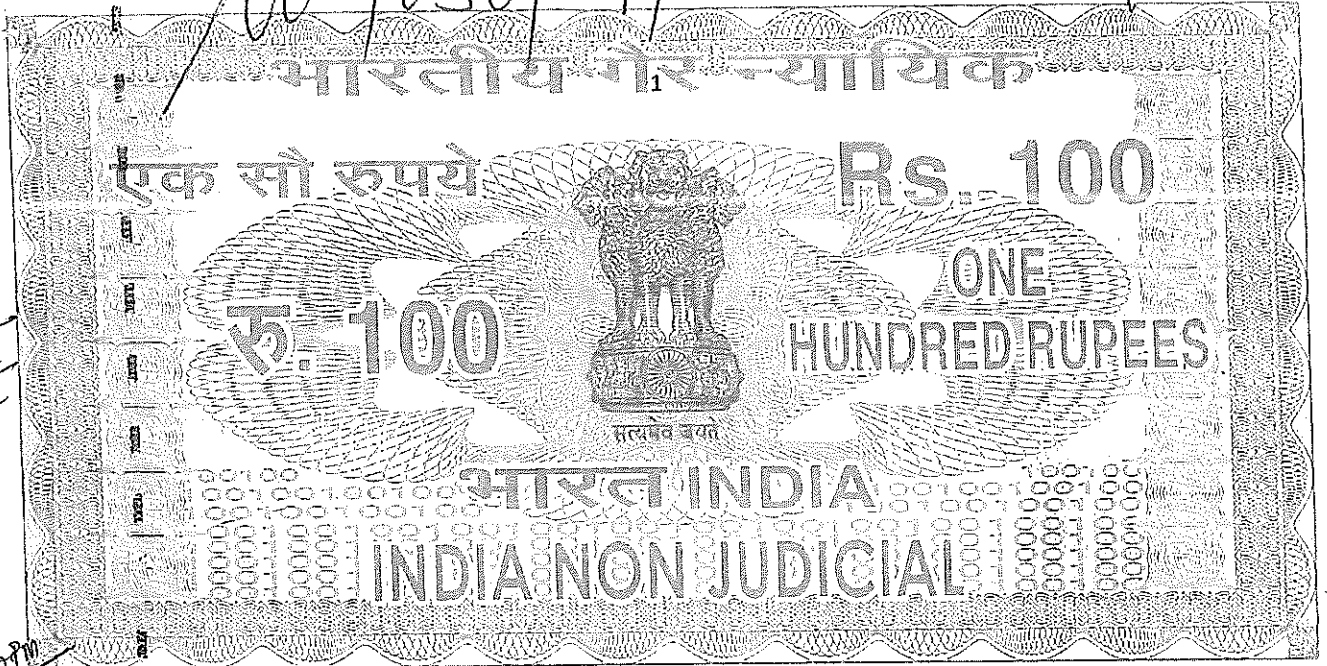


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S NO. 369150/2017.

Y 766718

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

V.C. Case No. 1072 Dt. 01/12/17.

J (I) Rs. 250/-

J (II) Rs. 200/-

Total Rs. 450/-

Realised on 01/12/17.

D.S. R.T

Alipore South 24 Pg

District Sub-Registrar-1
Alipore South 24 Pargana

DEED OF LEASE

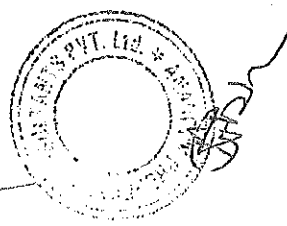
THIS DEED OF LEASE made on this 04 DEC 2017 day of December, Two Thousand Seventeen (2017)

BETWEEN

Sohan Minerals & Mining Company Private Limited, [PAN AAKCS7195M] a company incorporated under the Companies Act, 1956, having its registered office at Office No. 28/8, 3rd Floor, 8, Ho Chi Minh Sarani, Harrington Mansion, Post Office Ho Chi Minh Sarani, Police Station Shakespeare Sarani, Kolkata-700071, being represented by its director/authorized signatory Mr Vishnu Sureka [PAN ALMPS8652B] son of

Sohan Minerals & Mining Company Pvt. Ltd.

Vishnu Sureka
Authorized Signatory

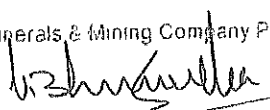


WHEREAS:

- A. **Ownership of Lessor:** The Lessor is the sole and absolute owner and in possession and is well and sufficiently entitled to all that Unit No. 404 admeasuring 2842 (two thousand eight hundred and forty two) square feet, super built-up area on the fourth floor of the building known as Woodburn Central at premises no. 5A, Woodburn Park, Police Station Bhowanipore, Municipal Ward No. 60 Kolkata, 700 020 South 24-Parganas, Police Station Bhawanipore, Kolkata Police Station , Kolkata, together with 3 (three) reserved parking spaces more fully described in the **Schedule** here under written and is hereinafter referred to as the "**Demised Premises**".
- B. **Purpose:** The Lessee shall use the Demised Premises for its business purpose and ancillary purpose including sub-leasing or licensing of the Demised Premises by any of its authorized partners as a business partner.
- C. **Offer made by Lessee:** The Lessee is a real estate consultancy company, and with an intention to operate its business at the Demised Premises, has approached the Lessor for grant of a lease of the Demised Premises for a period of 3 (three) years on the terms and conditions contained hereunder. The Lessor has agreed to lease to the Lessee and the Lessee has agreed to take on lease the Demised Premises based on the terms and subject to the conditions contained hereinafter.

NOW, THEREFORE, IN CONSIDERATION OF THE TERMS, CONDITIONS, COVENANTS HEREINAFTER APPEARING THE PARTIES HERETO HEREBY AGREED AND REFERRED as follows:

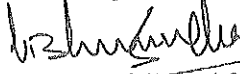
Sohan Minerals & Mining Company Pvt. Ltd.

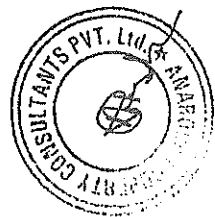

 Authorized Signatory



- V. The Lessee shall deposit a sum of Rs. 12,78,900/- (Rupees Twelve Lacs Seventy-Eight Thousand Nine Hundred Only), which is equivalent to 6 (Six) months' Lease Rent towards interest free, refundable security deposits (Security Deposit).
- VI. The Lessee shall be entitled to a rent free period of 60 (sixty) days from the Lease Commencement Date to complete the fit out works in the Demises Premises. The Lessee shall be entitled to complete fit out works in the Demised Premises during the period of 60 (sixty) days from the Lease Commencement Date. The entire period of fitting out shall be Lease Rent free period and the Lessee shall not be liable to pay any Lease Rent during this period.
- VII. **Obligation of Lessee:** The Lessee hereby covenants with the Lessor as follows:
- i) The Lessee shall regularly and punctually pay the Lease Rent within 7th (seventh) day of the current month in respect of the Lease Rent, except when such day falls on a on a Sunday or a bank holiday, in which case Lease Rent shall be due on the next business day.
 - ii) Subject to the Force Majeure(*defined hereinafter*), the Lessee shall keep the Demised Premises in tenable condition throughout the said term, reasonable wear and tear accepted.

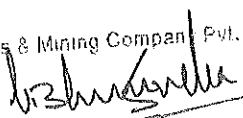
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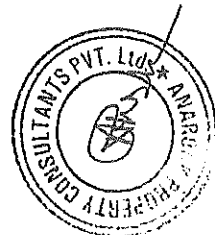

Authorized Signatory



- vi) The Lessee its personnel, servants, employees, workers, staff, agent, visitors or any other person connected with the Lessee shall not cause any nuisance in and around the Demised Premises, and the Lessee shall ensure that no nuisance is connected with it in the name of trade unions or any political activity or activities be caused in any portion of the building or Demised Premises.
- vii) The Lessee shall be entitled to use the Demised Premises for operation of its business only and not for any other purpose.
- viii) Subject to such permission as may be necessary being obtained by the Lessee from Municipal Authority and/or any such authorities, the Lessee shall be at liberty to erect partition walls, air-conditioning, electric or sanitary fixtures and furniture's and install equipment's for such purposes without causing any damage to the Demised Premises and/or the said building. The Lessee agrees not to erect and/or install any machine which is reasonably likely to cause any damage to the super structure of the said building. However, all such alteration shall be done only upon obtaining prior written permission of the Lessor which shall not be unreasonable withheld.
- ix) The Lessor will be responsible for any structural repair and upkeep of the interior and exterior structure of the Demised Premises. The Lessor shall provide the Lessee with a minimum of seven (7) days prior written notice of any repair works to be carried out and shall ensure to the extent it is possible that all repair work is carried out after the Lessee's normal business hours

Sohani Minerals & Mining Company Pvt. Ltd.

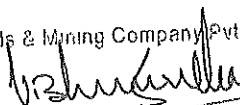

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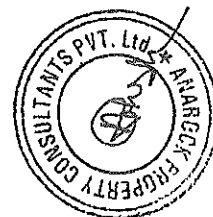


access to the Demised Premises and every part thereof as and when required, during business hours for the purpose of carrying out inspection, repairs and maintenance of the Demised Premises and the Demised Premises provided that the identity of such persons is first made known to the Lessee and prior appointment is made with the Lessee (except in the case of any emergency, where the Lessee cannot be notified in advance) and without disturbing in any manner the Lessee's business operations. Any loss or damage caused to the property of the Lessee by the authorized persons of the Lessor while doing any work on the Demised Premises either accidentally or negligently or deliberately, including but not limited to theft, damage, injury, etc. shall be borne by the Lessor calculated on the basis of actual cost.

- x) The Lessee shall not throw or accumulate nor permit this throwing or accumulating of any garbage of the Demised Premises. However, at the end of the day, the Lessee will place the garbage bags at the space designated by the Lessor and shall arrange to remove the same early next morning through civic staff and/or otherwise at its cost and expenses. The Lessee agrees not to cause any inconvenience to the Lessor/co-occupiers of the premises by disposal of the garbage.
- xi) The Lessee shall not allow any of its employees to obstruct or cause obstruction to any of the common areas including any findings, staircases, lift openings or in any portion of the building premises.

Sohan Minerals & Mining Company Pvt. Ltd.

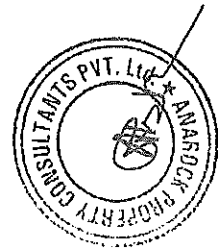

Authorized Signatory



- xvi) The Lessee also agrees not to run any other illegal/immoral business/activity in the garb of "real estate consultancy", and shall neither allow nor cause to be run any other business without seeking the consent in writing of the Lessor.
- xvii) It is made clear that GST payable on renting out of the Demised Premises shall be paid by the Lessee on a month to month basics along with Lease Rent for the said month. Any new additional taxes levied in the future shall also be paid by the Lessee.
- xviii) The Lessee shall be entitled to obtain telephone, internet, electricity, cable T.V. connection, LAN, etc. at the Demised Premises at its own cost from the authorities concerned as per its requirements and the Lessor shall have no objection to the Lessees obtaining all necessary clearance and licenses and observing all related formalities before all the concerned statutory authorities such as Kolkata Municipal Corporation, CESC Ltd., West Bengal Pollution Control Board, West Bengal Fire Services, Excise Department of the Government of West Bengal, West Bengal Sales Tax Authorities or any other department of the Government of West Bengal or any other statutory authority for the purpose referred above.
- xix) The Lessor shall hand over the possession of the Demised Premises to the Lessee for carrying out fit out work in the Demised Premises.

Sohan Minerals & Mining Company Pvt. Ltd.

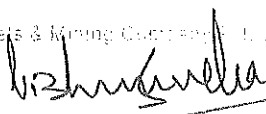

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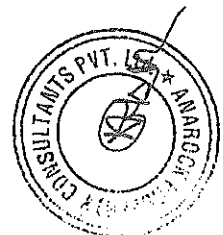


may be applicable to the Demised Premises and said Property, including but not limited to the Lessor's providing the Fire NOC, Completion Certificate, Occupation Certificate or the Lessor completing the compounding / regularization of any deviation in the Demised Premises from the building sanction plan including demolition of unauthorized portion in the Demised Premises, if any required and providing the compounding charges receipts / certificate / NOC issued by appropriate authorities for commercial activity.

- (iv) The Demised Premises shall be in good condition and capable of being fully covered by insurance in accordance with accepted norms for insurance coverage;
- (v) The Demised Premises and the Demised Premises are not subject to any acquisition or other detrimental proceedings by the Government. The Lessor shall give the Lessee immediate notice of any such claim, litigation, proceeding or investigation which becomes known to it during the Lease Period.
- (vi) After the Lessee takes possession of the Demised Premises the Lessee shall /renovate/modify the Demised Premises at its own costs, charges and expenses and all required permission for the purpose to be obtained from Municipal Authorities and/or any other such agencies shall be arranged by the Lessee. The Lessor will provide all

Sohase Minerals & Mining Corporation Ltd.

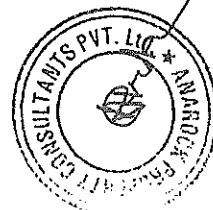

Authorized Signatory



- ii) This lease shall have a lock in period of 3 (three) years from the Lease Commencement Date ("Lock-in Period"). After the Lock-in Period, the Lessee shall be entitled to terminate the Lease and vacate the Demised Premises by giving 3 (three) months' notice to the Lessor. In the event of such termination of Lease by the Lessee its statement of account will be worked out by the both the parties as stated and in the event if it transpires that any sum of payable by the Lessee to the Lessor the same shall be paid and cleared within 1 (one) month prior to the actual date of handing over possession of the Demised Premises by the Lessee to the Lessor. In case of material breach of the terms and conditions of this Agreement by either party, the other party has the right to, terminate this Lease deed before expiry of the Lock-in Period. Provided however that, prior to such termination, the non-defaulting Party shall give a notice specifying the nature of the breach to the defaulting Party and the non-defaulting Party may give the defaulting Party 30 (thirty) days' notice (only if such default is curable) to rectify such breach failing which the non-defaulting Party shall be entitled to terminate this Agreement.
- iii) On termination or expiry of the Lease, the Lessor shall refund to the Lessee, the Security Deposit mentioned hereinabove which may remain unadjusted against any further dues under this Agreement, simultaneously on the receipt of the vacant and peaceful possession of the Demised Premises in a tenable and habitable condition. The Lessee shall be required to vacate the Demised Premises only upon the refund of the Security Deposit as adjusted and any amounts unpaid will attract interest at the rate of 12% (twelve percent) per

Sohan Minerals & Mining Company Pvt. Ltd.



Authorized Signatory



furniture's, partitions, equipment's etc. or its own cost without causing any damage to the Demised Premises and the Lessor shall not cause any obstructions in this regard. The Lessor shall inspect the Demised Premises immediately in the presence of the Lessee and shall point out any damage that may not have been repaired.

- X) **Consequence of Force Majeure:** Force Majeure Event shall mean any event beyond the control of a Party and shall include fire, flood, earthquake, acts of God, explosions, accident, and such other acts materially damaging the Demised Premises, (excluding acts attributable to the negligence of the Lessee or the Lessors) and thereby affecting (i) availability of the Demised Premises to the Lessee for its occupation and use or (ii) or any act, things and deeds of the parties which may render the said Lease Deed cancelled or impossible to perform. In the event the either Party is unable to comply with any of its obligations under this Agreement attributable to the occurrence of any Force Majeure Event, then and in such event the noncompliance would not be construed as a default under this Agreement. In the event the Parties are unable to perform their obligations hereunder for a period of 30 (thirty) consecutive days due to the occurrence of any Force Majeure Event, this Deed of Lease shall automatically stand determined and termination without any liability whatsoever on the part of either Party save for the refund of the Security Deposit by the Lessors. However, if the Lessee desires to continue it may do so in terms mutually agreed between the Parties. In such case, the cost and expenses for restoring the Demised Premises to its original condition shall be borne by the Lessors.

Sohan Minerals & Mining Corporation Pvt. Ltd.


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liability of the Lessee at no instance shall exceed the security deposit paid under this Agreement.

XIV) Dispute Resolution

- i) The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Lease Deed or the validity, interpretation, construction, performance, breach or enforceability of this Lease Deed (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties. If the Parties have not settled the Disputes by negotiation within 45 days (Forty five) days from the date on which negotiations are initiated, the Disputes, if not solved/settled, shall be referred to, and finally resolved by, arbitration by an Arbitration Tribunal appointed in accordance with Arbitration and Conciliation act, 1996 and any amendment thereof. The arbitration proceedings shall be conducted at Kolkata and in English.
- ii) Such Arbitral Tribunal shall comprise of sole arbitrator if the Parties are able to concur upon appointment of the sole arbitrator and if the Parties are unable to concur upon appointment of sole arbitrator then the Arbitral Tribunal shall be comprised of three arbitrators; one arbitrator each to be appointed by the Lessor's and Lessee respectively and the two arbitrators shall appoint the presiding arbitrator.

Sohan Minerals & Mining Company Pvt. Ltd.

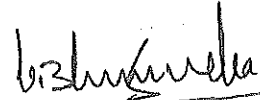

Authorized Signatory



Execution and Delivery

In Witness Whereof the Parties have executed and delivered this Lease Deed on the date mentioned above.

Signed And Delivered on behalf
of the within named Lessors
**Sohan Minerals & Mining
Company Private Limited**
by its duly Authorized Signatory
Mr.Vishnu Sureka



Signature of Lessor

Signed And Delivered on behalf of
the within named Lessee
ANAROCK Property Consultants Pvt. Ltd.
by its duly Authorized
Signatory **Mr.Abhijit Ghosh**



(**ABHIJIT GHOSH**)

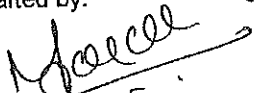
Signature of Lessee



Witness:

1. Biswanath Ray
2, Gargli Place
4th Floor, Kol-700001

2. **MAMABIR SHARMA**
E, Swami Ji Sarani
Drafted by: Kol-700048


(Niloy Sarkar)
Advocated, High Court Calcutta
Enrolment No. WB/925/1985



SOHAN

**MINERALS & MINING
COMPANY PRIVATE LIMITED**

CIN No. : U14219WB2007PTC113650

TO WHOMSOEVER IT MAY CONCERN


This is in reference to the Lease Deed dated 1st June 2017 ("Lease Deed") entered between Sohan Minerals & Mining Company Private Limited "Lessor" and ANAROCK Property Consultants Pvt. Ltd. (Formerly Known as Jones Lang Lasalle Residential Pvt. Ltd) "Lessee"

We Sohan Minerals & Mining Company Private Limited being the Lessor in the above mentioned Lease Deed hereby acknowledge and confirm that I do not have any objection for the office, situated at Unit No. 404, Fourth floor Woodburn Central, 5A, Wood Burn Park Rd, Sreepally, Bhowanipore, Kolkata, West Bengal 700020 to be used as a place of business by the following legal entities for the official purpose of filing of registration application under the Shops and Establishment Act, 1948 and Professional Tax under the West Bengal jurisdiction and for any other official purpose that may be required:

1. ANAROCK Group Business Service Private Limited,
2. ANROCK Retail Advisors Private Limited (Formerly known as Faith Lane Property Consultants Pvt. Ltd)
3. ANAROCK Capital Advisors Private Limited (Formerly known as ANB Capital Advisor Pvt. Ltd)
4. ANAROCK Investment Advisors Private Limited (Formerly known as JLL Investment Advisors Pvt. Ltd)
5. Any other entity under the brand name of 'ANAROCK'

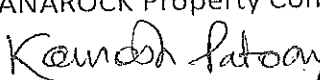
The liability of paying the rent amount and other related charges and complying with the terms and conditions of the Lease Deed would continue to remain the responsibility of the Licensee.

For Sohan Minerals & Mining Company Private Limited


Authorized Signatory

Agreed and Accepted

ANAROCK Property Consultants Private Limited


Authorized Signatory



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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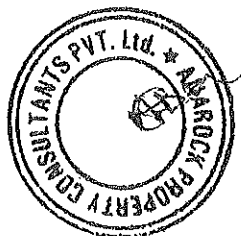
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Supplementary Agreement for Infrastructure / Facilities

THIS AGREEMENT made and entered into at Kolkata this ... Day of December 2017.

BETWEEN

Sohan Minerals & Mining Company Private Limited, [PAN AAKCS7195M] a company incorporated under the Companies Act, 1956, having its registered office at Office No. 28/8, 3rd Floor, 8th, Ho Chi Minh Sarani, Harrington Mansion, Post Office Ho Chi Minh Sarani, Police Station Shakespeare Sarani, Kolkata-700071, being represented by its director/authorized signatory Mr Vishnu Sureka [PAN ALMPS8652B] son of Mr Vishwa Nath Sureka residing at 6, Hastings Park Road,, Post Office: Alipore, Police Station – Alipore District:-South 24-Parganas, West Bengal, India, PIN - 700027 [hereinafter referred to as the “**Lessor**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in interest and permitted assigns)of the **FIRST PART**]



Sohan Minerals & Mining Company Pvt. Ltd.

Vishnu Sureka

Authorised Signatory

AND

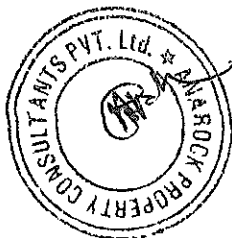
ANAROCK PROPERTY CONSULTANTS PRIVATE LIMITED [PAN AACJ6158P] formerly known as Jones Lang LaSalle Residential Private Limited, a company constituted under the Companies Act, 1956, having its registered office 1002, 10th Floor, B Wing, One BKC, Plot No. C-66, G Block, Bandra Kurla Complex, Bandra East, Mumbai, State Maharashtra represented by through Abhijit Ghosh [PAN No.AMRPG0033E] Authorized Signatory son of Mr. Amar Nath Ghosh B-63/2 II ND Floor, Paryavaran, Complex, Saidulajab, Post Office: G, Police Station Karol Bagh, District:-Central, Delhi, India, PIN - 110030 duly authorized vide power of attorney/board resolution dated 29th May 2017, to enter into this lease agreement hereinafter referred to as the "**Lessee**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in interest and permitted assigns) of the **SECOND PART**].

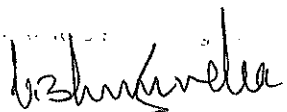
The Lessor and Lessee shall hereinafter be referred to individually as a "**Party**", and collectively as, the "**Parties**".

WHEREAS:

Ownership of Lessor: The Lessor is the sole and absolute owner and in possession and is well and sufficiently entitled to all that Unit No. 404 admeasuring 2842 (two thousand eight hundred and forty two) square feet, super built-up area on the fourth floor of the building known as Woodburn Central at premises no. 5A Woodburn Park, Kolkata- 700 020, Police Station Bhowanipore, together with 3 (three) reserved parking spaces more fully described in the **Schedule** here under written and is hereinafter referred to as the "**Demised Premises**".

AND WHEREAS under Lease Deed dated 1st day of December 2017 between Lessor and the Lessee, Lessor has granted on Lease of the Unit No. 404 admeasuring 2842 (two thousand eight hundred and forty two) square feet, super built-up area on the fourth floor of the building known as Woodburn Central at premises no. 5A Woodburn Park, Kolkata- 700 020, Police Station Bhowanipore, hereinafter referred to as the "**Demised Premises**", as set out in the Lease Deed.



Signature

 Authorized Signatory

AND WHEREAS the Parties have agreed that LOSSOR shall provide certain infrastructure facility service herein after referred as 'Service' in the Demised Premises demised unto Lessee on the payment of the charges for the same by the Lessee and in the manner as appearing hereinafter.

AND WHEREAS the Parties are therefore desirous of reducing into writing the terms and conditions agreed by them, which are appearing hereinafter.

The capitalized terms used herein shall have the same meaning as ascribed to them under the Lease Deed.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

- 1) This Agreement shall be effective from the June 01st , 2017 as is more specifically stated in the lease agreement dated 1st. December 2017 herein after dated as 'Lease Deed 'and shall run concurrently with the Lease Deed executed on 1st. December 2017 for leasing of the Demised Premises and shall accordingly come to an end on the expiration or sooner determination of the Lease Deed or of any renewal thereof (hereinafter referred to the "**Term**").
- 2) The Lessee or Lessee shall, during the period of the Lease, pay to LESSOR the following additional monthly charges in advance, all subject to tax deduction at source at statutorily applicable rates:

- 1) Towards Air conditioning & other electro mechanical charges as per following schedule:

For an area of 2842 sq ft. @ Rs.25/- per sq.ft. plus Rs. 7.00 aggregating to Rs.71057/- pm (Rupees Seventy One Thousand Fifty Seven only) w.e.f. June 1, 2017. (rent commencement date).

- 2) Towards General Upkeep of Demise Premises & the Car parking slots (maintenance, periodic check , regular supply of water):



Sonal Minerals & Mining Company

[Handwritten Signature]
Authorized Signatory

For an area of 2842 sq ft. @ Rs.10/- per sq.ft. aggregating to Rs.28420/- pm (Rupees Twenty Eight Thousand Four Hundred Twenty only) w.e.f. June 1, 2017. (rent commencement date).

3) Towards dedicated car parking, as per following schedule:

For the three car parking slots @ Rs15000/- per slot per month aggregating to Rs.45,000/- pm (Rupees Forty Five thousand only) w.e.f June 1, 2017 (rent commencement date).

The Lessee shall during the Term pay to LESSOR monthly charges in advance along with the applicable GST and other applicable taxes (if any levied) and subject to tax deduction at source at statutorily applicable rates. It is clarified that LESSOR shall provide a debit note/bill of the GST and other applicable tax payable, to enable the Lessee to make payment of the same. The gross charges shall be paid every quarter in advance, on or before the 7th day of the month in question (the due date), by the Lessee to LESSOR. In the event of any delay by the Lessee from the due date, the Lessee shall be liable to pay the charges due along with the interest of 12% per annum from the extended date till the date on which the payment is received by LESSOR.

- 3) The LESSEE shall deposit on the execution of this Agreement and keep deposited and shall always maintain with the LESSOR, during the Term of the Lease, an amount of Rs.5,96,820/- (Rupees Five Lacs Ninety Six Thousand Eight Hundred Twenty only) ("**Security Deposit**") equivalent to six months Air conditioning & other electro mechanical charges and General Upkeep of Demise Premises & the Car parking slots as and by way of an interest free refundable security deposit for due observance and performance of all the terms and conditions of this Agreement. The security deposit shall be replenished after every escalation in rent & charges so that at all times the Security Deposit shall be equivalent to applicable six month's Air conditioning & other electro mechanical and General Upkeep of Demise Premises & the Car parking slots



Sohan Minerals & Mining Company Pvt. Ltd.

[Handwritten Signature]
Authorized Sign

All these above two charges are inclusive of all applicable taxes levied on such services except GST and other taxes as applicable. Any increase in/future tax and levies shall be borne by the Lessee. All the charges reserved herein is subject to an escalation of 15% (Fifteen per cent) after every three years over the last paid charges from the Lease commencement date mentioned in the Lease Deed.

- 4) In the event of any dispute or difference arising between the Parties hereto or as to the rights or obligations under this Agreement or as to any claim monetary or otherwise, of one party against the other or as to the interpretation and effect of any terms and conditions of this Agreement, such dispute or difference shall be resolved amicably between both Parties. In case such resolution of the dispute is not possible between both parties, then this dispute shall be referred to Arbitration 1996 the provisions of the Indian Arbitration and Conciliation Act, 1996. The venue of the Arbitration shall be at ~~New Delhi~~. Kolkata.
- 5) Lessor shall take all steps necessary to keep the Demised Premises (including but not limited to, the ceiling, main walls, window frames and windows of the Demised Premises) in a proper state of repair and condition and likewise to maintain the electricity supply cables, main pipes, water tanks, water pipe lines, firefighting equipment, drainage, sewage, lifts and air conditioning plants, etc. in a proper state of serviceability. PROVIDED always Lessor shall not be liable to pay any compensation to, or grant any abatement of charges to Bank in the event of the said electricity, supply cable, main pipes, drainage, lifts and air-conditioning plants, etc. are being interrupted for reasons beyond its control.
- 6) Subject to provisions of Clause 4 above, the courts at Kolkata shall have exclusive jurisdiction.
- 7) It is hereby agreed and declared that this Agreement is for an initial period of three (3) years commencing from the respective dates as mentioned in the lease deed . The Lessee will be entitled to tenure .



Sohan Minerals & Mining Company Pvt. Ltd.

S. Singhania

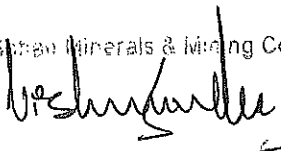
Authorised Signatory

8) The period of this Agreement shall run concurrently and be co-terminus with the period of the aforementioned Lease Deed and renewals of the Lease Deed and shall remain valid and be enforced accordingly.

All other terms and conditions will be the same as defined in the main Lease Deed signed between the parties.

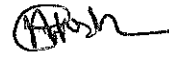
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and year first hereinabove written.

Sishan Minerals & Mining Company Pvt. Ltd.



SIGNED AND DELIVERED BY

the Lessor Mr Vishnu Sureka
(Authorized Signatory)



SIGNED AND DELIVERED BY

the Lessee Abhijit Ghosh
(Authorized Signatory)

In presence of Witnesses:

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