

5902

Copy No 3-sub of 2023



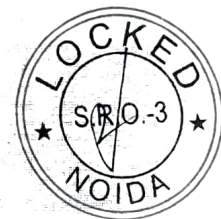
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP06876393140257R
 Certificate Issued Date : 14-Nov-2019 02:16 PM
 Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0108177354569373R
 Purchased by : SUPER CASSETTES INDUSTRIES PRIVATE LIMITED
 Description of Document : Article 35 Lease
 Property Description : PLOT NO.1, FILM CITY, SECTOR-16A, NOIDA
 Consideration Price (Rs.) :
 First Party : SUPER CASSETTES INDUSTRIES PRIVATE LIMITED
 Second Party : GULSHAN KUMAR FILM AND TELEVISION INSTITUTE OF INDIA
 Stamp Duty Paid By : SUPER CASSETTES INDUSTRIES PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 2,13,000
 (Two Lakh Thirteen Thousand only)



-----Please write or type below this line-----

Super Cassettes Industries Private Limited

[Signature]
Authorized Signatory



[Signature]

Gulshan Kumar Film and Television Institute of India

[Signature]
Authorized Signatory

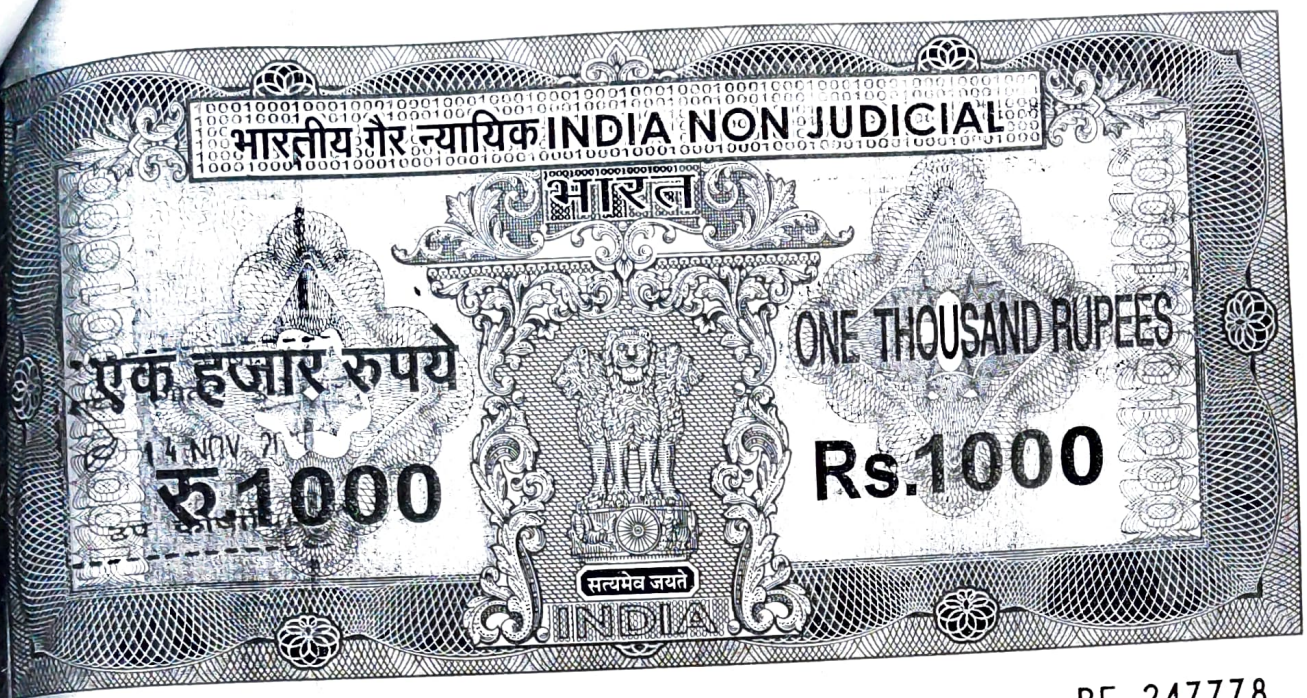


[Signature]

0006881832

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.e-stamp.com. Any discrepancy in the details of this Certificate will be available on the website under "Invalid".
2. The online e-stamp certificate is valid only if the e-stamp is generated by the Government of India.



BF 247778

उत्तर प्रदेश UTTAR PRADESH



LEASE AGREEMENT

RENT PER MONTH	: Rs.1,25,000/-
PERIOD	: 30 YEARS
SECURITY	: Rs.1,25,000/- (REFUNDABLE)
STAMP	: Rs.2,15,000/-

THIS LEASE AGREEMENT is executed on this 16th day of NOVEMBER 2019, at Noida, Distt. Gautam Budh Nagar, Uttar Pradesh.

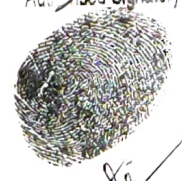
Super Cassettes Industries Private Limited

[Signature]
Authorised Signatory

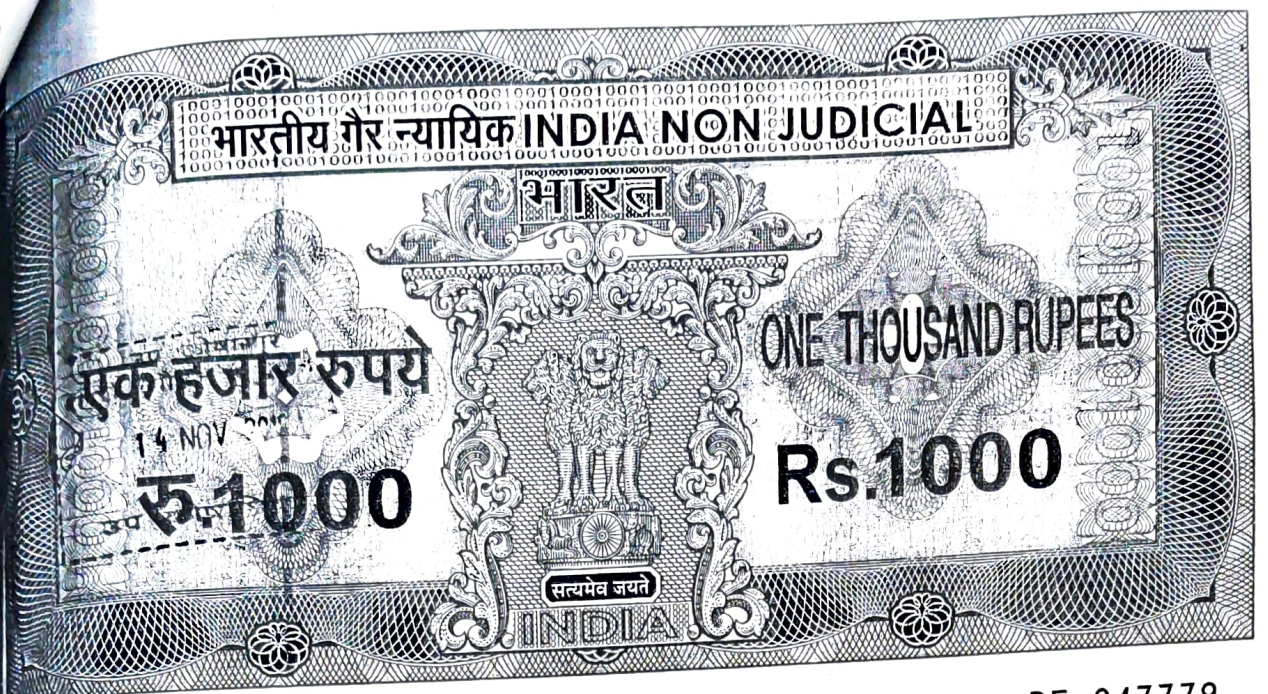


Gulshan Kumar Film and Television Institute of India

[Signature]
Authorised Signatory



[Signature]



उत्तर प्रदेश UTTAR PRADESH

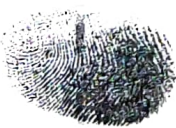
BF 247779

:: 2 ::
BETWEEN

M/S "SUPER CASSETTES INDUSTRIES PRIVATE LIMITED" (PAN: AABCS4712P) a company incorporated under the Companies Act, 1956 and having its Corporate Office at Plot No. 1, Film City, Sector-16A, Noida, through its Director, SH. VIJAY KUMAR SACHDEVA (AADHAAR No. 8934 4462 0063) S/o SH. PREM CHAND SACHDEVA R/o M-28, SAKET, SAKET SPORTS COMPLEX, SOUTH DELHI, DELHI-110017 authorised vide board resolution dated 14.05.2019 to execute this Lease Agreement, (hereinafter referred to as the "LESSOR", which expression shall mean and include its successors and assigns), of the one part;

Super Cassettes Industries Private Limited

[Signature]
Authorised Signatory



Gulshan Kumar Film and Television Institute of India

[Signature]
Authorised Signatory



[Signature]

:: 3 ::

AND

M/S GULSHAN KUMAR FILM AND TELEVISION INSTITUTE OF INDIA (PAN: AADTG0521D) under the aegis of gulshan kumar education trust having its office at E-2/16, White House, Ansari Road, Darya Ganj, New Delhi-110002, through its Vice President DR. DEEPTI TRIVEDI (AADHAAR No. 3626 8765 4846) W/o SH. ABHISHEK TRIVEDI R/o J-801, VIVEK VIHAR, SECTOR-82, NOIDA, DISTT. GAUTAM BUDH NAGAR, UTTAR PRADESH, authorized by Authority Letter dated 14.08.2019 to execute this Lease Agreement to execute this Lease Agreement.

(hereinafter referred to as the "LESSEE" collectively which expression shall unless the context otherwise requires, be deemed to include its successors and nominees), of the other part;

The LESSOR and the LESSEE collectively are hereinafter referred to individually as "Party" and collectively referred to as the "Parties".


WHEREAS the LESSOR has the absolute and exclusive leasehold rights of the immovable property admeasuring 11646.37 sqm. situated at Plot No. 1, Film City, Sector-16A, Noida with building constructed thereon with utility and ample open area for parking etc. (hereinafter referred to as **premises**).

WHEREAS the Lessee collectively is desirous to take on lease from the above premises a portion of area on the Northern side measuring 5064 sqm. with building constructed thereon herein called 'demise premises' to provide and promote for T.V. Production, Training for Film Production, Mass Communication, Journalism, Direction, Graphic Designing, Video Editing, Camera & Lighting & Sound Production & Related Activities etc.

Super Cassettes Industries Private Limited

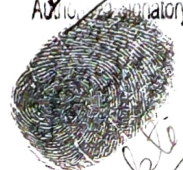

Authorized Signatory





Gulshan Kumar Film and Television Institute of India


Authorized Signatory





2019

20100



भारत सरकार के

लम सिंह
एक सदर तह
म बुद्ध नगर
11/2019

सिद्ध
क लिपिक

:: 4 ::

WHEREAS the Lessor has handed over the 'demise premises' to the Lessee on February, 2018 to carry out its fitout and commence their above activities from April, 2018.

AND WHEREAS the LESSOR represents and warrants that the LESSOR has acquired the leasehold rights with respect to Plot No. FC-1, Film City, Sector-16A, Noida, Distt. Gautam Budh Nagar from the New Okhla Industrial Development Authority (Authority) in accordance with the lease agreement dated 28.01.1988 for a period of 99 years.

AND WHEREAS the LESSOR represents and warrant that they have the absolute leasehold rights in, and are in possession of, the Premises and the Premises is free from all encumbrances and all the civic amenity charges till date have been paid and that there are no dues to any authority as of today and they shall continue to comply with all their obligations and keep the LESSEE indemnified and saved harmless of all losses, costs, investigation and damages arising from any defect in the title or breach of any contractual or statutory obligation by the LESSOR.

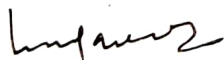
ANDWHEREAS the LESSEE collectively shall have exclusive rights to peaceful possession, quiet enjoyment and use the Premises during the subsistence of this Lease Agreement as per the terms and conditions of this Agreement.

ANDWHEREAS pursuant to the above, the LESSOR has agreed to give on lease to the LESSEE and the LESSEE has agreed to take on lease the above Premises on the following terms and conditions for a period of 30 (Thirty) years.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The LESSOR hereby gives on lease to the LESSEE an area of 5064 sqm alongwith building constructed thereon at Plot No. 1, Film City, Sector-16A, Noida and the LESSEE takes the same on lease from the LESSOR.

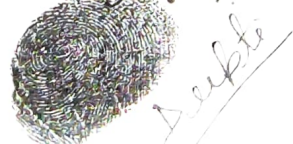
Super Cassettes Industries Private Limited


Authorized Signatory



Gulshan Kumar Film and Television Institute of India


Authorized Signatory



:: 5 ::

2. The Lease is for a period of 30 (Thirty) years commencing from 19.04.2018 (hereinafter referred to as the "Lease Period").
3. The Rent has commenced from 19.04.2018 ("**Rent Commencement Date**").
4. The Lessor has obtained necessary permissions for giving the Premises on Lease from the Noida Authority vide letter dated 11.09.2019 to the Lessee.
5. The Lessee shall carry on the business of T.V. Production, Training for Film Production, Mass Communication, Journalism, Direction, Graphic Designing, Video Editing, Camera & Lighting & Sound Production & Related Activities only.
6. The LESSEE shall pay to the Lessor for the said premises the lease rent of Rs.1,25,000/- (Rupees One Lakh Twenty Five Only) plus GST per month payable in advance by the 07th day of each English Calendar month. The payment will be subject to deduction of TDS and the LESSEE shall provide Tax Deduction Certificate to the LESSOR periodically. If the LESSEE fails to pay the Rent by 07 (Seventh) day of each month in advance, the LESSEE shall be liable to pay interest @ 18% per annum for delayed days. If the default continues for two lease rental months the agreement shall stand canceled at the sole option of the Lessor.
7. The lease rent shall be exclusive of charges for consumption of electricity and water payment which shall be made by the LESSEE directly to the authorities concerned or reimbursed to the Lessor. The premise is duly fitted with all electricity connections and wires and also have water connection.

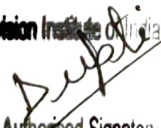
Super Cassettes Industries Private Limited


Authorized Signatory





Guishan Kumar Film and Television Institute of India


Authorized Signatory





:: 6 ::

8. That the LESSEE shall pay a security deposit of Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) to the Lessor. The said security deposit will be refunded at the expiry or otherwise of this lease agreement after adjustment of pending dues, if any and subject to the Lessee removing all its articles and belongings from the premise and handing over the possession in the condition in which it has been given at the time of lease by the Lessor to the Lessee except normal wear and tear.
9. The Lessee shall use the gate provided exclusively to him on the North-Eastern side of the premises for incoming and outgoing of its personals and they are not to loiter around the drive way of the main gate.
10. That, the Lessor shall have right to put their lock in the rented premises in case of two month default in payment of rents and Lessee shall not have any right to enter or carryout any activities from the rented premises till the payment of due rent with interest is paid to the Lessor.
11. If the Lessee is forced to vacate the premises on account of General Policy Decision of Local Authority concerning the usages related issues of the said premises then the agreement shall stand terminated.
12. If any damage to the demised premises is caused by the LESSEE due to its negligence, the LESSEE shall make good the losses either in terms of money or by repairing the demised premises to its original status.
13. That the LESSEE shall have the right to display its name board on the leased premises as per the laws of concerned Local Authority / any other Governmental Agencies.
14. The LESSEE will permit the LESSOR upon prior information to inspect the said premises at all reasonable time.

Super Cassettes Industries Private Limited


Authorized Signatory





Gurshan Kumar Film and Television Institute of India


Authorized Signatory



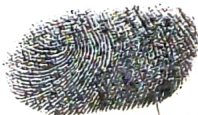


:: 7 ::

15. The LESSEE shall make any addition, alternation or new construction without getting the prior written permission from the LESSOR. The LESSOR shall permit LESSEE, to install or fix in the said premises all such extra fixtures needed such as lights, fans cabins, telephone EPABX, storage racks, air conditioners, machineries, equipments, partition, interior decoration etc. for the use of the said premises for the LESSEE's activities, entirely at the cost and expense of the LESSEE. The LESSOR shall have no objection to the LESSEE removing above referred movable assets upon the expiry or termination otherwise of this lease deed.
16. The Lessee at its own expenses shall take the necessary insurance policies for its employees and of its equipments. The LESSOR shall not be responsible for any incident / accident that occur during the subsistence of this Lease Deed and during the course of the business of the lessee.
17. The LESSOR shall not hold the LESSEE responsible or liable for any damage to the said Premises resulting from riot, earthquakes, storm, war, civil disturbances, damage by fire not caused due to the negligence of the LESSEE or his servants or agents, acts of God and other conditions over which the LESSEE shall have no control vice-versa. The LESSOR shall at his own cost and expense insure the said premises. The LESSEE during the force-majoure period shall pay lease rent only for the area which is not affected as mentioned in this clause.
18. The Lessee shall take necessary License / Permission from concerned Govt./Local Authority/Departments for running its activities.
19. The LESSEE shall be liable for all expenses and statutory liabilities including GST, income tax etc and any other costs, charges, expenses, duties and levies that may be applicable to running its activities from the said premises as per the relevant provisions of law for the time being in force and the LESSOR has absolutely no liability whatsoever in this regard.
20. The LESSEE shall maintain the premises up to the satisfaction of the LESSOR. If not satisfied the LESSOR may recover the amount so spent on such maintenance from the LESSEE.

Super Cassettes Industries Private Limited


Authorised Signatory



Gulshan Kumar Film and Television Institute of India


Authorised Signatory



:: 8 ::

The LESSEE shall permit the LESSOR or his authorized agents etc. to enter upon the Demised Premises for inspection. The LESSEE shall keep the LESSOR indemnified against all claims for damages which may be caused to any adjoining premises in consequences of the execution of any work in the demised premises. The LESSOR in this regard shall assess the damages.

The LESSEE shall not bring in or store in the said premises or any part or portion thereof any combustible material and otherwise dangerous / hazardous materials which may imperil the safety of the said premises.

That if the said premises are destroyed or damaged on account of any negligence on the part of the LESSEE then in that event the LESSEE shall be liable to pay to the LESSOR the said amount as may be necessary, to put back the said premises and other parts of building which are so destroyed in the same good order and condition as they were at the time of entering into this Lease Deed and the lease shall continue and the LESSEE shall be bound and liable to pay the lease rent payable under this Agreement.

24. The day-to-day repairs including minor repairs to the Electrical, Sanitary and Water Supply system shall be effected by the LESSEE and also if any damages to the structure the same shall be notified to the LESSOR and the same shall be repaired by the LESSEE within reasonable time at his own cost.

25. That the LESSEE shall comply and abide by all the rules, conditions and regulations, laws and by-laws, directions of the local authorities or statutory development authority or a Government department or Agency framed/issued from time to time under any other provisions of the existing or future law or rules made thereon. The LESSOR shall not be liable for any deviation on the part of the LESSEE and the LESSOR shall have the right to impose such penalty as it may consider just and/or expedient.

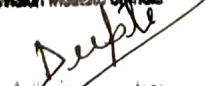
Super Cassettes Industries Private Limited


Authorized Signatory





Gurshan Kumar Film and Television Institute of India


Authorized Signatory





:: 9 ::

26. That if there is any violation of the rules, regulations, bylaws of the local authorities, or statutory development authority or a Government department or Agency with relation to the Demised Premises and if the demand is raised by the concerned Authorities, the LESSEE shall pay those demands and if the LESSOR pays the amount for the violation done by the LESSEE, the LESSEE shall reimburse the said amount to the LESSOR and such violation on the part of the LESSEE shall tantamount to breach of terms & conditions of this agreement or if the demand raised by aforesaid authority for any period prior to the execution of this Lease Deed then the LESSOR shall be liable for same.

27. Upon termination of lease the LESSEE shall hand over vacant and peaceful possession of the Premises in good condition to the LESSOR and obtain a receipt thereof from LESSOR.

28. **TERMINATION**

This Lease Deed may be terminated in the following manner:-

- a) By efflux of the time stipulated in this Lease Deed.
- b) That if LESSEE contravenes / violates any of the terms and conditions of this Lease Deed, the LESSOR shall be entitled to terminate this lease deed in the manner mentioned hereinabove.
- c) By given one month notice in writing.

27. In the event of any dispute between the LESSOR and the LESSEE about the interpretation of this agreement or the rights and liabilities there under or any terms whatsoever touching upon the Lease Agreement, whether in the course or on or about termination of the agreement or thereafter shall be settled amicably. In cases where the same is not mutually settled the same shall be subject to the Jurisdiction of the courts at NOIDA only.

28. In case of renewal of lease a new and fresh agreement will be registered. The rent for the premises will be mutually decided at the time of such renewal and the right to accept or reject the proposal of lessee for renewal of lease will be with lessor only.

Super Cassettes Industries Private Limited


Authorised Signatory





Gulshan Kumar Film and Television Institute of India

Gulshan Kumar Film and Television Institute of India


Authorised Signatory








:: 10::

IN WITNESS THEREOF the parties hereto have executed this Deed of Agreement on the day and year first herein above written.

WITNESSES:-

1. 
PUNEET JAIN
S/o SH. SURENDRA KUMAR JAIN
R/o D-34, SECTOR-36, NOIDA
DISTT. GAUTAMBUDH NAGAR,
UTTAR PRADESH-201303
(AADHAR NO. 2660 3893 6226)

2. 
MANOJ DIWAKER
S/O SH. JODH PAL
R/o AA-23, KENDRIYA VIHAR,
SECTOR-51, NOIDA
(AADHAR NO. 4271 3348 6968)

Super Cassettes Industries Private Limited

Authorised Signatory
for super cassettes industries private limited


(VIJAY KUMAR SACHDEVA)
DIRECTOR
(LESSOR)



Gulshan Kumar Film and Television Institute of India
Gulshan Kumar Film and Television Institute of India


Authorised Signatory
(DR. DEEPTI KHEDKAR)
VICE PRESIDENT
(LESSEE)



DRAFTED BY
Sardar Singh, D. W. Noida
L.N. 07
Valid up to 31.3.2020
Received for
Sign. 

प्रारूप-छ (संलग्नक-6)
अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

यूआईडी संख्या: UPFS/2023/77895/GBN/GAUTAM BUDDH NAGAR/20686/CFO

दिनांक: 31-03-2023

प्रमाणित किया जाता है कि मैसर्स **Super Cassettes Industries Pvt Ltd** (भवन/प्रतिष्ठान का नाम) पता **FC-01 Sector-16A, FC-01 Sector-16A, Noida** तहसील - **Noida**, प्लॉट एरिया **11378.00 sq.mt**, कुल कवर्ड एरिया **4167.938** (वर्ग मीटर), ब्लाकों की संख्या - 2 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
A	2	1	09.40 mt.
B	2	0	09.40 mt.

है। भवन का अधिभोग मैसर्स **Super Cassettes Industries Pvt Ltd** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएं, एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण **अग्निशमन अधिकारी** द्वारा दिनांक **03-04-2023** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **DEEPAK SIKKA** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएं मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रशंगत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एन0बी0सी0 की अधिभोग श्रेणी **Business** के अन्तर्गत वैधता तिथि **11-04-2023** से **10-04-2026** तक **3** वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए क्रियाशील बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मैसर्स **Super Cassettes Industries Pvt Ltd** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **Super Cassettes Industries Pvt Ltd** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

निर्गत किये जाने का दिनांक : 11-04-2023
स्थान : GAUTAM BUDDH NAGAR

हस्ताक्षर (निर्गमन अधिकारी)
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(Pradeep Kumar)

[303F80EBB8F688430F3EC43067B426B342ECD88A]

11-04-2023