX EXPORTS LLP

Partner

For ORITEX EXPORTS LLP
Partner


subject nevertheless that the Sub-lessee was/were not prevented from any cause beyond his/ their control to utilize fully the floor space as aforesaid, within the period as originally stipulated or within the extended period as allowed by him as aforesaid, the sub-lessee shall liable to pay the lease rent at five times the normal lease rent as provided herein in respect of the area remaining unutilized.

- (D) Not to make any excavation upon any part on the said land hereby demised nor remove any stone, sand gravel, clay or earth therefrom except for the purpose of forming foundations at buildings or for the purpose of execution of any work pursuant to the terms of this lease.
- (E) During the said term hereby agreed to manufacture products as authorized by the Chairperson and Chief Executive Officer, Noida SEZ Authority from time to time.
- (F) Not to manufacture/process any article, things, materials, components and instruments, which do not in any way, relate to the industry other than the authorized one.
- (G) To submit from time to time to the Chairperson and Chief Executive Officer plans and the schemes of the particular industry to be established together with such other details as may be required.
- (H) To commence production within three months from the date of completion of the factory premises.
- (I) To export entire production (whether manufactured processed) including seconds, wastes and scrap material to foreign countries in accordance with the provisions of law subject to such concessions and facilities as may be given by the Government to the Sub-lessee in the matter of disposal of seconds, waste and scrap materials, the custom duty, routing of applications or import licenses etc. and such other concessions as may be notified hereafter from time to time.
- (J) To furnish a legal undertaking as may be prescribed for the fulfillment of export obligations set out on their application for setting up industries in the Zone.
- (K) To arrange forwarding/clearance of manufactured/processed goods for export or import of raw materials spares and such other materials as are required for manufacture/processing by the Chairperson and Chief Executive Officer or agencies authorized by the Chairperson and Chief Executive Officer.
- (L) Not to allow of the products manufactured/ Processed in NSEZ by the Sub-Lessee to enter or pass into and/or be sold in any market in India or anywhere in India provided always that the Chairperson and Chief Executive Officer, Noida SEZ Authority may permit the Sub-Lessee to sell and/or dispose of such products to enter or pass and/or be sold in any market in India or anywhere in India.
- (M) To sell or dispose of the products manufactured/processed by Sub-Lessee in the local market in India or as may be directed by the Chairperson and Chief Executive Officer, Noida SEZ Authority in the event the Chairperson and Chief Executive Officer

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For ORITEX EXPORTS LLP
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Partner

For ORITEX EXPORTS LLP
[Signature]
Partner

considers that the said products are essential or necessary for national defense or for countering natural disaster or considered urgent and necessary for the national economy upon payment as may be mutually agreed upon and that the Sub-Lessee shall not be entitled to make any other claim for compensation for delivering the products as aforesaid in any manner whatsoever.

- (N) To observe and perform all the terms and conditions of the lease entered into by the Sub-Lessor with the New Okhla Industrial Development Authority dated the 2.4.1986 & 8.1.1990 which terms and conditions of the said lease immediately aforementioned the Sub-Lessee are made aware of before execution of these presents.
- (O) To permit the **Chairperson and Chief Executive Officer, Noida SEZ Authority** or any officer, Surveyor, workmen or other persons employed by him from time to time at any time and without any prior notice being given to enter into and upon the demised premises and to inspect the general state of the demised premises and also processing plant and machinery etc. and the books of account and other documents and vouchers concerning the items manufactured by the sub-lessee.
- (P) Not to do or permit anything to be done or stored (except those required for production of goods approved for manufacture in demised premises) which may be in nuisance, annoyance, dangerous or disturbance to the owners, occupiers or residents of other premises in the vicinity.
- (Q) To use the demised premises only for the purpose of manufacturing, processing or assembling products for export and other purposes incidental to the same and not to use the said demised premises or any part thereof for any other purpose.
- (R) To keep the demised premise, insured against loss, or damage by the fire on account of explosions, electrical apparatus and appliances and hazardous goods in the sum of at least Rs. (Rupees.....only) and to pay the premium and sums of money payable for that purpose so as to keep such insurance policy alive and subsisting and as soon as such payments are made, deliver to the **Chairperson and Chief Executive Officer, Noida SEZ Authority** for and on behalf of the Sub-Lessor the receipts for the same and that in the event of the Sub-Lessee failing or neglecting to keep the said premises so insured or to deliver any such receipt as aforesaid, then and in every such case it shall be lawful for the Sub-Lessor to insure the said premises for the amount aforesaid and all sums of money expended by the sub-lessor in or about such insurance with interest thereon at the rate of percent per annum computed from the time of sub-lease had paid such sums shall be paid by the sub-lessee.
- (S) At the expiration or sooner before the termination of the said term, quietly to deliver upto the sub-lessor the vacant possession of the demised land after removing all erections, buildings, structures erected on the said land and such delivery should be given within a period of two months after the expiration or sooner before the termination of the said term provided always that in the event the Sub-Lessee fails to deliver vacant and peaceful possession of the land after removing the structures, buildings etc. as aforesaid, the said



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buildings structures etc. shall belong to the Sub-Lessor and the Sub-Lessee shall not be entitled to any compensation thereof provided always that the event the Sub-Lessee desires to sell the buildings, structures etc., to the sub-lessor, the sub-lessor is willing and agreeable to take over the said buildings, structures etc., the sub-lessor shall pay to the sub-lessee such compensation, as is mutually agreed to and Sub-Lessee shall do all acts and things as are necessary for handing over the possession of such buildings and structures etc.

- (T) Not to sublet, assign or part with the possession of the demised premises or any part thereof without the prior consent in writing of the **Chairperson and Chief Executive Officer, Noida SEZ Authority** first hand and obtained and subject to such terms and conditions as the **Chairperson and Chief Executive Officer, Noida SEZ Authority** may prescribe in granting the possession to the Sub-Lessee for the transfer of the said demised premises or any part thereof as hereinbefore mentioned.
- (U) To intimate beforehand in writing the **Chairperson and Chief Executive Officer, Noida SEZ Authority** within a fortnight of the changes made or effected in the corporate structure of the constitutions of the sub-lessee.
- (V) To submit the statements of accounts and such other details within such time as may be stipulated by the **Chairperson and Chief Executive Officer, Noida SEZ Authority** during the term of these presents giving all the necessary particulars as may be required by the **Chairperson and Chief Executive Officer, Noida SEZ Authority**.
- (W) To allow the persons and vehicle entering and leaving NSEZ to be examined by any staff of the **Chairperson and Chief Executive Officer, Noida SEZ Authority** or any agency authorized by **Chairperson & CEO, NSEZ Authority** for the purpose of checking that no products or any materials manufactured in the demised premises are removed in the manner not authorized by these presents.
- (X) To erect the factory premises or any other structure or building in accordance with the plans approved by the competent local authority prescribed by law and the rules, bye-laws and regulations of the New Okhla Industrial Development Authority or any authority prescribed by all law.
- (Y) Not to make any structural alterations or changes of any nature whatsoever to the factory premises or any additions, alterations or changes of any nature whatsoever to the building erected on the demised premises without the previous permission of the competent local authority prescribed by law have been obtained in writing, and if-permitted, to carry out the same in accordance with building bye-laws of the local authority or any other statutory regulations.
- (Z) To permit construction, if necessary, of utilities such as electric sub-station etc. in the demised premises and to allow laying of underground cables through the demised premises or as may be directed by the **Chairperson and Chief Executive Officer, Noida SEZ Authority**.

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For ORITEX EXPORTS LLP


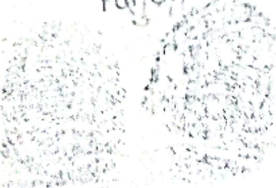
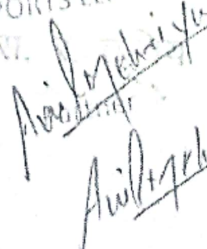
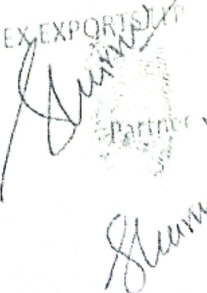
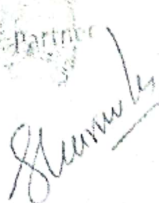
For ORITEX EXPORTS LLP

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- (AA) To observe and perform all rules and regulations prescribed under the Labour Legislation such as Industrial Disputes Act, payment of wages Act, minimum wages Act, or any other statues governing the relationship of the employers including, the factories Act and Fatal Accidents Act.
- (BB) If the said rent hereby reserved shall be in arrears for a period of 30 days whether the same shall have been legally demanded or not, **the Chairperson and Chief Executive Officer, Noida SEZ Authority** may make steps to recover the arrears of rent as arrears of land revenue.
- (CC) The Sub-Lessor doth hereby covenants with the Sub-Lessee that the Sub-Lessee, paying the rent hereby reserved and performing in the covenants hereinbefore on the Sub-Lessee's part contained shall and may peacefully enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Sub-Lessor or any person or persons lawfully claiming by from or under the sub-lessor.
- (DD) All disputes and difference arising out of or in any way touching or concerning these presents shall be referred to the sole-arbitration of **the Chairperson and Chief Executive Officer, Noida SEZ Authority**. It will be no objection that the person appointed as Arbitrator on behalf of the Sub-Lessor is or was an employee of the Government that he had to deal with the matters to which the Sub-Lessee therein relates and/or that in the course of his duties as such employee of the Government he had expressed the view on all or any of the matters in dispute or difference. The cost of land in connection with arbitration shall be in the discretion of the Arbitrator who makes a suitable provision for the same in their awards. Subject to the aforesaid the provisions of the Arbitration and Conciliation Act, 1996 and the Rules there under and any statutory modifications thereof for the time being in force shall apply to the arbitration proceedings under this clause. It is agreed to between the parties that the aforesaid arbitration shall be in addition to any other legal proceedings the Chairperson and Chief Executive Officer, Noida SEZ Authority, Noida may initiate against the tenant for violating any of the terms of the present agreement.
- (EE) If the Sub-Lessee shall have duly performed and observed the covenants and conditions on the part of the Sub-Lessee hereinbefore contained and shall at the end of the said terms hereby granted by desirous of receiving a new sub-lease of the demised premises and of such desire shall give notice in writing to the sub-lessor before the expiration of the term hereby granted the Sub-Lessor shall and will at the cost and expenses in every respect of the Sub-Lessee grant to the sub-lessee a new sub-lease of the demised premises for a further term of 15 years on payments of yearly rent as may be determined by the sub-lessee and with covenants, provides and stipulations hereinbefore contained except this provision for renewal and such new sub-lease shall contain in lieu of this clause a covenant that at end of the said renewed term of 15 years the sub-lessee further renewals and that every such renewal shall be for such term and subject to such covenants, provisions, stipulations. Subject as aforesaid, the Arbitration Act, 1940 shall apply to the arbitration proceedings under the clause.



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The Chairperson and Chief Executive Officer, Noida SEZ Authority, Noida reserves the right and the Tenant acknowledges the right of the Chairperson and Chief Executive Officer, Noida SEZ Authority, Noida to alter/amend/change/modify any of the terms and conditions envisaged/enumerated in of this agreement that may become necessary due to change in laws / rules / by-laws / taxation policy or any other levies by the Govt. of India / State Governments or taxation authorities. However it is specifically agreed that the change referred to in this paragraph shall only be made where the applicable taxation is altered by Govt. Policy and will not apply to change of covenants governing mutually reciprocal relationship.

4. Apart from any specific provisions in this Agreement excusing either party's performance or limiting its liability:

- A. EITHER PARTY SHALL BE EXCUSED FROM ANY FAILURE OR DELAY IN PERFORMANCE (WITH THE EXCEPTION OF ANY FAILURE OR DELAY BY TENANT IN MAKING RENTAL PAYMENTS TO THE CHAIRPERSON AND CHIEF EXECUTIVE OFFICER, NOIDA SEZ AUTHORITY,) RESULTING DIRECTLY OR INDIRECTLY FROM PRODUCT SHORTAGES, TRANSIT FAILURE OR DELAY, LABOR DISPUTES, GOVERNMENTAL ORDERS OR RESTRICTIONS, FIRE, FLOOD, OR OTHER ACTS OF NATURE, ACCIDENT, WAR, CIVIL DISTURBANCES, OR ANY OTHER CAUSES BEYOND SUCH PARTY'S REASONABLE CONTROL.
- B. NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY INCIDENTAL, INDIRECT, CONSEQUENTIAL OR SPECIAL DAMAGES IN CONNECTION WITH ANY MATTERS RELATING DIRECTLY OR INDIRECTLY TO THIS AGREEMENT OR OTHERWISE RELATING TO THE BUSINESS RELATIONSHIP OF THE PARTIES, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES BY THE OTHER PARTY

5. **APPLICABLE LAW**

This Agreement shall be governed and construed in all respects in accordance with the laws of the Country of India.

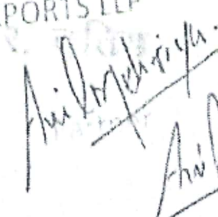
6. In the event that any of the provisions of this Agreement or the application of any such provisions to the parties hereto with respect to their obligations hereunder shall be held by a Court / tribunal of competent jurisdiction to be unlawful or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, and shall not be affected, impaired, or invalidated in any manner.

This Agreement, together with any other documents incorporated herein by reference, constitutes the entire Agreement between the parties hereto pertaining in any manner to the subject matter hereof. Each party to this Agreement acknowledges that no written or oral representations, inducements or promises have been made, which are not embodied herein.

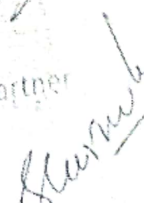


For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP



Partner



Any and all prior written or oral agreements between the parties pertaining in any manner to the subject matter of this Agreement expressly are superseded and cancelled by this Agreement. Except as otherwise provided in this Agreement, this Agreement may not be modified, supplemented or amended, except by an instrument signed by both parties.

IN WITNESS WHEREOF

SCHEDULE-I

Plot of land numbered as follows:

Khasra numbers/Survey numbers:

Village Nagla Charan Das: (District Gautam Budh Nagar, UP)
87,88,89,91,92,93,94,95,96,97,98,99,100,101,102,166,167,180

Village Bhangel Begampur : (District Gautam Budh Nagar, UP)
31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52.

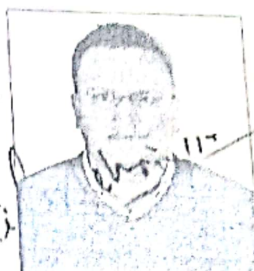



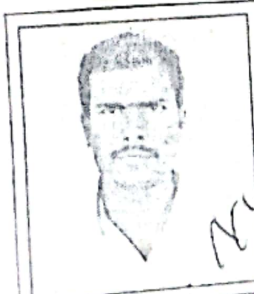
Towards Village Nagla Charan Das North	997.00 Mtrs
Along DSC Road South	1015.00 Mtrs
Towards Electric sub-Station East	347.00 Mtrs
Towards irrigation drain west	388.00 Mtrs

SCHEDULE-II

(Description of Land) All that piece of land known as **Plot No. 129G/14** in the Noida Special Economic Zone Authority, Sub Registrar, Noida-Registration District Gautam Budh Nagar containing by admeasurements square meters or thereabouts and bounded as follows, that is to say-

Location of Plot No.129G/14, NSEZ, Noida	Dimension of Plot	Area in sq. mtrs.
North Plot No. 129G/13	40.00 mtr.	800.00 sq. mtrs.
South Plot No. 129G/15	40.00 mtr.	
East Plot No. 129G/19	20.00 mtr.	
West 18.00 mtr. Wide road	20.00 mtr.	

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For ORITEX EXPORTS LLP
For ORITEX EXPORTS LLP
Partner

S. No.	Name of Person	Designation and Address	
1.	Sh. Anil Mehriya S/o Sh. Subhash Chandra M. No. 9810399975	Partner- 2/33A, Sector-2, Rajendra Nagar, Sahibabad, Ghaziabad-201005	 <i>Anil</i>
	Mrs. Sharmila Pilaniya D/o Sh. Lakshmi Chand Pilaniya M. No. 9810377367	Partner- D-211, Prabha Apartment, Plot No.11, Sector-23, Dwarka, South West Delhi-110077.	 <i>Sharmila</i>
2.	Nitin Gupta M.No- 9818942898 PAN No. AAALN0639A	Deputy Development Commissioner, Noida Special Economic Zone, Noida- 201305	
3.	Shubham Sehgal S/o Sh. Naveen Kumar Sehgal M.No. 7838796692	Witness- Plot No.682 Flat No. M2A, Shalimar Garden extension-1, Sahibabad, Ghaziabad-201005	 <i>Shubham</i>
4.	Naveen Kumar S/o Sh. Dilip Malakar M. No. 8160693965	Witness- A-09, Oriental Colony, Singh General Store, Gandhiwadi, Umargam, Umbergaon, Valsad, Gujrat- 396170	 <i>Naveen</i>

For ORITEX EXPORTS LLP For ORITEX EXPORTS LLP

Anil Mehriya
Anil Mehriya
Sharmila
Partner

फा.सं. 01/05/2019-PROJ/ 12519
दिनांक:/10/2019 5/11/19

सेवा में,

मैसर्स ओरिटेक्स एक्सपोर्ट्स एलएलपी,
C-157, First Floor,
Hosiery Complex, Noida Phase-2,
Gautam Budh Nagar
Uttar Pradesh - 201305.

भारत सरकार
Government of India
वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
Ministry of Commerce & Industry, Deptt. of Commerce
नौएडा-दादरी रोड, फेज-II, नौएडा-201305 (उ.प्र.)
Noida-Dadri Road, Phase-II, Noida-201305 (U.P.)
Tel. : 091 120 2567270, 3021444-46
Fax : 091 120 2562314, 2567276

विषय: नौएडा विशेष आर्थिक क्षेत्र में नयी इकाई लगाने हेतु प्रस्ताव।

Reference: Your application dated 25/09/2019 and subsequent letter dated 22/10/2019.

Online request ID No.: 111900004635.

महोदय,

With reference to the above mentioned application, Development Commissioner, Noida Special Economic Zone is pleased to extend to you all the facilities and entitlements admissible to a unit in a Special Economic Zone subject to the provisions of the Special Economic Zones Act, 2005 and the rules and orders made there-under and for the establishment of a unit at Noida Special Economic Zone in the State of Uttar Pradesh for undertaking authorized operations, namely, manufacture as under:-

Authorized Operations

1. Item(s) of manufacture

: Terry Fabric; Knitted Fabric; Men's or Boy's coats; Women's or Girl's coat; Men's or Boy's Jackets, Trousers or shorts; Women's or Girl's Jackets, dresses or skirts; Men's or Boy's Shirts knitted; Women's or Girl's shirts or blouses knitted; Men's or Boy's inner-wear or night-wear knitted; Women's inner-wear or night-wear knitted; T-shirts or Singlets knitted; Jerseys, Pullovers or Cardigans, Babies' garments and accessories knitted, Swim-wears and track suits; Men's or Boy's Coats woven; Women's or Girl's Coats woven; Men's or Boy's Jackets, Trousers or shorts woven; Women's or Girl's Jackets, dresses or skirts woven; Men's or Boy's Shirts woven; Women's or Girl's shirts or blouses woven; Men's or Boy's Singlets Woven; Women's or Girl's Singlets Woven Jerseys; Babies' garments and clothing accessories woven; Swimwear or activewear woven; Bras and Corsets; Handkerchiefs, Shawls or Scarves; Ties or Bow-ties, Clothing Accessories; Blankets and Travelling Rugs; Bed Linen Knitted; Curtains; Bedspreads; Sacks and Bags; Dusters and Square cloths, Woven Sets; Rugs (under ITC HS Chapter 60, 61, 62 & 63)

For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP

सिटी कार्यालय : जवाहर व्यापार भवन, चतुर्थ तल, टॉलस्टोय मार्ग, नई दिल्ली-110001 दूरभाष : 011-23701096
City Office : Jawahar Vyapar Bhawan, IVth Floor, Tolstoy Marg, New Delhi-110001 Tel. : 011-23701096
ई-मेल/e-mail : dc@nsez.gov.in वेबसाइट : www.nsez.gov.in



Projected Exports:	Annual	..2..		
		First Year	Rs. 258.00	Lakhs
		Second Year	Rs. 345.60	Lakhs
		Third Year	Rs. 436.80	Lakhs
		Fourth Year	Rs. 554.40	Lakhs
		Fifth Year	Rs. 604.80	Lakhs
		NFE Earnings:	Rs. 1740.63	Lakhs

This approval is subject to following terms and conditions:

- (i) You shall export the goods manufactured as per Provisions of the Special Economic Zones Act, 2005 and Rules made there-under for a period of five years from the date of commencement of production. For this purpose, you shall execute the Bond-cum-Legal Undertaking as prescribed under the Special Economic Zone Rules, 2006.
- (ii) You shall fulfill the pollution control requirements, as may be prescribed by the Pollution Control authorities.
- (iii) You shall achieve positive Net Foreign Exchange (NFE) as Prescribed in the Special Economic Zone Rules, 2006 for the period you operate as a Unit in the Special Economic Zone from the commencement of production, failing which you shall be liable for penal action under the Foreign Trade (Development and Regulation) Act, 1992.
- (iv) You may import or procure from the Domestic Tariff Area all the items required for your authorized operations under this approval, except those prohibited under the ITC (HS) Classifications of Export and Import items.
- (v) You may supply/sell goods in the Domestic Tariff Area in terms of the provisions of the Special Economic Zones Act, 2005 and Rules and orders made there-under.
- (vi) This Letter of Approval is valid for a period of one year from its date of issue. You shall implement the project and commence production within one year period or within such period as may be extended.
- (vii) Date of commencement of production shall be intimated to the Development Commissioner.
- (viii) This Letter of Approval shall be valid for a period of five years from the date of commencement of production.
- (ix) The approval is based on the details furnished by you in your Project proposal/application.
- (x) You shall abide by the provisions of Special Economic Zones Act, 2005 and the Rules and orders/Instructions made there-under.
- (xi) You have the option to renew the approval or exit in terms of the provisions of the Special Economic Zones Act, 2005 and the rules and orders made there-under.

For ORITEX EXPORTS LLP

For ORITEX EXPORTS

Partner

- (xii) You shall obtain all required NOCs/approvals from the respective Authorities, including NOC from Pollution Control Authorities.
- (xiii) You shall ensure to obtain RCMC from EPCEs as per Gazette Notification dated 05.08.2016 for availing exemptions, drawbacks and concessions.
- (xiv) You shall confirm acceptance of the above terms and condition to the Development Commissioner within forty-five days of issue of this Letter of Approval.
- (xv) If you fail to comply with the conditions stipulated above, this Letter of Approval shall be cancelled as per the provisions of the Special Economic Zones Act, 2005 and the rules and orders made there-under.
- (xvi) All future correspondence including for amendments/changes in terms and conditions of the Letter of Approval or for extension of its validity shall be addressed to the Development Commissioner.

भवदीय,



(नितिन गुप्ता)

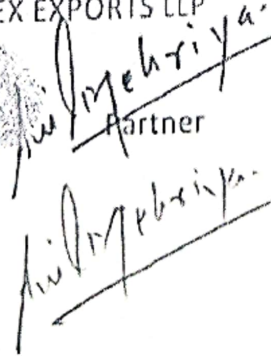
उप विकास आयुक्त

प्रतिलिपि:

निर्दिष्ट अधिकारी, नौएडा विशेष आर्थिक क्षेत्र ।

उप विकास आयुक्त

For ORITEX EXPORTS LLP



Partner

For ORITEX EXPORTS LLP



Partner

पदा ११

भारत सरकार, वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
विकास आयुक्त का कार्यालय
नौएडा विशेष आर्थिक क्षेत्र
नौएडा दादरी रोड, फेज 2, नौएडा-201305, जिला गौतम बुद्ध नगर
Government of India, Min. of Commerce & Industry, Deptt. of Commerce,
Office of the Development Commissioner
NOIDA SPECIAL ECONOMIC ZONE
Noida Dadri Road, Phase-II, NOIDA-201305, Distt. Gautam Budh Nagar (UP)

फाइल सं. 03/20/2006-ई.एम. 2675
06/03/20

दिनांक: 05.03.2020

कब्जा प्रमाण पत्र

मैं, शर्मिला पिलानियाँ, पार्टनर, मैसर्स ओरिटेक्स एक्सपोर्ट्स, प्लॉट संख्या 129जी/14, एन०एस०ई०जेड० (क्षेत्रफल 800.00 वर्ग मी०) का आज दिनांक 05.03.2020 को कब्जा लेती हूँ।

मैं प्लॉट की माप और आयाम से संतुष्ट हूँ।

प्लॉट संख्या 129जी/14 का स्थान

प्लॉट की लंबाई-चौड़ाई

क्षेत्रफल (वर्ग मी० में)

उत्तर प्लॉट संख्या 129G/13

40.00 मी०

दक्षिण प्लॉट संख्या 129G/15

40.00 मी०

800.00

पूरब प्लॉट संख्या 129G/19

20.00 मी०

पश्चिम 18.00 मीटर चौड़ी सड़क

20.00 मी०

कब्जा सौंपने वाला

(रामवीर सिंह)

केयरटेकर

एन०एस०ई०जेड० प्राधिकरण

कब्जा लेने वाला

(शर्मिला पिलानियाँ)

पार्टनर

मैसर्स ओरिटेक्स एक्सपोर्ट्स एलएलपी

प्रतिहस्ताक्षरित

(नितिन गुप्ता)

सम्पदा अधिकारी

एवं

उप विकास आयुक्त

प्रतिलिपि:

1. मैसर्स ओरिटेक्स एक्सपोर्ट्स एलएलपी, सी-157, प्रथम तल, होजरी काम्प्लेक्स, फेज-2, नौएडा-201305
2. जे.सी.(कस्टम्स)/सुरक्षा अधिकारी/परियोजना अनुभाग/केयरटेकर/सहा.किराया वसूली/श्रम अनुभाग

For ORITEX EXPORTS LLP

City Office: Trading Corporation of India Ltd 4th Floor, Jawahar Vyapar Bhawan, Tolstoy Marg, New Delhi-110001
Tel: Zone Office : [Code from outside 0120 / from Delhi 95120] 2567270, 3021444-46 (4 Lines) Fax : 3021444, 2567270
E-mail : info@sex.gov.in Website : www.sex.gov.in

For ORITEX EXPORTS LLP

Partner



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Date: 25th November, 2019

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF PARTNERS OF THE ORITEX EXPORTS LLP HELD ON 25/11/2019 AT THE REGISTERED OFFICE PLOT NO.11, PRABHA APARTMENT, SECTOR-23 DWARKA DELHI South West Delhi DL 110077 IN

For the alteration of Capital Clause Of LLP Agreement:

"RESOLVED THAT pursuant to the provisions of LLP Act, 2008, (including any amendment thereto or re-enactment thereof), the Capital clause of the LLP Agreement of the LLP be altered by adding the following new clauses:

8. (1) The capital of partnership shall be the sum of Rs. 81, 10, 000 (Rupees Eighty One lacs Ten Thousand only) be contributed by the designated Partners/Partners in the following Manner.

S. No.	Name of the partner	DESIGNATION (Designated Partner/Partner)	PAN No.	DPIN No.	Nature of Contribution	Capital Contribution (in Rupees)	Percentage of profit
1.	ANIL MEHRIYA	Designated Partner	CCVPM5345M	07603212	CASH	40,55,000	50%
2	SHARMILA PILANIYA	Designated Partner	AZPPP3939H	07583620	CASH	40,55,000	50%

After the existing clause thereof.

8. (1) The capital of partnership shall be the sum of Rs. 10,000 (Rupees Ten Thousand only) be contributed by the designated Partners/Partners in the following Manner.

S. No.	Name of the partner	DESIGNATION (Designated Partner/Partner)	PAN No.	DPIN No.	Nature of Contribution	Capital Contribution (in Rupees)	Percentage of profit
1.	ANIL MEHRIYA	Designated Partner	CCVPM5345M	07603212	CASH	5,000	50%
2	SHARMILA PILANIYA	Designated Partner	AZPPP3939H	07583620	CASH	5,000	50%

"FURTHER RESOLVED THAT the LLP Agreement be amended accordingly in order to give effect to the above resolution."

RESOLVED FURTHER THAT Mrs. SHARMILA PILANIYA and Mr. ANIL MEHRIYA, Designated Partners, of the LLP, be and are/is hereby jointly /severally authorized to take all such steps as may be necessary, proper or expedient to give effect to this Resolution and to execute, Sign and file necessary documents, e-form with Registrar of Companies/MCA Portal".

For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP

Anil Mehriya
Partner (DPIN-07603212)

Sharmila Pilaniya
Partner (DPIN-07583620)

For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP

ORITEX EXPORTS LLP, FIRST FLOOR, P-157, HOISERY COMPLEX, NOIDA PHASE-2, GAULAH NAGAR, NOIDA-201305 (U.P.)

भारत सरकार,
वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
विकास आयुक्त का कार्यालय
नौएडा विशेष आर्थिक क्षेत्र
नौएडा दादरी रोड, फेस. 2, नौएडा-201305, जिला गौतम बुद्ध नगर
Government of India, Min. of Commerce & Industry, Deptt. of Commerce,
Office of the Development Commissioner
NOIDA SPECIAL ECONOMIC ZONE
Noida Dadri Road, Phase-II, NOIDA-201305, Distt. Gautam Budh Nagar (UP)

फाइल सं. 03/20/2006-EM 10608

दिनांक: 16.09.2019

सेवा में,

मैसर्स ओरिटेक्स एक्सपोर्ट्स एलएलपी,
सी-157, प्रथम तल, होजरी काम्प्लेक्स,
फेज-2, नौएडा-201305

विषय: प्लॉट संख्या 129जी/14, एन०एस०ई०जेड० पर निर्मित इमारत की ई-नीलामी के सम्बन्ध में।
महोदय,

I am directed to refer to your bid dated 06.09.2019 amounting to Rs. 1,53,88,328/- (Rupees one crore fifty three lakh eighty eight thousand three hundred twenty eight only) in respect of building/property erected at Plot No. 129G/14, NSEZ and to say that Competent Authority has accepted your bid subject to the following conditions:-

1. An Amount of Rs. 1,43,88,328/- (Rupees one crore forty three lakh eighty eight thousand three hundred twenty eight only) shall be submitted within 30 days from issuance of this letter in SBI/Canara Bank, NSEZ Branch through Challan by way of Demand Draft in favour of "NSEZ Authority" or online using payment portal available on <http://nsez.gov.in/RegistrationPage.aspx>
2. Earnest money has been adjusted in bid amount.
3. Other conditions/instruction shall be followed as per lease conditions of this office.
4. The possession shall be handed over on deposition of entire bid amount and copy of LOA.
5. Submit copy of Letter of Approval (LOA).

You are therefore requested to complete above formalities within stipulated time.

For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP

भवदीय

(अ. पी. वर्मा)

सचिव

[illegible]

New York, New York, June 27, 1968

Now Under the 13th December, 2002

Section 117B(1)(c) - The Government of India has announced its scheme in the Export and Import Policy for setting up of Special Economic Zones in the country to attract export. The policy provides that Special Economic Zones may be set up in public, private, joint venture or State Government as notified by the Ministry of Commerce and Industries. The existing Export Processing Zones may also be converted into Special Economic Zones.

2. Accordingly, Government of India has decided to convert the highly Export Processing Zone (HEPZ), Malda, into a New all India Export Processing Zone. The Zone would be entitled to operate under the policy and procedures notified by Government of India. The Government of India.

USA
Eisenstein, (Hans) Eysenhard Industries (R) Ltd
Trade Zone
Industry
271385

For ORITEX EXPORTS LLP

For ~~ORBITEX~~ EXPORTS XL

Partic.

अभिलेख
अर्पण

उत्तर प्रदेश में अन्तर्गत प्रकृति के सम्बन्ध में समय-समय पर पारस्परिकता
भारतीय स्टाम्प अधिनियम, 1899 अधिनियम संख्या 2 वर्ष 1899 की धारा 2
की उपधारा 111 के अन्तर्गत 101 के अधीन शक्ति का प्रयोग करके सम्बन्धित नोट
एन्क्वैरी प्रोसेसिंग यूनियन, बोरहा, बिहार गोस्वामिदाद में स्थित भूमि के उप पर
09 दिनांक पर, जो बिहार आरक्षण, भारत सरकार, वाणिज्य एवं उद्योग मंत्रालय के
माध्यम से भारत सरकार के राष्ट्रपति और उप राष्ट्रपति/आयुक्त के मध्य निदेशावली
की गयी हो, प्रकृति 1-4 के अन्तर्गत 35 के अधीन प्रभाव स्टाम्प शुल्क से मुक्त प्रदान
करते हैं।

आज्ञा से,
[Signature]
रक्षा निदेशा
प्रमुख सचिव।

संख्या: 500/10-3-2004-500/1051/2001, दिनांक:

रेवेन्डी एवं भूमि अधिकारों की प्रति तहसिल स्थित निदेशक,
राज्यीय अर्थ, भूमि एवं भूमि अधिकारों के साथ प्रेषित कि कृपया इसे
दिनांक 22 जून 2004 के आधारेण गैर के भाग-4, खण्ड-1 में अन्तर्गत प्रकाशित
करा दें, तब 200 प्रतियाँ शासन के आ आभाग को तथा 100 प्रतियाँ
महानिरीक्षण निदेशक, उत्तर प्रदेश, अन्तर्गत को उपलब्ध करा दें।

आज्ञा से,
[Signature]
Assist Development Team
Noida Special For
Ministry of Government
विशेष सचिव।

For ORITEX EXPORTS LLP

For ORITEX EXPORTS LLP

Partner

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भारत सरकार
GOVERNMENT OF INDIA



अनिल मेहरिया
Anil Mehriya
जन्म तिथि/DOB: 01/09/1988
पुरुष / MALE



3392 3506 5898

आधार ORITEX EXPORTS LLP का अधिकार

Anil Mehriya

For ORITEX EXPORTS LLP

Partner



Anil Mehriya



For ORITEX EXPORTS LLP



भारतीय विशिष्ट पहचान प्राधिकार
INDIAN IDENTIFICATION AUTHORITY

पता:
ब्रह्मज: सुभाष जन्म, 2/33
प, सेक्टर-2, राजेंद्र नगर
साहिवाबाद, गाजियाबाद
उत्तर प्रदेश - 201005

Address:

S/O. Subhash Chandra, 2/33 A
Sector-2, Rajendra Nagar
Sahibabad, Ghaziabad
Uttar Pradesh - 201005



Anil Mehriya

3392 3506 5898

Aadhaar-Aam Admi ka Adhikar



भारत सरकार
 Government of India
 शर्मिला पिल्लय्या
 Sharmila Pillaya
 जन्म तिथि / DOB: 20/07/1986
 लिंग / GENDER: FEMALE

9382 8508 2204

मेरा आधार, मेरी पहचान

भारत सरकार
 Unique Identification Authority of India
 आवासीय प्रभाग, प्लॉट नं. 211, प्रभा अपार्टमेंट, प्लॉट नं. 11, सेक्टर - 23, द्वारका, दक्षिण पश्चिम
 Address: (V.O. Leela Chand Pillaya, O.P.)
 211, PRABHA APARTMENT, PLOT NO. 11, SECTOR - 23, DWARKA, South West
 (Area, Date: 11/05/17)

9382 8508 2204

For ORITEX EXPORTS LLP

Air Rajeshiya
 Partner

For ORITEX EXPORTS LLP

Sharmila
 Partner

Air Rajeshiya

भारत सरकार
GOVERNMENT OF INDIA

शुभम सहगल
Shubham Sehgal
जन्म तिथि/DOB: 30/05/1996
पुल्ल/MALE

4695 6481 5127

मेरा आधार मेरी पहचान

भारतीय विधिपत्र पहचान प्रधिकरण
INDIAN LEGAL DOCUMENT AUTHORITY OF INDIA

पत्र
S/O : नवीन कुमार सहगल प्लॉट
न-682 फेज न- M2A शाहिबाबाद गार्डन
एक्सटेंशन-1, शाहिबाबाद
उत्तर प्रदेश - 201005
Address
S/O : Naveen Kumar Sehgal, plot
no-682 fzt no-M2A, shalimar
garden extension-1, Shahibabad,
Ghaziabad, Uttar Pradesh -
201005

4695 6481 5127

1967 help@vda.gov.in www.vda.gov.in P.O. Box No 1967, Ghaziabad-201001

[Signature]

For ORITEX EXPORTS LLP

[Signature]
Partner

For ORITEX EXPORTS LLP

[Signature]
Partner