



ASSAM

G 765680



This commercial Lease Agreement (Lease) is entered into on this ..... at village Sila (Chowkigate), P.O Changsari, Dist kamrup, Assam by and between.

M/s SHIV SHAKTI WAREHOUSE represented by its Proprietor **SHRI SIBA RAM NATH**, Son of Late GUNA RAM NATH aged about 57 years, by religion Hindu, by profession businessman, resident of village Sila (Chowkigate), P.O Changsari, Pin: 781101 in the district of Kamrup, Assam, hereinafter called the "LESSOR" of the first part;

-AND-

**SHRI PUNEET MITTAL** having( PAN NO. AATPM4023E) a Proprietor Firm represented by its, W/O . **SRI JAI PRAKASH MITTAL** aged about 48 years a resident and office at House 244/10 Pootvi deen dayal, Roorkee, Haridwar pin-24/66/ (Uttarakhand) hereinafter referred to as "LICENSEE" of the SECOND PART.

15/5/2023  
A. B. Baisya  
NOTARY GOVT OF ASSAM  
Kamrup (Rural) Guwahati  
Regd. No. KAM-04

Shri Siba Ram Nath  
Proprietor



WHEREAS the party of the first part is the owner of a covered shed measuring 1000 square feet, situated on a plot of land measuring 3 bighas 2 Katha 10 Lease comprised in Dag No. 256 of Patta No. 223 of village Sila (Chowkigate), Mouza Sila Sindururighopa, P.O. Changsari, Pin : 781101 in the district of Kamrup, Assam and more particularly described in the Schedule here under written.

AND WHEREAS the party of the second part/ lessee has requested the party of the first part /Lessor to give the said covered shed on a long term lease, to enable the Lessee to operate an industry thereon and the lessor has agreed to grant the same to the lessee.

**NOW THIS DEED OF LEASE WITNESSTH THE SAID TERMS AND CONDITIONS AS FOLLOWS:**

1. The party of the first part hereby agrees to let out to the party of the second part the said covered shed measuring 1000 square feet, situated on a pot of land measuring 3 bighas 2 Katha 10 Lease comprised in Dag No. 256 of Patta No. 223 of village Sila (Chowkigate ), Mouza Sila Sindururighopa P.O. Changsari, Pin : 781101 in the district of Kamrup, Assam and more particularly described in the schedule appended herein below herein after referred to as the demised premise.
2. The Term of the lease shall be of Ten Years and shall begin on the 1 day of may ,2023. Lessor shall use its best efforts to put lessee in possession of the Leased premises on the beginning of the Lese term. The above mentioned lease period, by providing notice to the Lessor not less than Ninety (90) days prior to the expiration of the lease period of ten years as mentioned above. The renewal shall be on such terms and conditions and provisions as mutually decided by the both the parties at the point of time. (That this lease agreement shall be renewed every after 3 years ).
3. The Lessee shall pay to Lessor a rent calculated @Rs.10,000/- (Rupees Ten Thousand only), per month. The monthly rent shall be paid by the Lessee by the seventh day of the following month during the lease rem to the lessor after deduction of Income Tax at source and other deduction as per the rates applicable for the period and as required by law prevailing at the time. The GST tax@18% extra to be calculated on the rent, which will be shown in the rent bill separately. The lease rent shall increase at the rate 15% on completion of every three years of lease period. In case of delay in payment of lease rent beyond 10 days as per lease agreement the lessee shall pay interest @ 15% to the lessor for delay caused by lessee.
4. The Lessee shall pay as deposit of Rs.10,000/- (Rupees.Ten Thousand Only) as security amount to the lessor. The said amount shall be kept by the Lessee as interest. The amount said Lessee shall be refunded by the Lessor to the Lessee on the expiry of the lease agreement and the rent the end of the lease period of ten years or before if the agreement is terminated mutually by the parties.



*[Signature]*  
 15/05/2023  
 DISTRICT COMMISSIONER  
 KAMRUP DISTRICT  
 OFFICE OF THE DISTRICT COMMISSIONER  
 DIS-15052023



5. That if the party of the first part or the second part desires to terminate the said agreement before the completion of the lease period of 3 (THREE) Years, the said party shall serve on to the other party a notice in writing at least three months prior to the said termination.

6. The lessee shall use the said demised industrial shed for operating an industry therein and for other incidental used there of such as for storage of its raw and other materials, finished goods etc. The open area adjoining the said premises comprising the approach road to the shed and belonging to the Lessor shall be utilized for transportation purposes and for drying the materials of the Lessee to which the Lessor shall have no objection

7. Sublease and Assignment :- Lessee shall have the right to assign this Lease to a business with which the Lessee may merge or consolidate, or the a purchaser of substantially all of Lessee's assets or any Banking or Financial institution. Except as set forth above, Lessee shall not sublease all or any part of the Leased premises, or assign this Lease in whole or in part without the Lessor's consent.

8. That on the expiry of the period of <sup>3 MONTHS</sup> 36 (THIRTY SIX THOUSAND) months that is ..... the second party shall handover the peaceful vacant possession of the said premises to he first party in the same condition with the same fixtures and fittings subject to the natural wear and tear.

9. Alterations and Improvement :- The Lessee, at his own expenses, shall have the right, upon obtaining Lessor's consent, to make additions, improvements and replacements of and to all or any part of the Leased Premises from time as Lessee may deem desirable. Lessee shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the leased Premises and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Lessee at the commencement of the Lease term or placed or installed on the Leased Premises by Lessee thereafter, shall have the right to remove the same at any time during the term of this Lease provided that Lessee shall repair, at Lessee's expense, all damage to the Leased premises caused by such removal.

10. Property Taxes :- The Lessee shall pay all general real estate taxes and instalments of special assessments coming due during the Lease term on the Leased Premises such as land revenue and Municipal Taxes as and when the same falls due.

11. Electric connection to be taken by lessee on its own from ASEB/LPDCL and Lessor on no objection for the same.



*Biswajit Barua*  
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Biswajit Barua  
Biswajit Barua

2004/05/05

Shri. Biswajit Barua



TO WHOM SO EVER IT MAY CONCERN

NO OBJECTION CERTIFICATE

I, SHRI SIBA RAM NATH, as being the Proprietor of M/S SHIV SHAKTI WAREHOUSE giving this property situated at C/O Siba Ram Nath Dag No. 256, Patta No. 223, Village Sila (Chowkigate), Mouza Sila Sindururighopa, P.O. Changsari, Kamrup, Assam 781101 do hereby declare and confirm that I am as being the owner of the said property giving my consent to use the same for office premises in the name of JAPE IRON PRIVATE LIMITED. Further for this purpose I have shared Electricity Bill and Rent Agreement.

I have no objection and convey my consent to use premises for the office purposes.

I hereby declare that I have given this No Objection Certificate with my free consent.

S.R. Nath .

SIBA RAM NATH

Owner of the Property

Proprietor of M/S SHIV SHAKTI WAREHOUSE

Address: C/O Siba Ram Nath Dag No. 256, Patta No. 223, Village Sila (Chowkigate), Mouza Sila Sindururighopa, P.O. Changsari, Kamrup, Assam 781101

Date: 08/09/2023

Place: Assam