

INDUSTRIAL LEASE DEED

This Industrial Lease Deed is made at **MESRA**, on **2025-12-18**, between :

Mr./Ms./Mrs. **oijoinon**, aged about years, son/daughter of **jppmm**, resident of **hvkuvkhvbjbb bibilbiblibib**, bearing Aadhar No. **jnknon65jjh** and Pan Card No. **ABCDE123IJ** (Hereinafter referred to as the "Lessor" which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, legal representatives, executors, administrators and assigns)

AND

jkinono, aged about years, son/daughter of **ibiubibib**, residing at **guygyugguyb iibibib**, bearing Aadhar No. **16491489198** and Pan Card No. **ABCDE125IN** (Hereinafter referred to as the "Lessee" which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, legal representatives, executors, administrators, and permitted assigns).

The Lessor and the Lessee are hereinafter referred to collectively as the "Parties" and individually as a "Party".

1. WHEREAS

- A. Lessor is the absolute owner and possesses the property situated at **bbbibibbbi uiniuibih** and more particularly described in the Schedule I given below.
- B. Lessee desires to take the said premises on lease for carrying on industrial operations including **bbbinnjijnkno oononon**.
- C. The parties intend to reduce into writing the terms and conditions of this Industrial Lease Deed as stated below.

2. GRANT OF LEASE

Lessor hereby demises unto the Lessee the said industrial premises for the lease term herein mentioned, with all rights to enter upon, operate, and use the same for industrial purposes, subject to the following terms and conditions.

3. PURPOSE AND USE

- 3.1. The premises shall be used for industrial purposes only and such activities as detailed in 1(B).
- 3.2. Any use of the premises other than prescribed activity under 1(B) is prohibited.
- 3.3. The Lessee shall abide by all the applicable environmental and factory laws and take the necessary licenses and consents.

4. LEASE RENT

4.1. The Lessee shall pay monthly rentals of Rs. **2000** in advance by way of **bank_transfer**.

4.2. Should there be a delay in the rent payment by the Lessee, an interest rate of **2.5%** shall be applicable on the total outstanding amount from the due date until the actual payment date.

4.3. It is hereby stipulated that if the Lessee defaults in the payment of rent for a period of 5 consecutive months, the Lessor shall have the right, in addition to other rights and remedies available under this Lease Deed and applicable laws, to terminate the lease granted under this Lease Deed at its sole discretion and reclaim possession of the Leased Premises as the complete and absolute owner, irrespective of the time that has passed.

4.4. However, the Lessor must provide written notice to the Lessee of its intention to enforce the penalty specified in clause 4.3. If the Lessee settles the overdue rent within 8 days from the issuance of the notice by the Lessor, the Lessor shall not have the right to enforce the penalty. Conversely, if the Lessee fails to pay the overdue rent within 8 days from the date of the notice issued by the Lessor, the lease shall be deemed automatically terminated, with no further actions required from the Lessor.

4.5. The Lease Rent shall be subject to an annual revision of up to **5%** over the rent payable for the immediately preceding year. Such revision shall be mutually agreed upon between the Lessor and the Lessee and shall take effect from the commencement of the succeeding lease year. The Lessor shall communicate the proposed increase in writing to the Lessee at least **90** days prior to the effective date, and the revised rent shall be finalized only upon written consent of both parties.

5. TERM

5.1. The lease for the Leased Premises will begin on **2025-12-12** and will remain in effect until **2025-12-26** ("Lease Period"), unless terminated earlier in accordance with the provisions herein.

6. SUBLEASE, ASSIGNMENT

The Lessee is prohibited from subletting, assigning, or otherwise relinquishing possession of the Leased Premises, either in whole or in part, without obtaining prior written consent from the Lessor. Any assignment, sublease, or license executed without the Lessor's prior written approval shall be deemed null and void.

7. SECURITY DEPOSIT

7.1. The Lessee has remitted to the Lessor a sum of Rs. **50000** as a refundable security deposit that is free of interest. The Lessor confirms the receipt of this security deposit.

8. LOCK-IN PERIOD

8.1. The Lessee shall not have the right to terminate this lease during the duration of **1** year(s), commencing from **2025-12-23** (hereinafter referred to as the “Lock-In Period”), for any reason whatsoever.

8.2. The Lessor shall also not have the right to terminate this lease during the duration of **1** year(s), commencing from **2025-12-23** (hereinafter referred to as the “Lock-In Period”), for any reason whatsoever.

9. UTILITIES AND MAINTENANCE

9.1. The Lessee shall pay all charges for industrial utilities which include but not limited to electricity, water, gas and any maintenance levies.

9.2. The Lessee may, upon obtaining the prior written approval of the Lessor, install industrial equipment, and/or apply for any increase in power supply with capacity up to **50** kW, provided that such installations and modifications comply with all statutory requirements and do not adversely affect the structure or utility services of the premises.

9.3. Water consumption limit shall not exceed **20** KL per month.

9.4. Waste Management Responsibility: **lessee**

10. STRUCTURAL CHANGES AND PLANT

10.1 The Lessee shall not undertake any structural changes, additions, or alterations to the demised premises whether permanent or temporary without the prior written approval of the Lessor.

10.2 Any machinery or heavy equipment installation shall be strictly in accordance with all building and safety codes and comply with all statutory requirements; advance approval is needed.

11. POLLUTION AND ENVIRONMENTAL COMPLIANCE

11.1 The Lessee shall carry out all pollution control measures, dispose of wastes regularly and follow local/state/national regulations.

11.2 Fire Safety Compliance: **yes**

11.3 Labor Laws Compliance: **yes**

11.4 Environmental Compliance: **in_progress**

11.5 Pollution Control Approval:

12. INSURANCE

The Lessee shall, throughout the term of this Lease, procure and maintain, at its sole cost and expense, adequate insurance policies covering all industrial risks, plant and machinery,

fixtures, fittings, and third-party liabilities in respect of its occupation and operations on the demised premises. The Lessee shall provide the Lessor with satisfactory evidence of such insurance and its periodic renewal, upon execution of this Lease and thereafter as reasonably required.

13. INDEMNITY

Each Party hereby agrees to indemnify and hold the other harmless from any loss, liability, or expense arising from its own breach of these presents or any violation of applicable laws or regulations.

14. REPAIRS

The Lessee shall, throughout the term of this Lease, be responsible for all routine, internal, and operational maintenance of the demised premises, including repairs to fittings, fixtures, and equipment. The Lessor shall be liable for all major structural repairs to the building and external infrastructure, save and except where such damage results from the acts or omissions of the Lessee.

15. INSPECTION

The Lessor and/or its authorized representatives shall possess the right to enter and inspect the Leased Premises or any portion thereof, provided that a prior written notice of **48** hours is given at a reasonable time. However, in the event of an emergency, no advance notice shall be necessary.

16. TAXES

Unless otherwise expressly provided herein, the Lessor shall be liable for all property taxes, land revenue, and municipal assessments in respect of the demised premises. The Lessee shall, at its own cost, pay and discharge all import duties, Goods and Services Tax (GST), registration and stamp duty charges (where applicable), environmental levies, and any other statutory imposts, fees, or charges arising from or relating to its business operations, installation of equipment, or occupation of the premises.

17. DEFAULT AND TERMINATION

17.1 In the event either Party commits a breach of any of the terms or conditions of this Lease, the non-defaulting Party shall issue a written notice to the defaulting Party specifying the nature of the breach and requiring its rectification within thirty (30) days from the date of receipt of such notice.

17.2 If the defaulting Party fails to remedy or rectify the breach within the stipulated period, the non-defaulting Party shall be entitled, without prejudice to any other rights or remedies available under law or this Lease, to terminate this Lease by serving a further written notice of termination upon the defaulting Party.

17.3(a) If this Lease is terminated by the Lessor due to a default by the Lessee, the Lessee shall, within the period specified in the notice of termination, peacefully vacate and deliver vacant possession of the demised premises to the Lessor in good condition (reasonable wear and tear excepted), after settling all outstanding dues and obligations payable under this Lease up to the date of handover.

17.3(b) If this Lease is terminated by the Lessee due to a default by the Lessor, the Lessor shall refund to the Lessee the refundable security deposit and any advance rent paid for the unexpired term, and shall compensate the Lessee for any direct and quantifiable losses suffered due to such premature termination, subject to proof thereof. The Lessee shall vacate and hand over peaceful possession upon receipt of such refund and compensation.

17.4 Termination under this Clause shall be without prejudice to any accrued rights or obligations of either Party existing prior to such termination, including claims for damages or indemnity.

18. DISPUTE RESOLUTION

18.1. Unless explicitly stated otherwise in this Lease Deed, the following provisions shall apply if any dispute or difference arises between the Parties in relation to this Lease Deed (the 'Dispute').

18.2. A Dispute shall be considered to have arisen when one Party serves a notice to the other Party outlining the nature of the Dispute (a 'Notice of Dispute').

18.3. The Parties agree that upon serving a Notice of Dispute, they will make all reasonable efforts to resolve the Dispute through negotiations between themselves.

18.4. Subject to the above, the courts in **Ijiibbububub** shall have exclusive jurisdiction over any disputes, differences, or claims arising from this Lease Deed. This lease shall be governed by and construed in accordance with the laws of **bninuuiuu**.

19. RIGHT TO MORTGAGE

The Lessor may mortgage or pledge the demised premises only with prior written consent of the Lessee. The Lessee's consent shall not be unreasonably withheld. Any mortgage created by the Lessor shall not affect the Lessee's rights under this Lease Deed.

20. NOTICES

20.1. Any notice or other information/document required or authorised by this Deed to be given shall be given in writing, in **English** and by **courier**.

20.2. Delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given); or

20.3. Sending it by nationally recognised courier to the relevant Parties at the addresses specified in the name clause of this Deed above; or

20.4. Through email.

21. SEVERABILITY

If at any time, any provision of this Lease Deed shall become or be held illegal, invalid or unenforceable in any respect under any law, then the legality, validity or enforceability of the remaining provisions shall not in any way be thereby affected or impaired.

22. WAIVER

No failure on the part of either Party to exercise, and no delay on the part of either Party in exercising any right hereunder, shall operate as a waiver thereof, nor shall any single or partial exercise of any such right preclude any other or future exercise thereof or the exercise of any other right. The remedies herein are cumulative and not exclusive of any remedies provided by law.

23. FORCE MAJEURE

23.1. Neither the Lessor nor the Lessee shall be liable for any failure to perform or delay in the performance of their respective obligations under this Lease Deed (except the obligation to pay rent or any other monetary dues) if such failure or delay is caused by or results from any event beyond the reasonable control of the affected Party ("Force Majeure Event").

23.2. Force Majeure Events shall include, but shall not be limited to: - Natural calamities (earthquake, flood, fire, cyclone, or drought) - War, act of terrorism, civil commotion - Epidemic or pandemic, quarantine restrictions - Governmental actions or orders - Strikes or lockouts, embargoes - Any law, order, or regulation of any government or local authority that prevents the performance of this Lease Deed

23.3. The Party seeking to invoke the provisions of this Clause shall, within seven (7) days of the occurrence of the Force Majeure Event, notify the other Party in writing, specifying in reasonable detail the nature of the event, its anticipated impact on the performance of obligations, and the estimated duration thereof.

24. COUNTERPARTS

SCHEDULE I - DETAILS OF THE PROPERTY

All that piece and parcel of the building no. **ijnononon** admeasuring **5000** Sq. mtrs. situate within registration division and district **oinion;on** sub division and Taluka **kj iijnjn**, within the limits of **onionono** Corporation, bearing plot No. **288948** carved out of the layout of Survey No. **ononp**

On or towards:

East: ohono

South: 555

West: onionon

North: 515616

SCHEDULE II - DESCRIPTION OF MACHINERIES AND EQUIPMENTS

bbhjbjhvjbibnbionin;ion

IN WITNESS WHEREOF

SIGNED AND DELIVERED BY THE LESSOR

Signature: _____

Name: **oijoinon**

Address: **hvkuvkhvbjbjbb bibilbiblib**

Date: **2025-12-18**

SIGNED AND DELIVERED BY THE LESSEE

Signature: _____

Name: **jkinono**

Address: **guygyugguyb iibibib**

Date: **2025-12-18**

WITNESSED BY:

WITNESS 1

Name: **vvknkjnnk**

Address: **niesninedicndisncn dcndsoc**

Signature: _____

WITNESS 2

Name: **bgiuuhhh**

Address: **encoewnoewn dncodncdion**

Signature: _____

SIGNED by the Parties at MESRA in the presence of Witnesses