



Article (9)

(No Deduction or Reduction from the Rent Value)

The Lessee is not entitled to deduct any amount or reduce the rent without a prior written consent from the Lessor or in accordance with the law.

Article (10)

(Termination of the Lease)

Lessor shall be entitled to terminate this contract, before the expiry of its term, without need for another notice, further action or obtaining a court judgment.

- a) The Lessor fails to pay the rent within seven days from the due payment date
- b) The Lessee, in any way, subleased, assigned, or abandoned the Leased property (totally partially or any of them) to a third party.

In any of the above circumstances the Lessee shall be entitled to pay the complete amount of contract full term.

Article (11)

(Early Evacuation of the Leased Warehouse)

After completion of 12 month, if both the parties agree to a justifiable reason to extend the Agreement, this Agreement can be renewed, if lessee wish to vacate the warehouse after the Agreed period of one year then lessee shall give 1 months' notice in writing before the date of vacating the property.

ARTICLE (12)

(Entire Agreement)

Provisions agreed upon herein can be changed or amended, either totally or partially, unless upon mutual written agreement of both parties signed by the legal representative of each party.

ARTICLE (13)

(Jurisdiction and applicable laws)

This agreement shall be interpreted according to the provisions of the Qatari Real estate law no 4 of 2008 may arise between the parties in connection with the interpretation and/or implementation of this Contract.

ARTICLE (14)

(Contract Copies)

This Agreement has been executed in two original copies, two of which for the Lessor and for the Lessee to act with it as necessary.

In Witness whereof, the parties hereof have signed this Agreement, on the date first above mentioned.

Signed by:

M/s Zeal-it Trading & Contracting

Lessor-First Party



Signed by:

M/s Dandy Co.

Lessee-Second Party

Authorized Signatory



DANDY PLASTIC FACTORY

DPF/SM021/2023

DATE : 26-Jul-2023

SERVICE MEMORANDUM

BASIC DETAILS OF SERVICE MEMO

Nature ServiceWarehouse Rentals

Supplier name : Zeal-IT Trading & Contracting

COO : Qatar

DepartmentStore

Total value of SM : 480,000

Rate per Sqm : Qr. 33.33

Service TypeRenewal

Contract period : July-2022 to June -2023

Service Memo. : DPF/SM049/2022

Date : 09-Aug-22

REASON/OBJECTIVE OF THIS PURCHASE

We are currently renting three external warehouses : 1). GWC Busulba - 1220 sqmt. 2) GUC Street 39 Industrial Area - 1400 sqmt. and 3) Zeal IT Street 50 Industrial Area - 1200 sqmt. for the storage of our raw materials, namely PET, PP, HDPE, and LLDPE, which are petrochemicals requiring specific storage facilities approved by the Civil Defense and other relevant Ministries. GUC Warehouse street 39 is renewed recently, GWC Busulba one block is vacated (610 sqmtr). This SM pertains to Zeal IT Street 50 Industrial Area warehouse. We are proposing the renewal for another 12-month period.

RISKS /CONCERNS /NON-COMPLIANCE OF SOPs or POLICY

QUOTED SERVICE PROVIDER DETAILS

No	Supplier Name	Country of Origin	Service Description	Currency	Quoted rate/Sq. mtr	Negotiated rate/Sq. mtr	Warehouse Area/Sq. mtr	Warehouse Nos.	Service Period Months/Year	Total - Qr.	Payment Terms	Remark
1	Zeal-IT Trading & Contracting	QATAR	Warehouse Rentals	QAR	33.33	33.33	1,200	1	12	480,000	12 PDC cheque.	1). Water & Electricity are included in the offer. 2). Our RMs are all petrochemicals which requires proper facility that follows HSE norms. This dry warehouse is QCDD Approved. 3). Contract Period : 01/07/2023 - 30/06/2024
2	ISS Global Forwarding WLL (Warehouse Division)				45	37.50	1,200	1	12	540,000	12 PDC cheque.	
3	Tokyo Freight Service WLL (Warehouse Division)				40	40	1,200	1	12	576,000	one month security Cheque and monthly payment CDC.	

* All the supported documents are attached herewith

Notes: Gulf United Company don't have approval for storage of petrochemicals products. (Email Attached)

RECOMMENDED SERVICE PROVIDER

Supplier Name	Country of Origin	Negotiated rate	Exchange rate	Rate in Qr	Warehouse Area/Sq. mtr	Warehouse Nos.	Service Period Months/Year	Total - Qr.	Payment Terms
Zeal-IT Trading & Contracting	QATAR	33.33	1.00	33.33	1,200	1	12	480,000	12 PDC cheque.

Supplier selection criteria(s) :
Better quality ☐ Lowest bidder ☒ Reputed supplier ☐ Others (specify) ☐

BUDGET DETAILS

Particulars	Amount (QR)
Budgeted value for the requested service/expense	1,763,983
Budget utilized till last purchase	[1,086,128]
Balance available for this purchase	677,855
Proposed as per this service memorandum	(480,000)
Surplus/(deficit)	197,855

AUTHORIZATION / APPROVAL

Riyaz Mehdi
Executive Purchase
30/07/2023

Innan Mirza
Asst. Manager - Purchase
30/07/2023

Atif Hussain
Senior Manager - Procurement
30/07/2023

Ahmad Adnan Khan
Senior Executive - Finance
31/07/2023

Saadain Wariis
General Manager
31/07/2023

SA
Business Advisor
01/08/2023

Sheikh Mansour
Board Member
01/08/2023



To
Dandy Company Limited
(Plastic Factory)

Statement of Accounts

01 Mar 2024 To 30 Apr 2024

Account Summary

Opening Balance	QAR 0.00
Invoiced Amount	QAR 80,000.00
Amount Paid	QAR 0.00
Balance Due (As of 25 Apr 2024)	QAR 80,000.00

Date	Transactions	Details	Amount	Payments	Balance
01 Mar 2024	***Opening Balance***		0.00		0.00
01 Mar 2024	Invoice	INV/DANDY/47/22 - due on 01 Mar 2024 01118_Dandy Company Limited (Plastic Factory)	40,000.00	0.00	40,000.00
01 Apr 2024	Invoice	INV/DANDY/48/22 - due on 01 Apr 2024 01118_Dandy Company Limited (Plastic Factory)	40,000.00	0.00	80,000.00
Balance Due (As of 25 Apr 2024)					QAR 80,000.00

Vendor
Company Code

20302128
1101

Name
City

ZEAL IT TRADING & CONTRACTING

St	Assignment	DocumentNo	Type	Account	Doc. Date	DD	LCurr	Amount in Local Crpy	Amount in Doc. Curr.	Cirng doc.	Reference	Text	Reversal
<input type="checkbox"/>				20302128	01.03.2024	<input checked="" type="checkbox"/>	QAR	40,000.00-	40,000.00-		INV/DANDY/47/23	ST # 50 WH RENTAL CHARGES INVOICE FOR MARCH 2024	
*							QAR	40,000.00-	40,000.00-				