

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-V**

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 30-08-2025 11:19 AM

Fee Receipt No	: 202502019023606	Receipt Date	: 30/08/2025
Name	: RAVI GEMINI AS DIR MS TIRUPATI PLASTOMATICS PVT LTD,	Document S. No.	: 202501019019074
Address	: D-240 ,BRU KIRAN, BIHARI MARG, JAIPUR, JAIPUR		
Document Type	: Lease Deed		
Face Value	: ₹ 0		
Ord-Registration Fee	: ₹ 6201	Evaluated Value	: ₹ 31001200
CSI	: ₹ 300	Fee for Memorandum Us. 64, 67	: ₹ 0
Stamp (Memorandum)	: ₹	Certified copying fees Us. 57	: ₹
Surcharge	: ₹ 9300	Reg. (Memorandum)	: ₹ 31002
Penalty	: ₹ 0	Stamp Duty	: ₹ 0
Us_25_34	: ₹ 0	Inspection fee	: ₹ 0
Custody	: ₹	Commission	: ₹ 0
Site/Inspection Fees	: 0	Others	: ₹ 0
		Cash Amount Received	: ₹ 46803
		Other than Cash	: ₹
		Total Amount	: ₹ 46803



Mode of Payment (#Mode Number Amount #)

eStamp IN-RJ25523582190915X ₹ 40302 # e-Gras Challan 109954069 ₹ 6501

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: 0109954069



Payment Date: 30/08/2025 11:03:02

Office Name: SUB REGISTRAR-V REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य मदियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्त	6201.00
	Commission(-)	0.00
	Total/NetAmount:	6501.00

Six Thousand Five Hundred One Rupees and Zero Paise Only

Payee Details:

Full Name: MS TIRUPATI PLASTOMATICS PVT LTD
Pan No.(If Applicable):
Address:PART OF INDUSTRIAL PLOT NO.SP-35, INDUSTRIAL AREA KALADERA, JAIPUR

Tin/Act. No./Vehicle No./Taxid:
City(Pincode): JAIPUR(000000)
Remarks:LEASE DEED
MS KIRAN INFRA ENGINEERS LTD

Payment Details:	Challan No. - 0
Bank: State Bank Of India	Bank CIN No: SBIN10995406930082025
Date: 30/08/2025 11:03:02	Reference No: CK00KJMSW7

Computer generated copy on : 30/08/2025

Courtesy : <https://egras.rajasthan.gov.in>

M/s Tirupati Plastics (P) Ltd.

Director

For Kiran Infra Engineers Ltd.

Director



RENT AGREEMENT

This Rent agreement made on this 27th day of August 2025 and effective from 15th Day of February 2025 at Jaipur by and between.

M/s Tirupati Plastomatics Pvt. Ltd. (Hereinafter referred as "Landlord"), through Director Mr. Ravi Gemini S/o Mr. Radhey Shyam Gemini, resident of D-240, Bihari Marg, Banipark, Jaipur

M/s Kiran Infra Engineers Ltd. (Herein referred to as "Tenant") through Director Mr. Kapil Gemini S/o Mr. Radhey Shyam Gemini resident of D-240, Bihari Marg, Banipark, Jaipur

The landlord is owner and in possession of Land and Building measuring 45525.00 sq. mtr including main shed situated at Industrial Plot No. SP-35, Industrial Area Kaladera, Jaipur and the tenant have approached the Landlord for letting the part premises of the above mentioned property measuring 10000 sq. mtr. alongwith 2000 Sq. mtr. tinshed thereon.

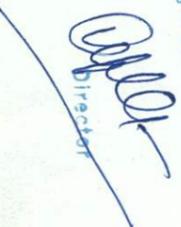
NOW THE FOLLOWING HAS BEEN AGREED BETWEEN THE PARTIES AND ACCORDINGLY WITNESSED:

01. That as on today the discussed property constitutes Land and Building including main shed situated at **Plot No. SP-35, Industrial Area Kaladera, Jaipur.**
02. That the Landlord has agreed to let out the part premises admeasuring 10000 Sq. Mtr. alongwith 2000 Sq. mtr. tinshed thereon, without roof, on rent to the tenant for its industrial use on the following terms and conditions mutually agreed between the Landlord and the Tenant.
03. That the tenancy shall be for a period of 60 months on mutual agreement and it will commence from 15.02.2025 and end on 14.02.2030.
04. That the rent shall be **Rs. 12,40,000/- (Rupees Twelve Laes Forty Thousand only)** per month Plus GST if any, payable in advance by the tenant up to 7th of each calendar month. Electricity and water charges shall be payable by the Tenant as per the bills.

M/s Tirupati Plastomatics (P) Ltd.


Director

For Kiran Infra Engineers Ltd.


Director

सब रजिस्ट्रार जयपुर



Print Date: 8/30/2025 11:21:33 AM



आज दिनांक 30 माह 08 सन् 2025 को 11:14 AM बजे
श्री/श्रीमती/श्री RAVI GEMINI AS DIR MS TIRUPATI PLASTOMATICS
PVT LTD पुत्र/पुत्री/पति श्री RADHEY SHYAM GEMINI
उम 48 वर्ष, जाति 0-BRAHMIN , व्यवसाय Business
निवासी House No.:D-240, Colony: BRIJ KIRAN, BIHARI MARG, Area:
BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202501019019074

हस्ताक्षर रणु पंजीयक,
JAIPUR-V

Lease Deed (Rent Deed) between private parties- (i) Lease deed period less than 1 year to 30 years

Fees Receipt Endorsement

Print Date: 8/30/2025 11:21:33 AM

रसीद नं. 202502019023606

सब रजिस्ट्रार जयपुर
पंचम

दिनांक 30-08-2025

पंजीयन शुल्क ₹	6201
प्रतिलिपि शुल्क ₹	0
पुष्टांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	31002
कमी सरचार्ज शुल्क ₹	9300
मौका निरीक्षण शुल्क ₹	0
कुल योग	46803

202501019019074

उप पंजीयक, JAIPUR-V

Lease Deed (Rent Deed) between private parties- (i) Lease deed period less than 1 year to 30 years

Mode of Payment (#Mode Number Amount #)

eStamp IN-RJ25523582190915X ₹
40302 # e-Gras Challan 109954069 ₹

सब रजिस्ट्रार जयपुर
पंचम

6501



Endorsement of Execution

Print Date: 8/30/2025 11:21:39 AM



अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	श्री/श्रीमती/सुश्री RAVI GEMINI AS DIR MS TIRUPATI PLASTOMATICS PVT LTD, पुरा/पुरबी/पत्ति श्री RADHEY SHYAM GEMINI, व्यवसाय Businessजति 0-BRAHMIN House No.:D-240, Colony: BRJU KIRAN, BIHARI MARG, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Executant Age : 48 Signature :
2	श्री/श्रीमती/सुश्री KAPIL GEMINI AS DIR MS KIRAN INFRA ENGINEERS LTD , पुरा/पुरबी/पत्ति श्री RADHEY SHYAM GEMINI, व्यवसाय Businessजति 0-HINDU House No.:D-240, Colony: BIHARI MARG, Area: NEAR COLLECTORATE CIRCLE, BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Claimant Age : 44 Signature :

ने लेख्यपत्र Lease Deed (Rent Deed) between private parties- (i) Lease deed period less than 1 year to 30 years को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री ASHISH GUPTA, पुरा/पुरबी/पत्ति श्री PRABHATI LAL GUPTA जति HINDU Age: 49 Add: House No.:B1/546, Colony: SECTOR-1, Area: CAORAL GARIMA APARTMENT , CHITRAKOOT STADIUM KE SAMNE, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री ARJUN LAL, पुरा/पुरबी/पत्ति श्री RAMCHANDRA DHAYAL जति HINDU Age: 41 Add: House No.:0, Colony: DHAYALO KI DHANI, RALAWATA, Area: BAGAWAS, City: JAIPUR, Pin code: 303603, District: JAIPUR, State: RAJASTHAN			Signature

202501019019074

उप पंजीयक, JAIPUR-V

Lease Deed (Rent Deed) between private parties- (i) Lease deed period less than 1 year to 30 years

सब रजिस्ट्रार जयपुर
पंजीयक



05. That the Tenant shall not sublet, assign or otherwise part with the said premises to anybody in any manner without the written consent of the Landlord.
06. That the tenant shall make no alternation to the building already constructed or construction of any building for making any temporary structure etc. or any other improvement the Tenant will seek prior consent of the Landlord.
07. The landlord reserves the right of termination of rent agreement with three months' notice. On serving three month notice the tenant will have to hand over the possession of said property to the land lord in proper condition. (In the same condition as it was handed over by the land lord).
08. That the Tenant shall keep the said premises in neat and clear condition according to the byelaws of civic authorities.
09. That the Tenant shall be liable to surrender back the possession of the said premises Landlord immediately on the expiry of the tenancy period in proper condition. (In the same condition as it was handed over by the land lord) and the tenant will not be entitled to take shelter of any provision of law for the constitution of the tenancy after the expiry of the tenancy.
10. That the tenant has also satisfied himself that looking to the locality facilities available the nature of the construction of the premises and the situation there of, the rent agreed between the parties is reasonable and in consonance with the rates of the rent prevailing in the locality.
11. That the payment of the rent shall be made by way of cash or Cheque or draft or bank transfer to the Landlord and the Landlord shall give a receipt for every payment made by the Tenant towards rent.
12. That the Landlord shall be entitled to inspect the said premises at any reasonable hour of the day with prior permission of and notice to the Tenant.
13. The Tenant shall not be responsible for payment of house tax and / or municipal tax etc, which will be paid by the Landlord.
14. That the covenants and condition contained in the lease shall apply to and bind the heirs legal representatives, and assigns of he parties.

DETAILS OF PROPERTY TO BE RENTED

PART PREMISES ADMEASURING 10000 SQ. MTR. INCLUDING A TINSHED
ADMEASURING 2000 Sq. Mtr., OF PLOT NO. SP-35, INDUSTRIAL AREA
KALADERA, JAIPUR

IN WITNESS WHEREOF, the parties have caused this Rent Agreement to be executed the day and year herein above written.

M/s Tirupati Plastomatics (P) Ltd.

Witness:

1. *Amit Kumar*

Mr. Ravi Gemini
For Tirupati Plastomatics Pvt. Ltd.
(LANDLORD)

Ravi Gemini
Director

2. *Ravi Gemini*

For Kiran Infra Engineers Ltd.

Mr. Kapil Gemini
For Kiran Infra Engineers Ltd.
(TENANT)

Kapil Gemini
Director

*अतिरिक्त दो अतिरिक्त एंड
दो अतिरिक्त अतिरिक्त, अतिरिक्त, अतिरिक्त*



Registration Endorsement

Print Date: 9/1/2025 12:52:02 PM

अज्ञात दिनांक 01/09/2025 को

पुस्तक संख्या 1 जिल्द संख्या 1620 में

पुष्ट संख्या 158 क्रम संख्या 202503019114865 पर पंजीबद्ध किया गया तथा

अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 6479 के

पुष्ट संख्या 637 से 650 पर चर्या किया गया।

202501019019074

उप पंजीयक, JAIPUR-V

Lease Deed (Rent Deed) between private parties- (i) Lease deed period less than 1 year to 30 years

रजिस्ट्रार जयपुर

१/१