



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP62199097203289W

e-Stamp

ACC Name: MUNESH KUMAR SHARMA, ACC Code: UP14001904
ACC Add.: Sub Registrar, Noida, Mob.No. 8920136031
License No.: 137/12, Tehsil & Distt.- Dadri G.B. Nagar, U.P.

₹34,56,000

Certificate No. : IN-UP62199097203289W
Certificate Issued Date : 27-May-2024 02:48 PM
Account Reference : NEWIMPACC (SV)/ up14001904/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400190420625336818940W
Purchased by : OPFRA GLOBAL PVT LTD
Description of Document : Article 35 Lease
Property Description : PROPERTY NO. C- 15, 16, 17, SECTOR- 59, NOIDA
Consideration Price (Rs.) :
First Party : VIDYA INFRASTRUCTURE PVT LTD
Second Party : OPFRA GLOBAL PVT LTD
Stamp Duty Paid By : OPFRA GLOBAL PVT LTD
Stamp Duty Amount(Rs.) : 34,56,000
(Thirty Four Lakh Fifty Six Thousand only)



₹34,56,000



Please write or type below this line

IN-UP62199097203289W

[Signature]

[Signature]



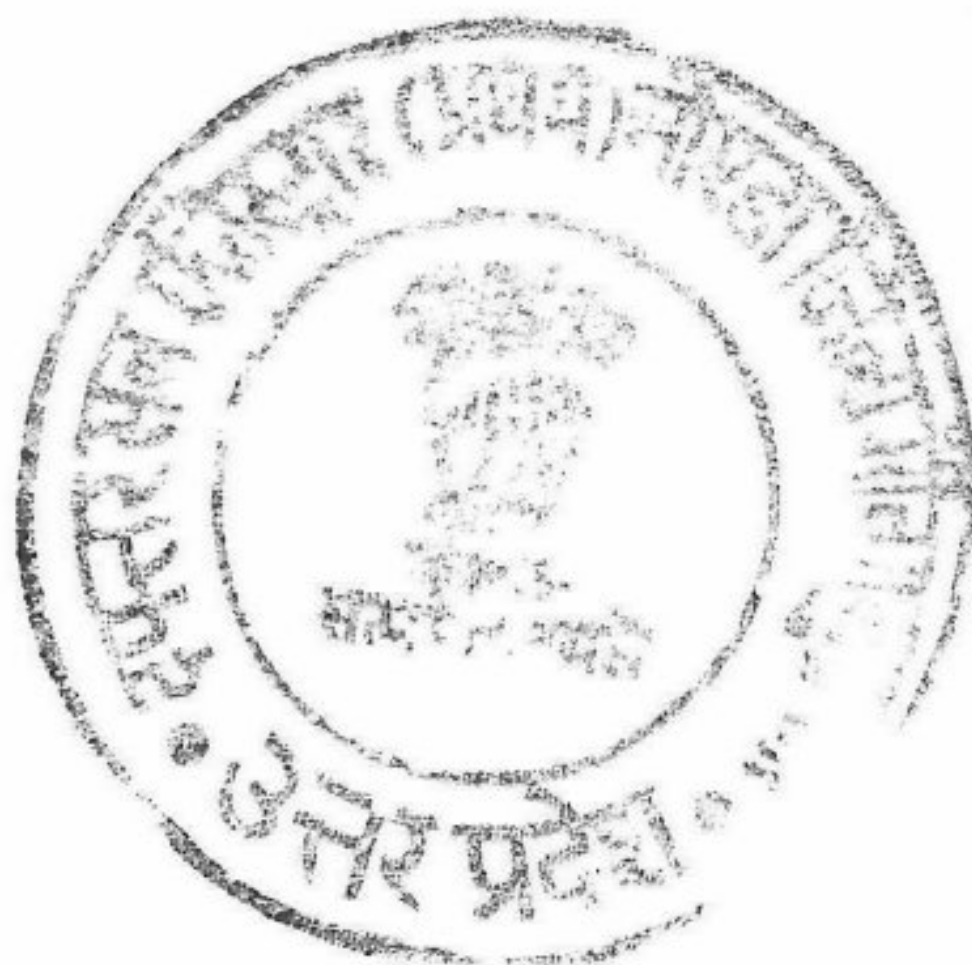
QE

0000994316

Statutory Alert:

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

STILL



000034318



2

RENT AGREEMENT

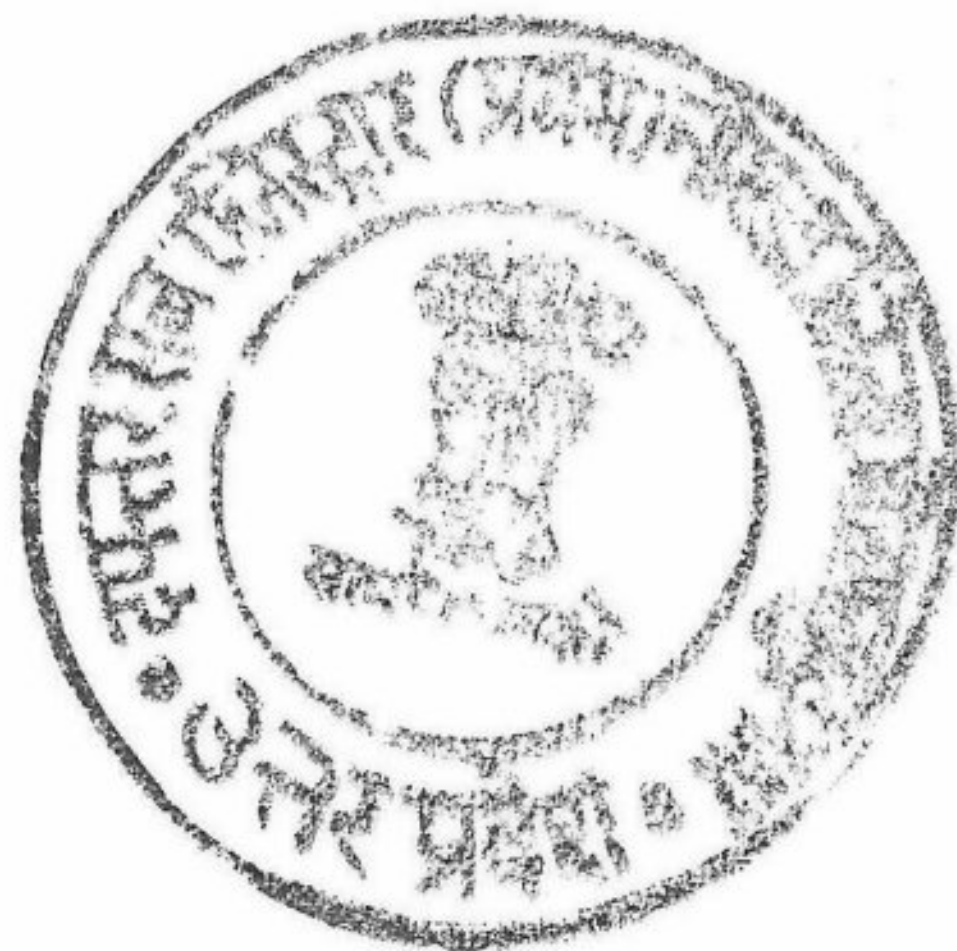
This rent agreement made & executed on 27TH day of May, 2024 at Noida Distt Gautam Budh Nagar U.P.

M/S Vidya Infrastructure Private Ltd., (PAN-AACCV3687M) having their registered office at Flat No. 307, 3rd Floor, Syndicate House, 3, Old Rohtak Road, Inderlok, New Delhi-110035. Through its CFO MR. SANJEEV KUMAR GUPTA (DL NO. HR-5119920275847) S/O LATE SHRI K.P. GUPTA R/O FLAT NO. 406 TOREE ALTUS TOWER OMAXE HEIGHTS SECTOR-86 FARIDABAD HARYANA, hereinafter called the lessor/ first party (which expression shall unless excluded by or repugnant to the context or meaning there of include their successors heirs, nominees, executors legal representative and assigns) of the first part

And

M/s Opera Global Private Limited., (PAN-AAACO7607G) having their registered office at Flat No. 307, 3rd Floor, Syndicate House, 3, Old Rohtak Road, Inderlok, New Delhi-110035 through its Director MRS. RAKESH VERMA (AADHAR NO. XXXX XXXX 0306) W/O LATE SHRI P.K. VERMA R/O HOUSE NO. 1099 VIKAS KUNJ VIKAS PURI NEW DELHI-110018, hereinafter called the Lessee / Second Party (which expression shall unless excluded by or repugnant to the context or meaning there of include their successors heirs, nominees, executors legal representative and assigns) of the other part





Whereas the first party is the absolute Owner of Industrial building locate C-15-16-17 Sector-59, Noida Gautam Budh Nagar (U.P), hereinafter referred to as the industrial premises.

Whereas the second party has now approached the first party for obtaining the industrial premises on lease.

And whereas the first party is agreeable to lease the industrial premises to the second party on the terms & conditions hereinafter recorded.

NOW THIS RENT AGREEMENT WITNESSTH AS UNDER

1. The First party shall let out the above mentioned premises, to the second party for industrial purpose at monthly rent of Rs. 36,00,000/- (Rupees Thirty SIX Lac only) including GST for the period of Ten Years commencing from 27-05-2024 to 26-05-2034
2. That the second party shall pay the monthly renting advance by 1st day of each calendar month to the first party.



आवेदन सं०: 202400743039299

पट्टा विलेख/ कबूलियतनामा

बही सं०: 1

रजिस्ट्रेशन सं०: 5839

वर्ष: 2024

प्रतिफल- 172800000 स्टाम्प शुल्क- 3456000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 1650000 प्रतिलिपिकरण शुल्क - 60 योग : 1650060

श्रीमती M/s Opera Global Private Limited., द्वारा
 डायरेक्टर द्वारा
 राकेश वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
 पत्नी श्री स्वर्गीय पी के वर्मा
 व्यवसाय : अन्य
 निवासी: हाउस नंबर 1099 विकास कुंज विकास पूरी न्यू दिल्ली



श्रीमती, M/s Opera Global Private Limited., द्वारा डायरेक्टर द्वारा राकेश वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि
 ने यह लेखपत्र इस कार्यालय में दिनांक 29/05/2024 एवं 12:10:37 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
 उप निबंधक : नोएडा प्रथम

गौतम बुद्ध नगर
 29/05/2024

दीपक गुप्ता .
 निबंधक लिपिक
 29/05/2024

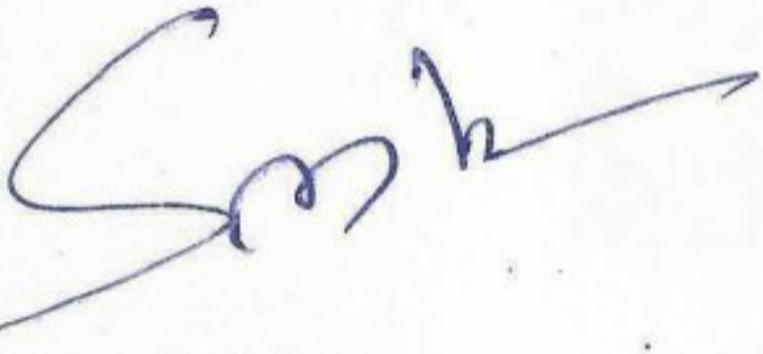


3. In case the second party fails to pay the monthly rent agreed by the end of the calendar month, the first party will be entitled to terminate the lease by giving one month notice to the second party for vacancy the premises.

4. That the second party uses the premises for the manufacture, washing, finishing, packing, storage of fabric, Garments and other related materials.

5. That the second party shall be responsible and liable to pay all the charges for consumption of electricity, water & all other civil service levied and /or to be levied during the currency of rent of the said premises exclusive of monthly rent .

6 That the all investment on installation plant & machinery, power distribution/ standby power generation, water connection no pollution constant and upkeep of all immovable fixed assets on the said premises shall be made by the second party .



बही सं०: 1

रजिस्ट्रेशन सं०: 5839

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु
प्रलेखानुसार उक्त

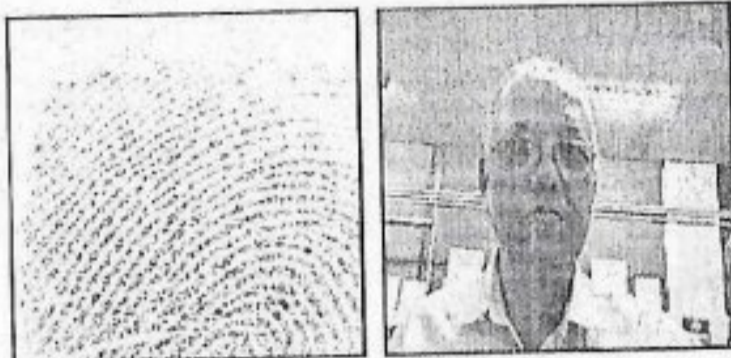
पट्टा दाता: 1

श्री M/S Vidya Infrastructure Private
Ltd., के द्वारा संजीव कुमार गुप्ता, पुत्र श्री
स्वर्गीय के पी गुप्ता

निवासी: प्लैट नंबर 406 ओमैक्स हाईट्स
सेक्टर 86 फ़रीदाबाद हरियाणा

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्रीमती M/s Opera Global Private
Limited., द्वारा डायरेक्टर के द्वारा राकेश
वर्मा, पत्नी श्री स्वर्गीय पी के वर्मा

निवासी: हाउस नंबर 1099 विकास कुंज
विकास पूरी न्यू दिल्ली

व्यवसाय: अन्य



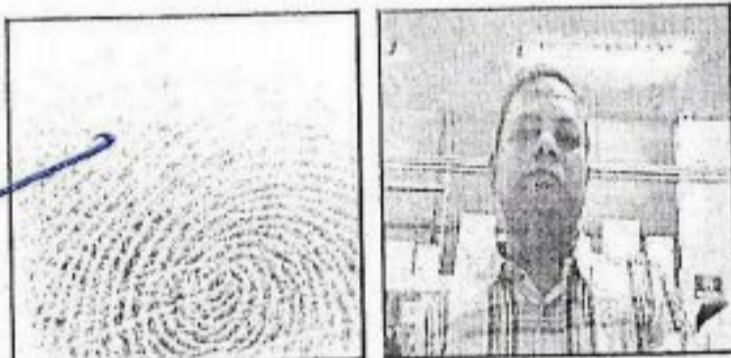
ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री रोहित कुमार, पुत्र श्री सतीश कुमार

निवासी: सी 5 सेक्टर 11 भागीरथी विहार
जौहरी पुर दिल्ली

व्यवसाय: अन्य

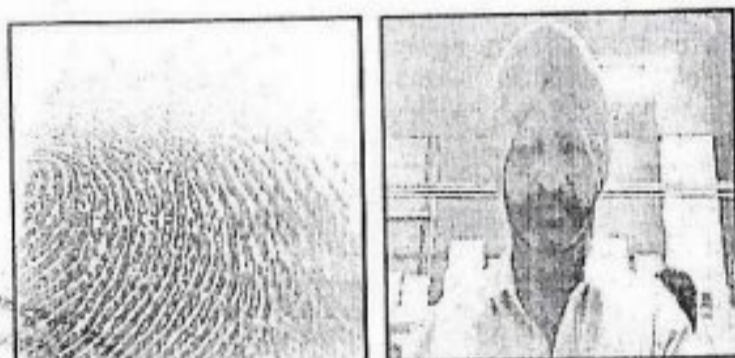
पहचानकर्ता : 2



श्री मनोहर सिंह, पुत्र श्री गुरु बचन सिंह

निवासी: 7/4 सेकंड फ्लोर बैक साइड सुभाष
नगर दिल्ली

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवंत कुमार सिंह

उप निबंधक : नोएडा प्रथम

गोतम बुद्ध नगर

29/05/2024

दीपक गुप्ता

निबंधक लिपिक गोतम बुद्ध नगर

29/05/2024

प्रिंट करें

7 That the future temporary construction / addition / alteration etc. shall be carried out & financed by the second party after needful approval & written consent of the first party

8 That the second party shall be fully responsible and liable for payment of central excise, custom duty, sale tax other statutory taxes and government dues livable on their sales and income further all levy and penalty imposed by government or any other statutory body on account of non- compliance with provision of rules regulation and orders issued thereof applicable to the business of the second party

9 That the stock (raw materials finished goods & other stocks) & plant & machinery etc. Shall be got fully insured by the second party at his own cost and expenses and first party shall in no way be responsible for the losses damages etc. which may cause to second party during the currency of rent.

10 That the second party shall not sub-let assign pledge hypothecate or part with the possession of the rented premises in whole or in part under any circumstance during the currency of rent.





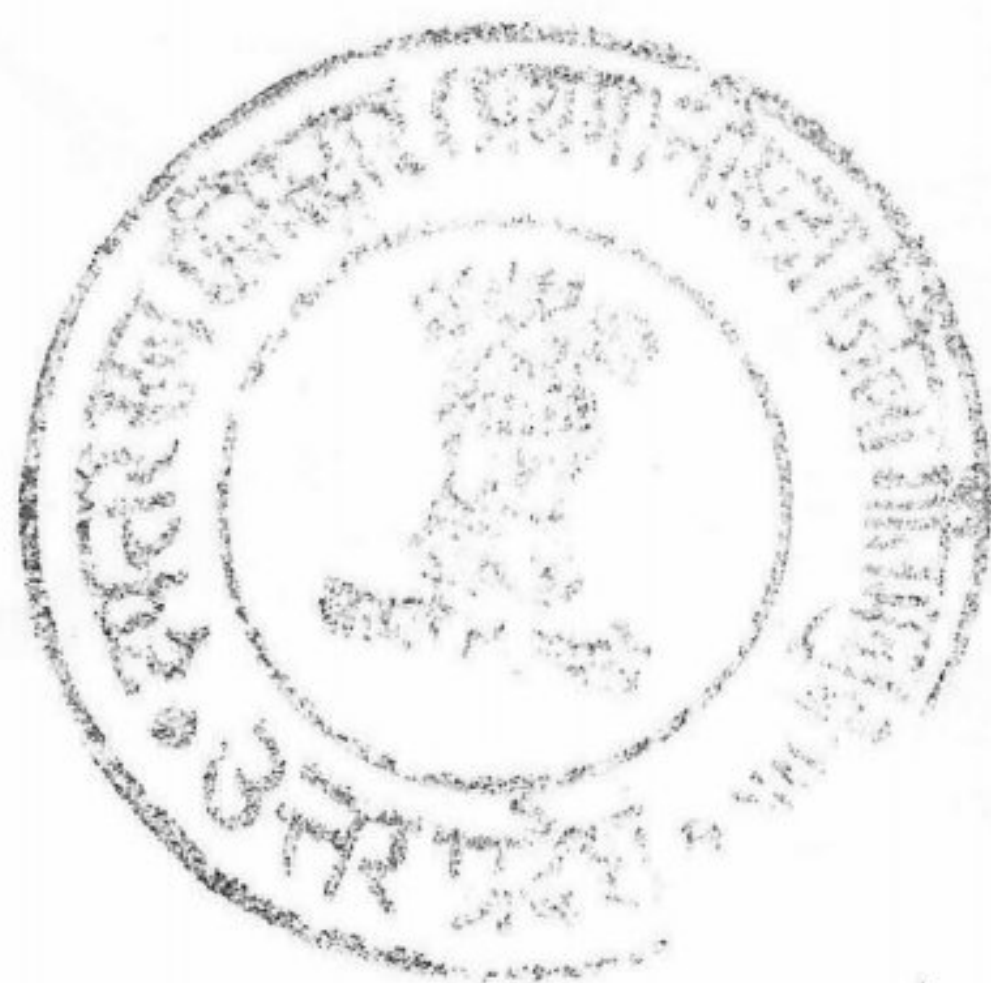
ALMA MATER STADO

ALMA MATER STADO

ALMA MATER STADO

ALMA MATER STADO

ALMA MATER STADO



11 That the second party shall clear all outstanding bills for electricity and water charges up to the last date of occupancy and subsequently hand the possession of the premises.

12 That the second party shall abide by all the municipal laws and other regulations pertaining to the civil authorities autonomous bodies central Govt. etc. Fire labour laws etc, now in force and in force from time to time.

13. That the second party shall under no circumstance use the premises in a manner which in of nuisance or cause or is detrimental to the building or to the interest of the first party.

In case failing the same the second party will personally be responsible for all the damage & liabilities arising out of the violation if any law whatsoever.

14 That the second party will not store any illegal or banned goods obnoxious, hazardous or inflammable goods in the said premises and the second party will be responsible for conducting the operation any mishappening whatsoever all contractual obligation relating to worker /employees conducting the operation will be all that of second party.

15 That the white washing etc. of the leased premises and other maintenance work (inclusive of lift maintenance) will be carried out by the second party at his own cost.

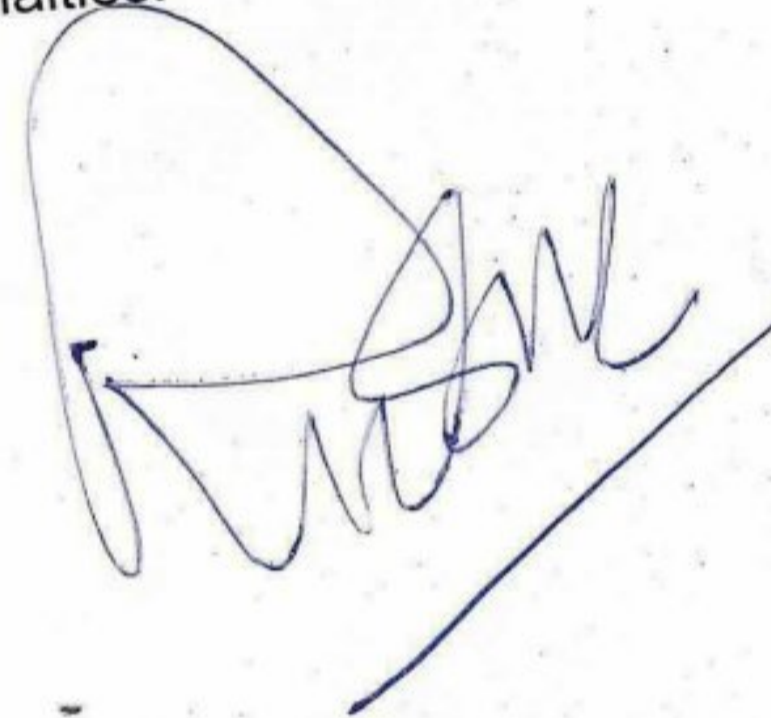
16 That first party shall apply and obtain permission for giving the premises on rent from Noida authority all legitimate cost & expenses in obtaining such permission shall be borne by first party

The first party will provide the power connection of 800 KVA to the second party before the possession. The second party will be responsible to pay minimum period bill for electricity as per UPSEB rules in case if it vacates the premises before that period

17 That the first party in person or my attorney (s) representative & other shall have the right to enter the premises given on rent at reasonable times to inspect the same which prior intimation to the second party.

18 That the rent agreement credited in terms hereof may at any time be terminated at the option of the second party giving 90 days advance written notice in this behalf and on expiration thereof this agreement shall Stand terminated.

19 That the first party shall be fully responsible for the construction related penalties.





20 that the first party shall be liable to pay lease rent / house rent / or any other taxes levied by the authority for this property or any type of government dues related to said constructed property before the date of possession and all future dues during the tenure. Any dispute or difference between the parties in connection with this agreement, if not resolved amicable, shall be referred to arbitration at New Delhi in accordance with the provisions of the Indian arbitration act, 1996. It is further agreed between the parties here to that such arbitration proceedings shall be completed within a period of six calendar months from the date of reference.

If witness whereof both the parties have executed this lease agreement at the place, day month & year as first above return in the presence of the following witness.

SIGNED & DELIVERED

FIRST PARTY


SECOND PARTY

WITNESS
01

MR. ROHIT KUMAR S/O SHRI SATISH KUMAR
R/O C-5 STREET NO. 11 BHAGIRATHI VIHAR
JOHRI PUR DELHI
AADHAR NO. 7886

02

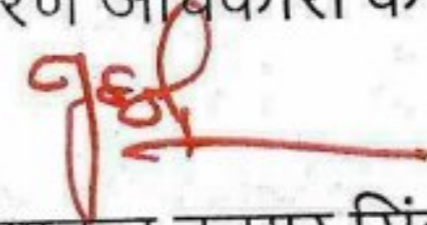
MR. MANOHAR SINGH S/O SHRI GURU BACHAN SINGH
R/O HOUSE NO. 7/4 SECOND FLOOR BACK SIDE
SUBHASH NAGAR DELHI
AADHAR NO. 0154


SANJEEV SHARMA
Advocate
Vice President
Bar Association Sec.-33, Noida

आवेदन सं०: 202400743039299

बही संख्या 1 जिल्द संख्या 12789 के पृष्ठ 61 से 78
तक क्रमांक 5839 पर दिनांक 29/05/2024 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



यशवन्त कुमार सिंह
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
29/05/2024

