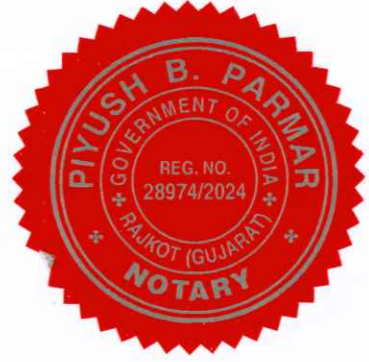


[18.]

e-Challan

**Inspector General of Registration
Revenue Department,
Government of Gujarat**



Application Number		20241100798540		Printed On		16/05/2024 19:51:48	
Transaction No.		Account Head	Amount (Rs.)	Bank CIN	Date	Bank Branch	
20240516739357889		Stamp Duty (0030-02-102-01)	58800.00	5700001355100 3016052463951	16-05-2024	SBIEPAY	
Total Amount		58800.00	In Words	Rupees Fifty Eight Thousand Eight Hundred Only			

Payee Details			
Name	Nileshbhai Shanbhubhai Moliya Advance Technoforge Pvt. Ltd. director	Office District	RAJKOT
Address	B-1/60, Haridvar Society-02, Panchshil Krushnanagar Main Road, Rajkot GUJARAT - 360004.	Office Name	S. R. O. - KOTDASANGANI
Mobile	9825368310	E-mail	hitendrasinhv61@gmail.com
PAN	AALCA8885H	Year	2024-2025 One Time

Property Details	Among the industrial plots of Revenue Survey No. 131/2 of Padwala village, the land area of plot no.20 is 1120-20 sq. mtrs and the land area of plot no.-21 is 138-18 sq. meters, the total land area of both the plots is 2858-38 square meters of open land.
------------------	--

Remarks	S/d. - Illegible
---------	------------------

(Karmata Karshan
Ranabhai)
Sub-Registrar
Kotdasangani

Note :-

- (1) As per Rule 4(7) of Gujarat Registration Fee A-Payment and Refund Rules, 2020, e-challan of registration fee shall be valid for four months only.
- (2) As per Section 52 of the Gujarat Stamp Act, 1958, the time limit for stamp duty paid by e-challan is up to 6 months from the date of payment of duty.
- (3) It shall be a criminal offense to tamper with e-currency or to make false currency.



[19.]

e-Challan

**Inspector General of Registration
Revenue Department,
Government of Gujarat**

Application Number		20241100798540		Printed On		16/05/2024 19:48:08	
Transaction No.		Account Head	Amount (Rs.)	Bank CIN	Date	Bank Branch	
20240516541037504		Registration Fee (0030-03-104-00)	12,400.00	5700001355100 3016052463902	16-05-2024	SBIEPAY	
Page Fee		(20) 400	Other	0	Postage	0.00	
Registration Fee		12000.00	Fee Exemption	No	Sale prise	4,40,000.00	
Total Amount		12400.00	In Words	Rupees Twelve Thousand Four Hundred Only			

Payee Details			
Name	Nileshbhai Shanbhubhai Moliya Advance Technoforge Pvt. Ltd. director	Office District	RAJKOT
Address	B-1/60, Haridvar Society-02, Panchshil Krushnanagar Main Road, 360004, Rajkot GUJARAT - 360004	Office Name	S. R. O. - KOTDASANGANI
Mobile	9825368310	E-mail	hitendrasinhv61@gmail.com
PAN	AALCA8885H	Year	2024-2025 One Time

Property Details	Among the industrial plots of Revenue Survey No. 131/2 of Padwala village, the land area of plot no.20 is 1120-20 sq. mtrs and the land area of plot no.-21 is 138-18 sq. meters, the total land area of both the plots is 2858-38 square meters of open land.
------------------	--

Remarks	S/d. - Illegible
---------	------------------

S/d.- Illegible

(Karmata Karshan
Ranabhai)
Sub-Registrar
Kotdasangani

Note :-

- (1) As per Rule 4(7) of Gujarat Registration Fee A-Payment and Refund Rules, 2020, e-challan of registration fee shall be valid for four months only.
- (2) As per Section 52 of the Gujarat Stamp Act, 1958, the time limit for stamp duty paid by e-challan is up to 6 months from the date of payment of duty.
- (3) It shall be a criminal offense to tamper with e-currency or to make false currency.

KOS

--- No. 2385 ---

2024

[1.]



RENT AGREEMENT

Term Dt. 01/04/2024 to Dt. 31/03/2024 (10 Years)
Yearly Rent Rs. 12,00,000/- Rs. Twelve Lakh

Tenant/Lessee :

In the capacity of Authorized Director of Advance

Shri Nileshbhai Shanbhubhai Moliya

Age- 40, Occupation : Business, Religion: Hindu,
Residence: B-1/60, Haridwar Society-2,
Panchshil 80' Road, Opposite Sagar Hall,
Krushnanagar Main Road, Rajkot

Owner/Lessors :

(1) Shri Daxaben Nileshbhai Moliya

Age- 40, Occupation : Household, Religion: Hindu,
Residence: B-1/60, Haridwar Society-2,
Panchshil 80' Road, Opposite Sagar Hall,
Krushnanagar Main Road, Rajkot

(2) Shri Pradipbhai Bhikhabhai Vora

Age- 35, Occupation : Business, Religion: Hindu,
Residence: To. Daliya, Sub-district- Gondal,
District- Rajkot

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--- No. 2385 ---
2024

Details of the property to be rented :

Out of the plots of land with permission for construction of buildings for non-agricultural and general industrial (other than obnoxious and hazardous) purposes in the **revenue survey no. - 131/2** of the village of Padwala, Kotdasangani taluka of Rajkot district of the state of Gujarat, **plot number - 20** has a land area of **1339-75 square yards** equal to **1120-20 square meters** and **plot number - 21** has a land area of **2078-86 square yards** equal to **1738-18 sq. meters**, the total area of both the plots is **3418-61 square yards** equal to **2858-38 square meters**. The open land is owned, occupied and occupied by you, the lessor. We, the lessor, hereby enter into a rental agreement on the terms and conditions set out below. Which is clearly agreed upon.

(1) The rent of the said property is **Rs. 1,00,000/- Rs. One Lakh** per month, which the tenant shall pay to the owner from the **1st to the 5th** of every English month. There is no default in this. The rent of the property shall commence from **01/04/2024**.

(2) The term of this rental agreement shall be for a period of **10 (ten) years**. That is, it shall commence from **01-04-2024** and shall expire on **Dt. 31-03-2034**. The property shall be

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2024

vacated on the expiry of the term. Also, if the tenant wishes to rent the property for a longer period and to lease it to the owner, then a new rental agreement may be made and extended in writing within the time limit.

- (3) The tenant has to get the electricity connection for industrial/commercial purposes in the said rented property in the name of our "**Advance Technoforge Private Limited**" at our cost. Also, you have to give your consent to get this connection wherever you need the consent of the property owner. And the tenant will be fully responsible for this electricity connection provided by **PGVCL**. Also, the tenant has to pay any bill for it separately in addition to the rent. And the bill will have to be paid by the last date of payment of the bill, the owner will not have any responsibility in this. The tenant will not steal any kind of power or tamper with the cable or service line. Also, if during the term of the rental agreement, if the tenant is found tampering with the cable or service line or is caught doing any wrongdoing, then the tenant will be fully responsible for it as well as the property owner. Also, during the term of the rental agreement and after the expiration of the term, if any kind of debt of **PGVCL** is

outstanding, it will be the responsibility of the tenant as well as the property owner to pay it.



The tenant has to use and enjoy the said rented property only for our business activities. The tenant will not allow anyone else to enter or sub-let it to anyone else.

(5) The said rented property has to be maintained in good condition. The tenant will not do any act that causes any damage or destruction to it. Also, no type of construction or masonry work will be done in it or permanent furniture or fittings will be placed or done without the written permission of the owner. Also, the property has to be kept in good and proper condition. And the tenant will be responsible for keeping the premises clean around it. No dirt will be made around the premises.

(6) This transaction is entered into with the express belief and assurance that the said "**rented property**" shall be used and enjoyed only in a lawful manner and no unauthorized or illegal use shall be made of it. Also, no act shall be done which may cause nuisance or annoyance to the surrounding people.



- (7) We the lessee have taken quiet, vacant and direct possession of the said "**rented property**" in the condition in which it is now. And at the time of handing over the same possession, we are to hand over the same condition. There is no fault in this. Also, the ownership of the said property belongs to you the lessor. We the lessee have no rightful share in it. The right granted by this rental agreement is given only for the period mentioned in this rental agreement.
- (8) You, the owner, shall be able to inspect the location and condition of the property in the said "**rented property**" whenever necessary. You shall not prevent the owner from entering the property at the time of inspection of the location and condition of the property. And at that time, you shall provide all possible convenience to the owner.
- (9) The said "**rented property**" shall be maintained in the same condition as it is at present. And if the property is to be maintained by painting and whitewashing and minor and major repairs from time to time, the consent of the property owner shall be obtained.
- (10) The tax or cess or other revenue tax paid by the Gram Panchayat office of the said "**rented property**" shall be paid

by the land owner from time to time. This annual rental amount is inclusive of tax. There is no liability of the tenant in this.



(11) In the said "**rented property**", we, the tenant, shall obtain licenses related to our business such as Gujarat Pollution It will be the responsibility of the tenant to obtain the necessary approvals from the Control Board and obtain N.O.C.s, etc., and to obtain the necessary licenses. Also, if our industry causes pollution in the surrounding area and any damage caused by it, we, the tenant and the property owner, will have to bear it jointly. And in this, we, the tenant and the property owner, hereby give a written guarantee. Also, if any law related to the environment is violated, we, the tenant and the property owner, will be jointly responsible. For which we also assure and guarantee.

(12) In the event that any employee of the lessee is injured by accident while performing any work on the said rented property or any accident occurs during the term in the electric connection etc. or any person dies or suffers permanent loss, the property owner will not be liable for any compensation or expense, and if the property owner has to fight any

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2024

proceedings in the court office etc., then in such a case the entire cost of the property owner will have to be borne by the tenant. And the property owner is not responsible for any such accident as per the current law and will not be responsible in any way in the future. But the entire responsibility will remain with the other tenant.



- (13) During the period of this rental agreement, it will be the responsibility of the lessee to insure the said **"rented property"** and the damage to the goods such as fire, natural or artificial damage of any kind.
- (14) We, the lessee, will have to keep the said **"rented property"** completely free from our personal debts, government or semi-government or industrial or commercial firm debts, penalties, interest etc. Also, there will be no misuse of the debt. Also, if we fail to comply with all the above conditions, we will be able to take legal court action against us and we will be responsible for all the costs and time. Also, the rent of this property is acceptable to us, the lessee. And we will not have any objection or dispute in this regard in the future. We, the lessee, give written assurance of this.

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--- No. 2385 ---
2024

(15) Both the lessor and the lessee can terminate this rental agreement by giving one month's notice to each other. And at that time the tenant will have to cancel the said rental agreement.

(16) Making a false entry becomes a criminal offense. We are aware and informed of it to the person who wrote it. All responsibility regarding it will be our own. And there is no responsibility of the person who gave the identification or the drafter or any other person in it and will not be. Which we hereby assure.

(17) **The total land of Plot No.-20 and 21 is sq. yards 3418-61 equal to sq. meters 2858-38 Boundary of open land :**

North : Land of applicable Revenue Survey No. 134 is located.

South : Land of Common Plot - 2 is located.

East : Applicable Common Plot and Applicable 18 Mitra Road and Applicable Open Land are located.
There is a slope towards it.

West : Applicable 9-00 meter wide road is located.

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--- No. 2385 ---
2024

We have written the above detailed rental agreement today with our full pleasure, keeping our lives intact, having read, understood, thought about, without any kind of pressure or threat, with free consent, in good health, thinking about the future. Also, we, both parties, have signed our signatures for our consent. Which will be accepted, approved and binding on us and our descendants, as well as our heirs. In confirmation of which, we have signed our signatures below.

Place: Kotdasangani, Date 177/05/2024

Signature :

Witness :

Advance Technoforge Private Limited

Signature/- Illegible Director

1. Sd/- Illegible

Shri Nileshbhai Shambhubhai Moliya,

in the capacity of Authorized Director of
Advance Technoforge Pvt. Ltd

2. Sd/- Illegible

- the lessee

Signature/- Illegible

Shri Nileshbhai Shambhubhai Moliya,

Signature/- Illegible

Shri Dakshaben Nileshbhai Moliya

The lessor

Signature/- Illegible

Shri Pradeepbhai Bhakbhai Vora

The lessor

[10.]

KOS
--- No. 2385 ---
2024

Annexure as per Section-32(a) of
Mumbai Registration Act-1908

We give a brief description of the details mentioned in the document as follows.

(1) Type of document under Gujarat Stamp Act -	Lease Lease of Immoveable
(2) Consideration :	12,00,000.00
(3) Market price :	0.00

(4) 1. Description of immovable property to be leased :	Property of land : Among the industrial plots of Revenue Survey No. 131/2 of Padwala village, the land area of plot no.20 is 1120-20 sq. mtrs and the land area of plot no.-21 is 138-18 sq. meters, the total land area of both the plots is 2858-38 square meters of open land.
--	--

Boundary of Immoveable property : North West East West	North :	The land is located in the applicable Re. Survey No. 134
	South :	There is a common plot, an 18-meter road and an open land adjacent to it. There is a slope towards it.
	East :	Common Plot 2 is located on the land.
	West :	There is a road of 9-00 meters width. number 551.

(5) As per Section 28 of the Gujarat Stamp Act, 1958, the stamp duty is calculated taking into account all the factors affecting the stamp duty and the appropriate stamp duty is applied.

(6) We, the document issuer, are entitled to issue this document. We, the document issuer, guarantee that the above information is correct. If any false information is given, you can take penal and criminal action against us under the Registration Act 1908 and the Stamp Act 1958. Having read and understood which, we sign below.

[11.]

KOS
--- No. 2385 ---
2024

Annexure as per Section-32(a) of
Mumbai Registration Act-1908

We give a brief description of the details mentioned in the document as follows.

Under Sections 82 and 83 of the Registration Act, 1908, making false statements before the Sub-Registrar is punishable with imprisonment for a term which may extend to seven (7) years or with fine or with both.

* As per Section 62 of the Gujarat Stamp Act-1958, the offence of not showing the eligibility and facts and circumstances affecting the payment of stamp duty under Section 28 is punishable under this section. We are aware of the provision that both the person who issues the document and the person who receives the document are punishable.

Documenter				
No.	Name	Photograph	Thumb print	Signature
(1)	Daxaben Nileshbhai Moliya Narandas Devmurari			S/d. Illigible
(2)	Pradeepbhai Bhikhabhai Vora			S/d. Illigible
Document taker		Photograph	Thumb print	Signature
(1)	Nileshbhai Shanbhubhai Moliya is a director of Advance Tecnoforge Pvt. Ltd.			S/d. Illigible



SCHMEDEN
FORGLATURA
PIEZAS FORJADAS

IATF 16949 : 2016,
PED 2014/68/EU & AD2000 WO
Certificate No. 1211152416 TMS



Advance Technoforge Pvt Ltd
MANUFACTURERS OF STEEL & ALLOY STEEL FORGINGS

CIN : U28111GJ2013PTC076316

AUTHORITY LETTER

"ADVANCE TECHNOFORGE PVT. LTD." DIRECTORS

(1) **Shri Nileshbhai Shanbhubhai Moviya**

(2) **Shri Pradeepbhai Bhikhabhai Vora**

We, the undersigned Directors of "Advance Technoforge Private Limited" hereby resolve and authorize that,

Out of the plots of land with permission for construction of buildings for non-agricultural and general industrial (other than hazardous and hazardous) purposes in the **revenue survey no.- 131/2 of Padwala village** of Kotdasangani taluka of Rajkot district of Gujarat state, **plot number-20** has a land area of 1339-75 square yards equal to 1120-20 square meters and **plot number - 21** has a land area of 2078-86 square yards equal to 1738-18 square meters, the total area of ??both the plots is 3418-61 square yards equal to 2858-38 square meters. The open land is to be rented to our "Advance Technoforge Private Limited", whose registered rental agreement is to be registered and signed on our behalf. We hereby give power and authority to our Director **Shri Nileshbhai Shambhubhai Moliya.**

Advance Technoforge Pvt. Ltd.

Signature/- Illegible

Nileshbhai Shambhubhai Moliya

Advance Technoforge Pvt. Ltd.

Signature/- Illegible

Pradeepbhai Bhikhabhai Vora

17 MAY 2024

Office & Works

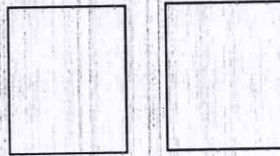
Survey No. 121, At & Po. : Padwala, Veraval-Shapar Industrial Area, Dist: RAJKOT-360024, INDIA
+91-9277 / 32322 / 35355 + 91-96388 7000 E-mail : info@advancetechforge.com - www.advancetechforge.com

KOS
--- No. 2385 ---
2024

(G2.0) 17/05/2024 3:10 PM

Sr. Number 2385 of 2024

Presented in the office of S.R.O.
Kotadasangani Sub-Registrar
on 17th May, 2024 between
14:00 p.m. to 15:00 p.m.



S/d. - Illegible

Nileshbhai Shanbhubhai Moliya is a
director of "Advance Technoforge Pvt. Ltd.

Receipt No. 202423000004189

Get the fee is	Rs. Paise
Register Fees :	12000-00
Photo fees page no. (20)	400-00
Other Fees :-	0-00

Total :- 12400-00

Type of document : Lease : Lease of Immovable
20240516541037504

S/d. - Illegible

(Karmata Karshan Ranabhai)
Sub-Registrar
Kotadasangani

S/d. - Illegible

(Karmata Karshan Ranabhai)
Sub-Registrar
Kotadasangani

[14.]

KOS
--- No. 2385 ---
2024

(G2.0) 17/05/2024 3 : 10 PM

No. Name and address of the party Age Photograph Le.He.Thub Impress sign

Giver :

(1) **Daxaben Nilesbbhai Moliya** 40 S/d.- Illegible
Add.- B-1/60, Haridvar Society-02,
Panchshil, 80' Road, Opp. Sagar Hall,
Krushnanagar Main Road, Rajkot
Rajkot, Gujarat - 360004
PAN NO : N.A.

Giver :

(1) **Pradeepbhai Bhikhabhai Vora** 35 S/d.- Illegible
Add.- Daliya, To., Daliya, GONDAL
Rajkot, Gujarat - 360070
PAN NO : N.A.

Recipient:

(1) **Nileshbhai Shanbhubhai Moliya is a** 40 S/d.- Illegible
director of Advance Technoforge Pvt. Ltd.
Add.- B-1/60, Haridvar Society-02,
Panchshil, 80' Road, Opp. Sagar Hall,
Krushnanagar Main Road, Rajkot
Rajkot, Gujarat - 360004
PAN NO : AALCA8885H

The person who wrote the
document acknowledges
having written the document.

THE SEAL OF
SUB-REGISTRAR
OF
KOTDASANGANI

KOS

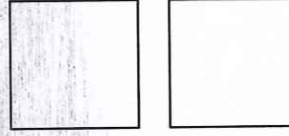
--- No. 2385 ---

2024

[15.]

(G2.0) 17/05/2024 2:57 PM

- (1) **Hitendrasinh Bhikhubhai Vaghela**
Office No. 8/9, din dayal Shopping Centre,
GONDAL
Rajkot, Gujarat - 360311



- (2) **Divyeshkumar Rajeshbhai Tilva**
Add.-Flat No. 404, Plot No. C/16,
Radhika Complex, Virani School.
Kaliyabid, Bhavnagar
Bhavnagar, Gujarat - 364002



They say that they know the person who wrote the above. And they give their identity.

1. Sd/- Illegible

2. Sd/- Illegible

Date : 17, May, 2024

S/d. - Illegible

(Karmata Karshan Ranabhai)

Sub-Registrar

Kotdasangani

Along with this, certified/self-certified evidence regarding the identity of the recipient, the giver and the introducer has been submitted.

Date : 17/05/2024

S/d. - Illegible

(Karmata Karshan Ranabhai)

Sub-Registrar

Kotdasangani



KOS
--- No. 2385 ---
2024

[16.]

(W) 17/05/2024 3 : 18 PM

It is recorded at number 2385
of Book No. 1.

Date 17/05/2024

S/d. - Illegible

(Karmata Karshan Ranabhai)

Sub-Registrar
Kotdasangani



Inspector General of Registration
Revenue Department, Government of Gujarat
REGISTRATION RECEIPT

Receipt No. : 202423000004189

Document No. : 2385

Document Year : 2024

Date : 17/05/2024

Month : May

Year : 2024

Types of document : Lease (Lease of Immovable)

Substitute : Rs. 1200000.00/-

In the name of presented : NILESHBHAI SHANBHUBHAI MOLIYA is a authorised
Director of Advance Technoforge Pvt. Ltd.

Fees reached as follows :

Rs. - Pcs.

Registration fees :

12000 - 00

Copying fees side/folio :

400 - 00

Copying fees for shero :

-

Post charge :

-

Copies or record (Article-64 to 67)

-

Search or inquiry :

-

Dand Article- 25 :

-

Article-34 (Article-57)

-

Copying fees folio :

-

Index-2 Fees :

-

Fees for other things :

-

Total Rs.

12400 - 00

(Rupees Twelve Thousand Four Hundred only)

S/d. - Illegible

Send the document by registered post

to the address below :

Add. B-1/60, Haridvar Society-02, Panchshil, 80' Road,

Opp. Sagar Hall, Krushnanagar Main Road,

Rajkot

(Karmata Karshan Ranabhai)

Sub-Registrar

Kotdasangani

OR

Authority Name : Hitendrsinh Bhikhubhai Vaghela to give.

Signature of presented : Sd/- Illegible Advance Technoforge Pvt. Ltd. Director

THE SEAL OF
SUB-REGISTRAR
OF
KOTDASANGANI

IGR-NIC(G)

6278739110278713755 (W)

05/17/2024

14:52:51



TRUE COPY
Piyush
PIYUSH B. PARMAR
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT

Page No... 019.....
Serial No... 323.....
Receipt No... 323.....
Date... 20/07/2024.....

e-Challan
Inspector General of Registration
Revenue Department,
Government of Gujarat

Application Number		20241100798540		Printed On		16/05/2024 19:51:48	
Transaction No.		Account Head	Amount (Rs.)	Bank CIN	Date	Bank Branch	
20240516739357889		Stamp Duty (0030-02-102-01)	58800.00	5700001355100 3016052463951	16-05-2024	SBIEPAY	
Total Amount		58800.00	In Words	Rupees Fifty Eight Thousand Eight Hundred Only			

Payee Details

Name	Nileshbhai Shanbhubhai Moliya Advance Technoforge Pvt. Ltd. director	Office District	RAJKOT
Address	B-1/60, Haridvar Society-02, Panchshil Krushnanagar Main Road, Rajkot, GUJARAT - 360004.	Office Name	S. R. O. - LODHIKA
Mobile	9825368310	E-mail	hitendrasinhv61@gmail.com
PAN	AALCA8885H	Year	2024-2025 One Time

Property Details

Among the industrial plots of Revenue Survey No. 131/2 of Padwala village, the land area of plot no.20 is 1120-20 sq. mtrs and the land area of plot no.-21 is 138-18 sq. meters, the total land area of both the plots is 2858-38 square meters of open land.

Remarks

S/d. - Illegible

(Karmata Karshan
Ranabhai)
Sub-Registrar
Kotdasangani

Note :-

- (1) As per Rule 4(7) of Gujarat Registration Fee A-Payment and Refund Rules, 2020, e-challan of registration fee shall be valid for four months only.
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