



SHCIL



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## LEASE DEED

This agreement of Lease Deed is made on 29<sup>TH</sup>, JANUARY, 2026

Between

### First Party i.e.(Lessore):-

**DIMPAL DHARAMVIR JADIYA**, By caste: Hindu, Aged about: 48, Occupation: Business, Address: 8-2420, KSHETRAPAL SHERI, GOPIPURA, SURAT

(Hereinafter Jointly referred to as "LESSOR" of the first part )

AND

### Second Party i.e. (Lessee):-

**VAHH CHEMICALS LTD. (PAN NO . AAHCV2144C)** its Authorised director **AYUSH HIREN DESAI**, By caste: Hindu, Aged about: 27, Occupation: Business, Address: A-901, MAPLE LEAF, NEAR V R MALL, VESU, SURAT.

( Hereinafter referred to as "LESSEE" of the other part )

WHEREAS the Lessor are full, true, independent and absolute owners of the property described in the schedule forming part of this lease deed and they give on lease the said premises area admeasuring approx. 118.91 Sq.Mtr ground floor of Plot Area.

WHEREAS the Lessee is engaged in the business of **VAHH CHEMICALS MANUFACTURING AND WAREHOUSE** Business is in requirement of Premises for his Business use.

AND WHEREAS the Lessor is desirous of giving the property more specifically described in the schedule forming part of this lease deed to the Lessee and whereas the Lessee is also desirous of taking the mentioned property from the Lessor on Lease Basis .

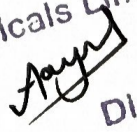
D. D. Jadhav

For Vahh Chemicals Limited  
Ayush  
Director

NOW IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS

1. In consideration of the rent hereby reserved and of the covenants, conditions and stipulations hereinafter contained and on the LESSEE part to be paid, observed and performed. THE LESSOR HEREBY DEMISE UNTO THE LESSEE the scheduled property. To hold the schedule property into the LESSEE for a period of 10 Years commencing from 29/1/2026. And this agreement locking period is 3 year.
2. During the term of this Lease Agreement, in consideration of the Licensor granting the Licensed Premises to the Licensee to hold/possess the same along with the amenities, the Licensee shall pay to the Licensor, a monthly Rent Rs.26,775/- (Rupees Twenty Six Thousand Seven Hundred Seventy Five only) per month. There is 5% increasing every year in the amount of usage fees. The payment of Monthly Rent ("**Rent**") shall commence from date:29/1/2026. The said Rent shall be paid by the Licensee to the Licensor 1<sup>st</sup> week of each month. The Rent shall be paid to the Licensor by the Licensee by way of Pay order/cheque/demand draft/RTGS in the name of the Licensor. The Licensor shall give due receipts for the acknowledging the receipt of the same.
3. It is agreed that the month of rent shall be calculated according to the English calendar month beginning from the first day of the month.

D. D. Jaaluzel

For Vahh Chemicals Limited  
  
Director

4. The LESSEE has to pay a total amount of Rs. 60,000/- in words Sixty Thousand Only by RTGS as Interest Free Refundable Security Deposit and the LESSOR hereby acknowledge receipt of the same. The above said interest free refundable security deposit shall be refunded to the LESSEE by the LESSOR only on determination of this lease period and on handing over the vacant position to the LESSOR.
5. It is agreed that the Lessee shall apply as may be required electricity connection and other license etc., by the LESSEE at the said Premises at its own cost. Upon termination or expiry of this Deed, the LESSEE shall be entitled to dismantle, remove and carry with it such installations, license etc., without any claims or objections from the LESSOR.
6. It is however specifically agreed between the LESSOR and the LESSEE that in event of nonpayment of rent by the LESSEE for a period of Two months due, this lease shall terminate automatically and the LESSOR is entitled to deduct the arrears of rent and other dues from the LESSEE if any from the interest free Refundable Security Deposit amount and it is implied that the LESSEE has handed over the vacant possession to the Lessor.
7. It is agreed that the Lessee shall keep, maintain and preserve the leased premises and provided amenities in good condition. Any kind of maintenance and as per requirement construction of such provided amenities will be borne by the Lessee.

D. D. Jadhav

For Vahh Chemicals Limited

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Director

8. The Lessor of the Premises shall pay taxes such as present assessed Society Maintenance tax only.
9. In case of any violations of the aforementioned mutually decided terms the Lessor and lessee both can Vacate the lease Premises before completion of final year after giving three months' notice time.
10. The Licensee shall not create any nuisance and/or cause any annoyance or disturbance in the Leased Premises and/or to the neighbors and the Leased Premises shall not be used for any activity which is illegal, immoral and/or is of improper nature.
11. It is hereby specifically agreed that The Lessee will use the premises for his own business purpose only. The Lessee will not sub lease premises to anyone. The Lessee herewith strictly abide with this condition and hereby confirm to act accordingly.
12. The Lessee shall not be entitled to assign mortgage, sublet (except to the extent of creating monthly tenancies) or otherwise part with possession of the demised premises or any of them or any part thereof and the buildings and structure standing thereon though such permission shall not be unreasonably withheld .
13. Any silence or inaction on the part of either party hereof on account of violation of any of the terms and conditions by the other party shall not amount to a waiver and would not prevent any action being taken thereupon at a subsequent date. If any

D. D. Jadhav

For Vath Chemicals Limited  
A. V. V.  
Director

one or more provisions of this Lease Deed shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired and shall hold good and continue in full force and effect.

14. If any dispute or difference shall at any time arise between the parties to this Lease Deed or under any clause or their respective rights, claims or liabilities hereunder or otherwise in any manner whatsoever, in relation to or arising out of or concerning this Lease Deed, or its termination, the parties shall promptly and in good faith negotiate with a view to its amicable resolution and settlement.
15. All matters concerning the Lease Deed shall be subject to the jurisdiction of the Courts of Surat shall be governed and construed in accordance with the laws of India .
16. This Lease Deed shall be registered with the concerned authorities. All expenses for stamp papers and registration shall be borne by the Lessee. Lessor shall keep the original registered Lease Deed and the Lessee thereof shall keep the copy.
17. Said lease deed is executed on the Rs. 17,000/- E Stamping as per Stamp Duty Act.

**:: DESCRIPTION OF THE LEASED PROPERTY ::**

All that pieces and parcel of the Ground floor of Plot no.-12 admeasuring 118.91 sq.mts., forming part of Rev. Survey No. 19 , 20, T. P. No. 1 & 6, Final Plot No. 124, of village UDHANA being a plot in the non-

D. D. Jadhav

For Vath Chemicals Limited

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Director

agricultural lands of the SATARA WADI, Sub District Udhana, District Surat. Such property ground floor is to be given to second party for usage.

The Four side boundary of the said property is as below :

South : Plot No. 11.

North : Plot No. 13.

East : Open Land.

West : Road.

WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands and sealed at Surat on the Day and year in above written.

SIGNED AND DELIVERED by the Within named "Lessor"

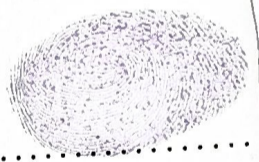
.....  
(DIMPAL DHARAMVIR JADIYA )



D. D. Jadiya

SIGNED AND DELIVERED by the Within named "Lessee"

.....  
(VAHH CHEMICALS LTD. Authorised director  
AAYUSH HIREN DESAI )



Aayush

In the presence of  
WITNESSES:

1. Devendra Kumar Sarma

2. ....