



INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No.

IN-GJ36110521514001V

Certificate Issued Date

31-Mar-2023 12:39 PM

Account Reference

IMPACC (FI)/ gjelimp10/ VEJALPUR/ GJ-AH

Unique Doc. Reference

SUBIN-GJGJELIMP1099057612975273V

Purchased by

PLASMA INDUCTION

Description of Document

Article 30(a) Lease - (Immovable Property) - Rent

Property Description

LEASE DEED

Consideration Price (Rs.)

(Zero)

First Party

PLASMA INDUCTION

Second Party

PLASMA INDUCTION INDIA PVT LTD

Stamp Duty Paid By

PLASMA INDUCTION

Stamp Duty Amount(Rs.)

300

(Three Hundred only)







Sr.NA 779. Dt. 14/4 /2023 Dr. Modi DIVYABALA N. MODI NOTARY GOVT. OF GUJARAT

0037004357



- 1. The authenticity of this Stamp certificate should be verified at "www.shcilestamp.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.



AGREEMENT FOR LEASING

This Agreement for leasing of Plant & Machinery and Factory Building (that includes Factory shed and office building including furniture) ("Agreement") is executed on this 1st day of April, 2023

BETWEEN

PLASMA INDUCTION, a Partnership firm having its registered office 330/1P, Hajipur road, nr. J K laxmi cement, Village- Hajipur, ta- kalol, Dist.- Gandhinagar, (hereinafter referred to as "First Party" and wherever the context permits shall mean and include its Successors and permitted assigns) of the FIRST PART

AND

PLASMA INDUCTION (INDIA) PRIVATE LIMITED, a company registered under the Companies Act, 2013 having its office at 316, Shivalik satyamev, bopal ambli cross road, bopal, ahmedabad (hereinafter referred to as "Second Party" and wherever the context permits shall mean and include its Successors and permitted assigns) of the SECOND PART.

The First Party and the Second Party may hereinafter be collectively referred to as the "Parties" or individually as a "Party" as the case may be.

WHEREAS the First Party have agreed to provide the plant & machinery and factory building on lease basis to the Second Party and the Second Party has agreed to accept use of plant & machinery and factory building on lease basis (herein after called the "lease of plant & machinery") subject to terms and conditions hereinafter contained.

NOW, THEREFORE, in consideration of the above and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Details of Leasing:

The First Party hereby to provide Plant & Machinery and Factory Building on lease basis to the second party for a period of 03 years from 01.04.2023 to 31.03.2026. The First Party represents and warrants that, no other person has any right, title or interest in or upon the plant & machinery and factory building and the First Party alone is entitled to deal with, use, possess and occupy the same and there is no fetter or restriction of any kind on the First Party from entering into this Agreement or from performing its obligations under this Agreement. The details of plant & machinery and factory building under this agreement are mentioned in **Schedule -A.**

PLASMA INDUCTION

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Plasma Induction (India) Pvt. Ltd.



2. Terms:

This agreement is executed for a period of 03 years from 01.04.2023 to 31.03.2026 for allowing to provide the plant & machinery and factory building on lease basis as detailed in Schedule-A by the First Party to the Second Party, subject to the provisions for hereinafter contained ("Term").

3. Leasing charges, Maintenance and Utility Charges:

a) The First Party shall raise invoices on monthly basis. The leasing charges is fixed at Rs.3,24,000/- (Rupees Three Lakhs Twenty-Four Thousands Only) per month plus GST.

The Bifurcation of the lease charges are as follows.

Asset	Amount (in Rs.)
Factory Building including factory shed	1,74,000
Plant & Machinery	1,50,000
	3,24,000

- b) The Second Party shall reimburse any maintenance/ statutory charges levied by any statutory authorities in context with the plant & machinery if paid by First Party and the Second Party shall be solely responsible to paying such statutory charges.
- c) The leasing charges shall be payable within 15 days of the issue of invoice which is subject to the deduction of tax at source as per the Income Tax Act, 1961 and the rules framed there under and the Second Party shall thereafter furnish to the First Party the tax deduction certificate.

The Tax will be deducted at 10% for the amount of lease charges of factory building and 2% on the amount of lease charges of plant & machinery.

d) The leasing charges is to be paid to the First Party in the bank account as mentioned below: -

Bank details for RTGS/NEFT:

Name of A/c	PLASMA INDUCTION	
Account Number	206030110000002	
Name of Bank	Bank of India	
Name of Branch	Chandlodia	
IFSC	BKID0002060	

e) The charges for the electricity consumed in the premises will be borne by the lessee as per the reading of its own meter/s sub-meter/s.

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AHMEDABAD CITY
OF GUJARAF STATE
REED. HO. 1302/10
EX/. DT.19/2/2025

PLASMA INDUCTION

Plasma Induction (India) Pvt. Ltd.



4. Security Deposits:

The Second Party shall deposit with the First Party a sum of INR 6,00,000/- (Rupees Six Lakhs Only) as interest-free refundable security deposit ("Security Deposit"). The amount of Security Deposit shall be refunded to the Second Party by the First Party on happening of followings: -

 expiry of the period of the License hereby granted and Physical Peaceful possession of the Plant & Machinery and factory building by the Second Party to the First Party,

OR

 earlier termination thereof and Physical Peaceful possession of the Plant & Machinery and factory building by the Second Party to the First Party, whichever is later.

5. Possession of Assets:

The possession of the plant & machinery and factory building will be given to the second party as per the mutual decision of the both the parties to the agreement and at the time of expiration of the lease agreement the right to use and possession of plant & machinery will be return back to the first party.

6. Rights and Obligations of Second Party:

- a) Subject to all the terms and conditions mentioned in this agreement, the Second Party shall have the right to use the Plant & Machinery and Factory Building throughout the Term.
- b) The Second Party shall on its own and at its own cost keep and maintain the plant & machinery and factory building as well as shall be responsible for a good repair and condition including repairs and periodical service of plant & machinery and factory building, so that the same remain in good working condition throughout the period of agreement. In case there is any damage to the plant & machinery and factory building the same shall be made good at the cost of the Second Party.
- c) The Second Party shall be solely responsible for following expenses:
 - · Repair & Maintenance Cost (Major as well as Minor).
 - Accidental loss or loss due to any other calamities where insurance claim not cleared or short cleared.
 - Any challan/ penalty for breaking rule/ Govt. laws, from Govt. Authority or any other statutory authorities in connection with the plant & machinery.

MODI MODI DIVYABALA N. AHMEDABAD CITY OF GUJARAT STATE REGD. NO. 1302/10 ESA. DI.10/2/2025

PLASMA INDUCTION

PARTNER

Plasma Induction (India) Pvt. Ltd.

Madan's Director



- d) During the Term, apart from the above expenses as mentioned in sub-clause (c) the Second Party shall also be responsible for any legal litigation charges/ fees on account of any accidental losses occurred to First Party and shall indemnify the First Party on such loses, repair and maintenance or any other incidental expenses incurred on plant & machinery and factory building.
- e) The Second Party shall use the Plant & machinery and factory building only for lawful business purposes. Further, Second Party shall not place or keep or permit to be placed any offensive, dangerous, illegal/ unlawful material or things, which is barred or prohibited by the Law or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance or annoyance to the plant and machinery and factory building. If any penalty/fine or any other charges imposed by any Govt. /Statutory Authorities and/or police department due to misuse or illegal use of plant and machinery and factory building, then it shall be the sole responsibility of Second Party to bear all such expenses. The Second Party shall bear all the cost and expenses of such process including but not limited to fines/ penalties/lawyer fees etc. The second party will also compensate to the first party for the period for which the plant and machinery and factory building seized or confiscated by the statutory authority.
- f) On the expiry of the Term or early termination of this Agreement as provided herein, the Second Party shall hand over the peaceful and physical possession of the Plant & Machinery and factory building to the First Party in a good condition.

7. Representations and Warranties:

The First Party are entitled to provide the Plant & Machinery and Factory Building on lease basis. The Second Party represents and warrants that:

- a) The Second Party has full right and absolute authority and power to execute, deliver and perform its obligations under this Agreement and all necessary corporate, shareholder and other action has been taken to authorize such execution, delivery and performance;
- b) This Agreement constitutes its legal, valid and binding obligation, enforceable in accordance with its terms;
- c) The execution, delivery and performance of its obligations under this Agreement does not and will not contravene any applicable law, regulation or order of any governmental authority or other official body or agency or any judgment or decree of any court having jurisdiction over it and/or constitute a breach or violation of its memorandum of association and articles of association.

DIVYABALA N. AHMEDABAD CHY
OF GUJARAT STATE
REGD. NO. 1302/10
PAR. DT.10/2/2025

PLASMA INDUCTION

PARTNER .

Plasma Induction (India) Pvt. Ltd.

- d) The Second Party is fully aware the said Agreement is only for three years and thus the Second Party undertakes to handover peaceful physical possession of the said plant and machinery to the First Party at the end of three years from the date of execution of this agreement, if not extended for further period.
- e) The Second Party further undertakes to provide the leasing charges to the First Party pursuant to clause 3 hereinabove mentioned without any delay.

8. Indemnification:

The Second Party agrees to indemnify and defend the First Party, its officers, employees, agents, servants, successors and assigns against, and shall hold them harmless from, any and all damages, claims, losses, expenses, costs, charges, obligations and liabilities (including reasonable legal fees) incurred or suffered by the First Party resulting from, arising out of or relating to, as a consequence of: (a) any breach by the Second Party of any of its representations and warranties contained in this Agreement; or (b) any breach by the Second Party of any of its covenants, agreements or obligations contained under this Agreement. (c) any breach by the Second Party of any of the conditions laid down in tender document and its related documents executed by the Second Party for giving effect to present agreement. (d) any damage caused to First Party due to negligent act of directors, employees, agents etc. of Second Party.

9. Termination:

- a) Notwithstanding anything to the contrary contained herein, in the event of Second Party committing any material breach of any of the terms and conditions herein contained and terms and conditions of this agreement duly signed and executed by the Second Party, the Second Party failing within a reasonable time (but not more than 7 (seven) days) to remedy or make good such breach on receipt of a notice in writing from the First Party, then and in any of such event the First Party shall be entitled to terminate this Agreement forthwith and to exercise all its rights hereunder reserved or under the law.
- b) Second Party has no right to terminate the agreement during the tenure of the Agreement. However, First Party can anytime terminate the agreement by giving 15 days' notice.

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Plasma Induction (India) Pvt. Ltd



10. Consequences of Termination:

a) On expiry or earlier termination of this Agreement, the Second Party shall hand over physical peaceful possession of the Plant & machinery and factory building to its original condition (i.e. the condition in which the Plant & machinery and factory building were handed over to the Second Party by the First Party at the start of this agreement), except normal wear and tear.

11. Governing Law and Jurisdiction:

This Agreement shall be governed by and interpreted and enforced in accordance with the Laws of India and, the Competent Courts in Ahmedabad shall have exclusive jurisdiction.

12. Notices:

Any notice, request, demand, waiver, consent, approval or other communication that is required or permitted hereunder shall be in writing and shall be deemed given (a) on the date established by the sender as having been delivered personally, (b) on the date delivered by a private courier as established by the sender by evidence obtained from the courier, (c) on the date sent by facsimile or other electronic transmission (i.e., email), with confirmation of transmission, if sent during normal business hours of the recipient, if not, then on the next business day, or (d) on the 5th (fifth) day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

Such communications, to be valid, must be addressed as follows:

If to First Party, at: 330/1P, Hajipur road, nr. J K laxmi cement, Village-Hajipur, takalol, Dist.- Gandhinagar

If to Second Party, at: 316, Shivalik satyamev, bopal ambli cross road, bopal, Ahmedabad.

13. Arm's Length Basis:

This Agreement was entered into at arm's length, without duress or coercion, and is to be interpreted as an agreement between parties of equal bargaining strength. Both the Parties agree that this Agreement is clear and unambiguous as to its terms, and that no parole or other evidence will be used or admitted to alter or explain the terms of this Agreement, but that it will be interpreted based on the language within its four corners in accordance with the purposes for which it is entered into.

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Plasma Induction (India) Pvt. Ltd.

14. Waiver:

No failure by either party hereto, to exercise and no delay in exercising any right hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right hereunder by either party preclude any other or future exercise of any right hereunder by that party.

15. Entire Agreement:

This Agreement along with the Annexures shall constitute the complete agreement between the parties respecting the subject matter. This Agreement may not be extended, amended, terminated, or superseded except by agreement in writing between the parties.

PLASMA INDUCTION

PARTNER

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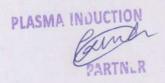
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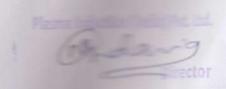


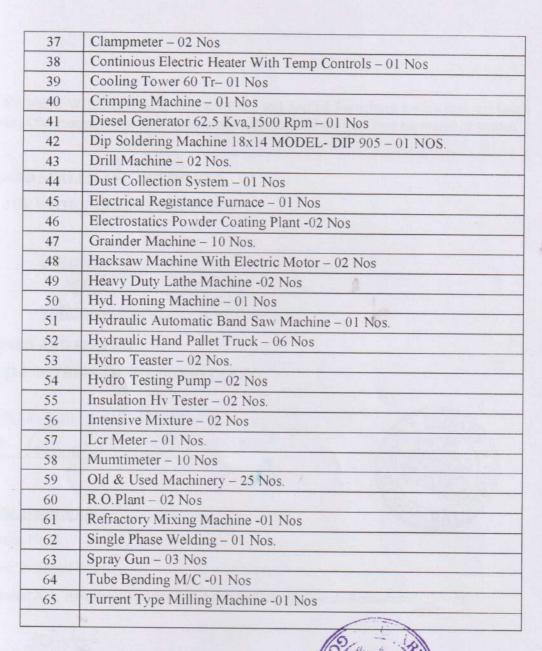
THE SCHEDULE- A: LIST OF ASSET GIVEN ON LEASE

Sr. No.	Particulars
1	Air Conditioner A/C -12 Nos.
2	Computer A/C
3	Computer Accessories
4	Laptop – 20 Nos
5	Printer -06 Nos
6	Solid Edge Software – 07 Nos
7	Distribution Transformer 500 KVA -01 Nos.
8	2 Ch Isolated Channel Module For Oscilloscope -1 Nos
9	2"Adaptor Set +Pump Gard Ci
10	Analog Solder Bath -02 Nos
11	Calibrator For The Current Source – 02 Nos
12	Conductivity Meter Type 979 With Digital Display - 01 Nos
13	Digital Oscilloscope – 20 Nos
14	Digital Solder Bath- 02 Nos
15	Electro Less Plating Equipment(Starlight Coating Gun)- 01 Nos
16	Wall Fan – 13 Nos
17	Fork Lift(Crane Weighing Scale) – 01 Nos
18	Hardness Tester (Handy Pyrometer) – 02 Nos
19	RAYR3IPLUS2ML(Portable Temp.Meas.Sensor Temp.400to2000
	Degree -01 Nos
20	Rogowski Coil – 02 Nos
21	Industrial Table Fan – 35 Nos
22	Spectrometer (Magger) -01 Nos
23	Electric Control Panel- 01 Nos
24	Water Cooler – 02 Nos
25	Waveform Generator – 01 Nos
26	Office Building – 4000 Sq. Feet
27	Factory Shed – 1500 Sq. Mtr.
28	Security Cabin – 250 Sq. Feet
29	Furniture of Office Building
30	10 Ton Overhead Crane – 03 Nos.
31	7.5 Ton Over Head Crane – 01 Nos.
32	Air Compressor 20 Hp -01 Nos
33	Automatic Coil Welding Machine – 01 Nos
34	Air Compressor 15 Hp – 01 Nos
35	Buffing Machine – 01 Nos
36	Busbar Processing Machine – 01 Nos.









PLASMA INDUCTION
PARTNER

Plasma Induction (India) Pvt. Ltd.

N WITNESS WHEREOF both the First Party and Second Party have set his seal and hands bereto in the manner hereinafter appearing on the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED FIRST PARTY

PLASMA INDUCTION

SIGNED AND SEALED

BY THE WITHINNAMED SECOND PARTY

Tasma Induction (India) Pvt. Ltd.

8 Rivertor

the presence of:

Bitters No. 1

No. 2

Paragati Dixit

4-1 Abhishek Society, Behind India Colony, Bopal, Ahmedabad-380058.

Vipulkumar Parsottambhai

2-103, Vankarvas, Adraj, Kadi, Mehsana-382715

Francis Coirul P.

SCHEDULE AS PER REGISTRATION ACT SECTION-32 (A)

PLASMA INDUCTION

PARTNUR

MODI *
IVYABALA N.
HMEDABAD CITY
GUJARAT STATE
R. J.D. NO. 1302/10
P. DT.10/2/2025

Name of Authorised Person: GEETA HARSHAD CHAUDHARI
Partner of PLASMA INDUCTION

FEST PARTY)

Induction (India) Pvt. Ltd.

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Director







Drector of PLASMA INDUCTION (INDIA) PRIVATE LIMITED
SECOND PARTY)



BEFORE ME

DIVYABALA N. MODI

NOTARY
GOVT. OF GUJARAT

4 4 APR 2023







ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર Unique Identification Authority of India Government of India

जाभांडन इम संभ्या/ Enrolment No.: 0651/50338/21866

To Midelon हैतजुझार पायेथ।
Nitalben Ketankumar Vavaiya
B-307,
BOPAL,
RAJSHRI APPT,
Daskroi
Bopal
Ahmadabad Gujarat - 380058

Generation Dat





તમારી આધાર નંબર / Your Aadhaar No. :

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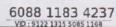
મારો આધાર, મારી ઓળખ



Government of India



ਰਿਕਰਮੇਰ ਤੇਕਰ੍ਤੁਮਾਣ ਪਾਪੈਂਘ। Nitalben Ketankumar Vavaiya ਵਰਮ ਕਾਟੀਯ/DOB: 05/09/1984 ਨਮੀ/ FEMALE



મારો આધાર, મારી ઓળખ







स्यन।

- આઘાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નિર્દે.
- ઓળખાણનું પ્રમાણ ઑનલાઈન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- आ ઈलेड्ट्रोनिड प्रहिया झारा जनावेला हस्तावेष छे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- 🖷 આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.





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સરનામું : બી-૩૦.૦,, રાજકી એપાર્ટમેન્ટ,, બોપલ,, દસકોઈ, અમદાવાદ, ગુજરાત - 380058

Address: B-307., RAJSHRI APPT., BOPAL., Daskroi, Ahmadabad. Gujarat - 380058

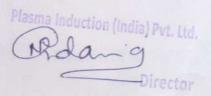


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ศเพรา รพ ล่งอเ/ Enrolment No.: 1116/35628/34550

ચીઘરી ગીતા હવંદ Chaudhari Geeta Harshad C/ 13 Shayona City Part- 4 R C Technical Road Ghatlodia Ahmedabad City Ahmedabad Gujarat - 380061 9898565579





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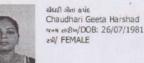
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મારો આધાર, મારી ઓળખ



भारत सरहार Government of India





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VID: 9148 0447 4375 8474

મારો આધાર, મારી ઓળખ





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- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR ક્રોડ/ઓફલાઈન XML/ ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- 🔳 આ ઈલેક્ટ્રોનિક પુકિયા દ્વાસ બનાવેલા દસ્તાવેજ છે.

INFORMATION

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 - આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
 - તમારા મોબાઈલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
 - તમારા સ્માર્ટ ફોનમાં આધાર રાખો એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.
 - Aadhaar is valid throughout the country.
 - Aadhaar helps you avail various Government and non-Government services easily.
 - Keep your mobile number & email ID updated in Aadhaar.
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ભારતીય વિશિષ્ટ ઓળખાણ પાધિકરણ Unique Identification Authority of India



સરળામું: સી/ 13 ગાયોના સિટી પાર્ટ- 4, આર સી ટેકિનકલ રોક, ઘાટલોડિયા, અમદાવાદ શહેર, અમદાવાદ, મુજરાત - 380061

Address: C/ 13 Shayona City Part- 4, R C Technical Road, Ghatlodia, Ahmedabad City, Ahmedabad, Gujarat - 380061



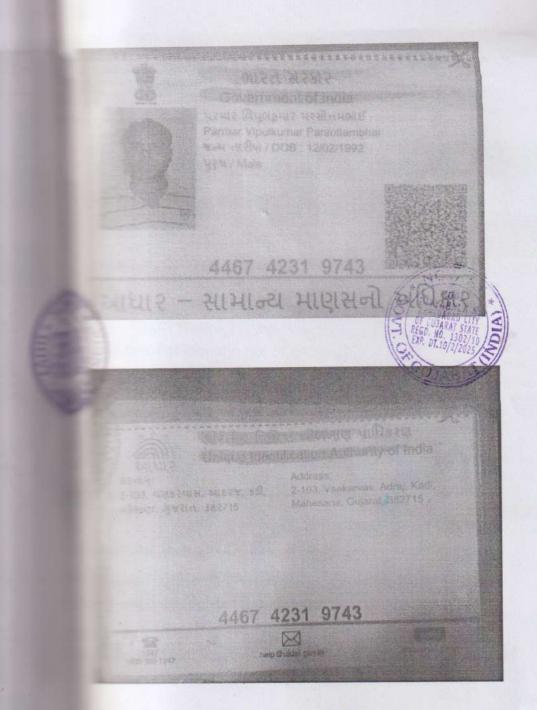
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help@uidai.gov.in | (III) www.uidai.gov.in

PLASMA INDUCTION PARTNER



Pasmas Calput ?







लिहेश

ાર ઓળખનું પ્રમાણ છે, નાગરિકતાનું નિફ . આખનું પ્રમાણ ઑનલાઇન ઑથેન્ટિકેશન દ્વારા અન કરો .

ભારત સરકાર

Government of India

नींधरीनी धोलभ / Enrollment No.: 1444/40076/16256

INFORMATION

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ablish identity, authenticate online.



દેશભરમાં માન્ય છે

ભવિષ્યમાં સરકારી અને બિન-સરકારી

ોનો લાભ મેળવવામાં ઉપયોગી થશે .

is valid throughout the country.

will be helpful in availing Government on-Government services in future .

To

VM VA REAL

Prajapati Dixit

S/O Natvarbhai

A-1 Abhishek Society

Behind India COlony Bopal

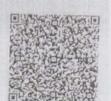
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तमारी आधार नंजर / Your Aadhaar No. :

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वास्तीय विशिष्ट योणजास्न प्राधि ३२०

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એ-1, અભિષેક કોલોની ની પાછળ, અમદાવાદ, બોપલ, Address: S/O Natvarbhai, A-1, Abhishek Society, Behind India Coons Bopal, Bopal, Ahmedanat Bos Gujarat, 380058



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