

SUB-LEASE AGREEMENT

THIS INDENTURE OF SUB-LEASE is made at Mumbai on the _____ day of Two Thousand and _____ **BETWEEN THE PRESIDENT OF INDIA, through the Development Commissioner, SEEPZ-Special Economic Zone (SEEPZ-SEZ)** having office at SEEPZ Special Economic Zone, Andheri (East), Mumbai- 400 096, hereinafter the **SUB-LESSOR**, in the original Lease Agreements between MIDC and SEEPZ referred as **LESSEE** (which expression shall unless repugnant or meaning thereof be deemed to mean and include its successors and heirs, executors, administrators, subsidiaries and permitted assigns of such last survivor/successors in business) of the **FIRST PART;**

AND

M/s. _____ having its office at _____ hereinafter referred to as the **SUB-LESSEE** (which expression shall unless repugnant to the context or meaning thereof deemed to include its successors and heirs, executors, administrators, subsidiaries and permitted assigns of such last survivors/successors in business) on the **SECOND PART.**

WHEREAS by a deed of Lease made at Mumbai dated 20th Day of January, 1975 between THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961, hereinafter referred to as the “LESSOR” on the one part, the Sub-Lessor herein referred to as the “SUB-LESSOR” on the other part and the same is registered at the office

of the Sub-Registrar of Bombay under Registration no. S-392/75 of Book No.1, the Lessor demised unto the Sub-Lessor the land, the premises described in the Schedule thereunder, (being the same as described in the First Schedule hereunder written) for a term of 99 years for such terms and conditions and subject to the covenants, terms and conditions therein mentioned.

WHEREAS by a further Indenture of Lease made at Mumbai 28.06.2005 between the same Lessor and the Sub-Lessor, the Lessor has granted to the Sub-Lessor a Lease of the piece of land and premises namely SEEPZ++ particularly described in the First Schedule thereto upon the performance and observance by the Sub-Lessor of the obligations and conditions contained in the said Lease for a term of 95 years from 1st January 2002.

AND WHEREAS the aforesaid two Leases are still valid and subsisting and the Sub-Lessee herein have read and fully understood the covenants, terms and conditions contained therein and agreed to abide by such covenants, terms and conditions, if a Sub-Lease is granted in their favour by the Sub-Lessor upon such and further terms and conditions.

AND WHEREAS by virtue of the aforesaid Lease Deeds, the Sub-Lessor is absolutely seized and possessed of or otherwise is permitted and is at liberty to Sub-lease the demised premises or any parts thereof subject to the covenant and conditions contained therein.

AND WHEREAS the Government of India had established an Export Processing Zone, herein after called the SEEPZ Special Economic Zone (SEEPZ-SEZ for short) in the above mentioned demised land and premises for the purpose of encouraging the export of Electronics Hardware, Information Technology and Gems and Jewellery Industries in India and other permitted activities issued as per Letter of Approval (LOA) granted by the Approval Committee from time to time with the objective of earning Foreign Exchange on the export of various kinds of products in Information Technology, Electronics Hardware and Gems and Jewellery items, from the said Zone in the interest of the National Economy by establishing/developing Industrial Unit and as permitted under the LOAs granted from time to time by the Approval Committee of the SEEPZ SEZ.

AND WHEREAS the SEEPZ had granted Letter of Approval to the Units, the MIDC had allotted the Plots to the Units and the Units had constructed the structure.

AND WHEREAS the Sub-Lessee has approached the Sub-Lessor for demising the Plot No.admeasuringsqr. mtrs. in Multistoried Building, located within the village limits of Vyaravali, Prajapur, Taluka- Andheri, District- Mumbai Suburban District, more particularly described in Third Part of First Schedule hereunder written in the bounded area of said SEZ.

In pursuance of the request made by the Sub-Lessee herein the Sub-Lessor has vide Order No. dated granted his approval for

setting up a Unit in SEEPZ and for establishment of a Manufacturing Unit at the said demised Plot No....., for undertaking authorized operations set out in the said order, on the terms and conditions contained in the said Order.

AND WHEREAS the Sub-Lessor has agreed to demise unto the Sub-Lessee herein, all that piece of land equal in area to the FSI utilized in respect of the said demised Unit No., more particularly described in the First Schedule hereunder written, excepting and reserving unto the Lessor all mines and minerals in and under the said land or any part thereof, for a term of computed from to, for the consideration and for the rent reserved and on the terms and conditions contained herein;

AND WHEREAS the Sub-Lessor and Sub-Lessee have to act in close co-operation to achieve the objective which is in consonance with the objective of the setting up of the SEEPZ SPECIAL ECONOMIC ZONE.

NOW THIS DEED WITNESSTH AS FOLLOWS:

Effective Date of Possession

The effective date of possession of the Unit will be the date on which the possession of the Unit is handed over to the Sub-Lessee by Sub Lessor by issuing Possession Receipt.

Covenants by Sub-Lessee

The Sub-Lessee with intent to bind all Persons into whatsoever hands the demised Premises may come doth hereby covenant with the Sub-Lessor as follows:-

To Pay Rent & Other Charges

During the said terms hereby created to pay unto the Sub-Lessor the said rent and all other charges that may be fixed from time to time by

the Development Commissioner, SEEPZ Special Economic Zone at the time and on the day and in manner hereafter appointed for payment thereof clear of all deductions.

To pay rates and taxes

To pay all existing and future taxes, rates, Assessments and outgoings of every description for the time being payable either by Sub-Lessor or Sub-Lessee or by the occupier in respect of demised premises and anything for the time being thereon including for common areas as soon as the same become due and payable.

To Pay Fees or Service Charges

Throughout the said term hereby created to pay to the Sub-lessor from time to time in respect of the demised premises such yearly Recurring fees or service charges/Drainage Cess/EPSC Charges and fire Charges as may from time to time be described by the Government of Maharashtra under the Maharashtra Industrial development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Sub-Lessor.

Planting of Trees in the Periphery of the Plot

The Sub-Lessee/s shall at its own expenses within a period of one year from the date thereof plant trees in the open space of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 square

meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.

Not to Excavate

f) Not to make any excavation upon any part of the said land hereby demised, not remove any stone, sand gravel, clay or earth from there except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Sub-Lease.

To Manufacture only the Authorized Items

During the said term hereby agreed to manufacture items as authorized by the Sub-Lessor from time to time and to manufacture/process any article, thing, materials components and instruments which do not in any way relate to the Authorized Activity which are not explicitly approved in the Letter of Permission granted by the Approval Committee of SEEPZ SEZ.

Access Road

The access road to the demised premises delineated, will at all times hereafter shall be maintained by Sub Lessee in good order and condition to the satisfaction of the Estate Manager, SEEPZ-SEZ Authority.

Indemnity

To indemnify and keep indemnified the Sub-Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequences of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

To Commence the Production

To commence the activities within three years from the date of handing over of the possession of the Unit to the Sub-Lessee or the stipulated period prescribe by the Sub Lessor.

To Export Product as per LOA

a) To export entire production (whether manufactured/processed including seconds, waste and scrap material) to foreign countries in accordance with the provision of the Law subject to such concessions and facilities as provided in the SEZ Act/Rules etc.

b) To furnish Bond-Cum-Legal undertaking as prescribed under the Laws

c) To arrange forwarding/clearing of manufactured/processed goods for export or import of material, spares and such other materials as are required for the Authorised Operations in the Letter of Approval.

To Repair

t) Throughout the said terms that the Sub-Lessee's expense well and substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Estate Manager, SEEPZ-SEZ, the said building and premises and the drains, compound walls and fences thereto belonging and all fixtures and additions thereto.

Right of Sub-Lessor to Inspect the Demised Premises

u) "To permit the Sub-Lessor or any Authorized officer, Surveyor, Workman or the persons employed by them from time to time without any prior notice being given to enter into and upon the demised premises and to inspect the general state of the demised premises and also processing plants machinery etc. and the book of accounts and other documents concerning the activities permitted within the SEZs for which the premises have been demised under this Sub-Lease". The Sub-Lessor reserves the right to give such suggestion for the upkeep and proper maintenance of the demised premises as and when and wherever required.

Nuisance

Not to cause any annoyance or hindrance to other Sub-Lessees of the Sub-Lessor and to so conduct the activities which will impede the other Sub-Lessees of the Sub-Lessor in carrying out approved activities as per Letter of Approval and in the event Sub-Lessee experiences or finds any difficulty in conducting its/his/their business and/or activities connected herewith smoothly and efficiently by reason of the user of the said building or any portion thereof by other Sub-Lessees of the building, the same shall be referred to the Development Commissioner and any directions or orders issued by the Development Commissioner in relation thereto shall be complied by the Sub-Lessee.

User

w) To use the demised premises only and strictly for the purpose of _____ (nature of permitted activities).

Insurance

To keep the demised premises insured against loss or damage by fire on account of explosion, electrical apparatus and appliances and hazardous goods and to pay the premium and sum of money payable for that purpose so as to keep such insurance policy alive and subsisting and as soon as such payments are made, deliver to the Sub-Lessor for and on behalf of the Sub-Lessee, the receipt failing or neglecting to keep the said premises so Insured or to deliver any such

receipt as aforesaid, then and in every such case, it will be lawful for the Sub-Lessor to insure the said premises, for the amount aforesaid and all sums of money expended by the Sub-Lessor for such insurance with interest-thereon at the rate of Rs. _____ computed from the time the said Sub-Lessor has paid such sums, shall be repaid by the Sub-Lessee to the Sub-Lessor forthwith on demand.

Not to Assign

a. Not to sublet, assign or part with the possession of the demised premises or any part thereof without the prior consent in written of the Sub-Lessor and subject to such terms conditions as the Sub-Lessor may prescribed in granting the possession to the Sub-Lessee for the transfer of the said demised premises or any part thereof as hereinafter mentioned.

b. The Sub-Lessee shall not mortgage the Sub-demised premises in favour of any financial institution or create any third party rights of whatsoever nature without the prior and express written consent of the Sub-Lessor as the case may be. Violations if any may automatically lead to the termination of this Sub-Lease without any further notice.

c. It is expressly understood between the parties that all the covenants terms and conditions contained in the Lease dated 28th June 2005 as well as earlier Lease dated 20th January 1975 shall be

binding upon the Sub-Lessee and if at any point of time the breaches committed of any terms and conditions of this Sub-Lease, the Sub-Lease will automatically be cancelled ipso-facto without any further notice.

Delivery of Possession after Expiration

At the expiration or sooner determination of the said terms, the Sub-lessee is to quietly deliver unto the Sub-Lessor the vacant possession of the demised Plot after removing all erections, structures erected in the said Plot and such delivery should be given within a period of Two months after the expiration or sooner determination of the said terms provided always that, in the event of the Sub-Lessee failing to deliver vacant and peaceful possession of the Plot after removing the structure etc, as aforesaid the said structure etc. shall belong to the Sub-Lessor on the “as is where is” condition and the Sub-Lessee shall not be entitled to any compensation thereof provided that in the event the Sub-Lessee desires to sell the building, structures etc, to the Sub-Lessor and the Sub-Lessor is willing and agreeable to take over the said building, structures etc., the Sub-Lessor shall pay to the Sub-Lessee such compensation as is mutually agreed to and the Sub-Lessee shall do all acts and things as are necessary for handing over the possession of such building and structures.

To Submit the Statements of Accounts

To submit the statements of accounts and such other details within such time as may be stipulated by the Sub-Lessor (SEEPZ-SEZ)

during the terms of these presents giving all the necessary particulars as may be required by the Sub-Lessor.

To Allow the Persons / Vehicles

To allow the persons and vehicles entering and leaving SEEPZ SPECIAL ECONOMIC ZONE to be examined by the Staff of the Sub-Lessor for the purpose of checking or Checking by any statutory Authorities.

Plans to be Submitted before Constructing any Structure

That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Sub-Lessee/s in triplicate for scrutiny of and be approved in writing by the SEEPZ-SEZ Authority.

Sanitation

To observe and conform to all rules, regulations and by-laws of the Local Authority concerned or other statutory regulations in any way relating to public health and sanitation in force for time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labours, workman and other staff employed on the demised premises and to keep surroundings clean and in good condition.

To Build Structure as per Building Regulations

Not any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the Building Regulations of the Bombay Municipal Corporation or any other authority prescribed.

To Build According to Rules

In the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said building Regulations and to all by-laws, rules and regulations of Municipal Corporation or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to be demised premises.

Fencing during Construction

The Sub-Lessee shall at their own costs and expenses fence the said plot of land during construction of building or buildings and other works.

Alterations

Not to make any alterations, changes or additions in the demised premises except with the written previous permission of the Development Commissioner and in accordance with the directions that the Development Commissioner may prescribe and in accordance with the plans approved by the Development

Commissioner and rules, bye-laws and regulations of the Bombay Municipal Corporation or any other authority prescribed by the law.

Application of Laws

To observe and perform all the rules and regulations prescribed under the various labour Legislation such as Industrial Disputes Act, workmen's Compensation Act, Payment of Wages Act, Minimum Wages Act or Any other statutes including Child Labour governing the relations of the employees and employers including The Factories Act and Fatal Accidents Act as may be Applicable.

Recovery of Rent, Service Charges as arrears of Land Revenue

If the said rent hereby receivable or recurring fees or Service charges payable by the Sub-Lessee hereinafter shall be in arrears for the space of 30 days whether the same shall have been legally demanded or not or if within a period of three months from the date of handing over possession of the plot, the Sub-Lessee failed to commence the permitted activity or if the demised premises are not utilized for the purpose for which the same has been demised if and whenever there shall be a breach of any of the covenants and the conditions hereinabove set out or referred or if the Sub-Lessee fails to make exports to the Government for project and it is hereby agreed and declared as an express term of this lease that if the Sub-Lessee commits defaults in payment of more than one month installment of rent or commits breach of any covenant, term or condition contained

in these presents or in the said Deed or Lease, or if the Sub-Lessee is adjudged insolvent, then and any of such cases or events, the Sub-Lessor shall be entitled thereunder to enter upon the Sub-demised land/premises or any part thereof in the name of the whole and thereupon this sub-demise shall determine without prejudice to any other right conferred on the Sub-Lessor by these presents and thereupon the Sub-Lease hereby granted shall absolutely cease and determine.

If the said rent hereby agreed is in arrears for a period of 30 days whether the same shall have been legally demanded or not, the Sub-Lessor may take steps to recover the same together with interest at the rate prescribed by the Sub-Lessor as arrears of land revenue under the provisions of the Maharashtra Land Revenue Code 1996 (XLI of 1966).

Covenants for Peaceful Enjoyment

The Sub-Lessor do hereby covenant with the Sub-Lessee that the Sub-Lessee paying the rent, service charges etc. hereby agreed and performing the covenants hereinbefore on the Sub-Lessee's part for contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Sub-Lessor or any person or persons lawfully claiming under the Sub-Lessor.

Dispute Resolution

All disputes and differences arising out of or in any way touching on concerning these presents (except as to any matters, **the decision of** which is left to the sole discretion of the said Sub-Lessor as specifically provided for in these presents) shall be referred to the arbitration by a sole arbitrator to be appointed by the Development Commissioner, SEEPZ-SEZ. The arbitrator so appointed can be either from within the SEEPZ Administration or from outside, as the case may be and an arbitrator so appointed should not have dealt with the matter or expressed any opinion previously to which the Sub-Lease herein relates and or that in the course of his duties or has any interest therein of whatsoever nature. In the event the arbitrator so appointed is neglecting or refusing to act or unable to perform for whatsoever reasons or misconducts himself, a substitute has to be appointed and the new arbitrator so appointed shall be entitles to proceed with the reference/ arbitration from the stage at which it was left by the previous arbitrator. The cost of arbitration shall be borne alone by the party at whose request the arbitration proceedings are initiated. Subject to the above the provisions of the Arbitration and Conciliation Act, 1996 and the Rules framed thereunder as amended by the Arbitration and Conciliation (Amendment) Ordinance, 2015, (9 of 2015) or any other statutory modifications thereof for the time being in force shall apply to the arbitration proceedings under this clause. The Costs of the said Arbitration Proceedings to be borne equally by the Parties to this Agreement.

Renewal of Sub-Lease

- a) The period of Lease Agreement between MIDC and SEEPZ is of 95 years. The Renewal of Sub-Lease beyond period of 95 Years between SEEPZ SEZ and Plot is possible only after renewal of lease agreement between MIDC and SEEPZ SEZ.
- b) It is mutually understood between the parties that the Sub-Lessor reserves the right of renewal and is subject to the satisfactory performance of the Sub-Lessee in terms of the LOP granted and the appraisal by the Approval Committee constituted under SEZ Act.
- c) The other conditions relating to the upkeep, safety and internal changes to be observed by the Sub-Lessee. The Sub-Lessee above undertakes to keep the demised premises in good condition and repairs whenever required.

Intimation as to the corporate structure

To intimate in writing the Development Commissioner a fortnight prior to the changes made or effected in the corporate structure or constitution of the Sub-Lessee. The Sub-Lessee shall obtain concurrence of Sub-Lessor.

Stamp duty and Registration charges

The stamp duty and registration charges in respect of the preparation and execution of this Sub-Lease and its 2 copies including the cost of charges and expenses of attorneys of the Sub-Lessor shall be borne and paid wholly and exclusively by the Sub-Lessee. Lastly, it is mutually and expressly understood between the parties the Sub- Sub-Lessor will not be permitted to Sub-Lease or Sub-Let the said property to any other person or institution or any group of persons or to create any third party right and if any violation are noticed this Sub-Lease granted will automatically stand cancelled without any further notice.

Marginal Notes

The marginal notes do not form part of the Sub-Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Development Commissioner SEEPZ SPECIAL ECONOMIC ZONE, the Sub-Lessor has for and on behalf of the President of India set his hands and affixed the common seal of the SEEPZ SPECIAL ECONOMIC ZONE, hereto; and the Sub-Lessee above named hath caused these presents to be executed under the hand of its authorized representative the day and year first hereinabove written.

FIRST SCHEDULE
(Description of Land)

All that piece or parcel of land known as SEEPZ++ in the SEEPZ Special Economic Zone, in Marol Industrial Area within the village limits of VyaraValiParjapur, TalukaAndheri Registration sub-district and District of Bombay and Bombay Suburban, containing admeasurements 46092.40 sq. metres i.e. 11 Acres or thereabouts and bounded, that is to say;

**On or towards the North by
JogeshwariVikroli Link Road**

**On or towards the South by Aarey Milk
Colony Land**

**On or towards the East by
GoregaonMarol RoadAndAarey Milk
Colony Land,**

**On or towards the West by- SEEPZ
Internal Road,**

(Description of Plot)

Secondly, the piece or parcel of land known as Plot No._____, in SEEPZ++ in SEEPZ Special Economic Zone, in Marol Industrial Area within the village limits of Parjapur, KondivitaMarol and VyaraVali, Taluka – Andheri Registration sub-district and District Mumbai Suburban, containing admeasurements _____ sq. mtrs. which said plot delineated, that is to say;

On or towards the North by_____

On or towards the South by_____

On or towards the East by_____

On or towards the West by_____

SIGNED, SEALED AND DELIVERED)

By Shri._____

The Chairperson,

SEEPZ Special Economic Zone,

On behalf of the the

President of India

In the presence of

1.

2.

SIGNED, SEALED AND DELIVERED)

By the above named Sub-Lessee

By Shri/smt._____ (Designation)

Partner of M/s._____

In presence of

1.

2.