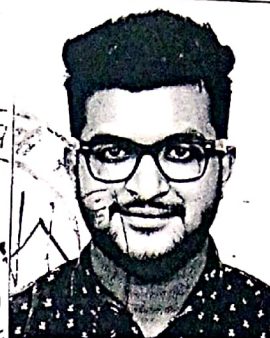
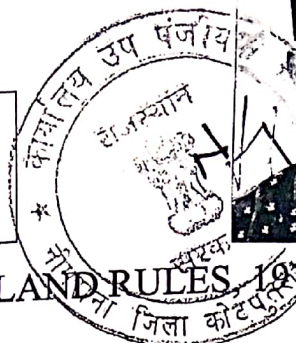




15305

LEASE AGREEMENT



(UNDER RULE 11 OF RIICO DISPOSAL OF LAND RULES, 1979)

Industrial Area 6610th

Plot No. 13-68

This Lease Agreement is made on the 31st day of July in the year 2025 between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, a Public Limited Company incorporated under the Companies Act 1956, having its Registered Office at Udyog Bhawan, Tilak Marg, Jaipur (Rajasthan: India)-302005 (hereinafter called 'the Lessor' which expression shall, unless the context does not so admit, includes its successors and assigns) of the **ONE PART**

AND

Shri. Age. Years
S/o.
R/o.
Proprietor of Firm M/s.

OR

Shri. Age. Years
S/o.
R/o.

and

Shri. Age. Years
S/o.
R/o.

and

Shri. Age. Years
S/o.
R/o.

and

constituting the registered partnership under name & style of firm
M/S..... registered
under the Indian Partnership Act, 1932 and having its registered office at
.....
.....

OR

M/s.....
incorporated under the Limited Liability Partnership Act, 2008 and having its
registered office at
.....

OR

Prime Cable Industries Limited....., an one person company or
charitable object company or Private Ltd./Public Ltd. company registered under the
Indian Companies Act 1956 or 2013, as the case may be, and having its registered
office at E-894 DSIIDC, Narula Industrial Area, Delhi - 110040
through NIKUNJ SINGLA Authorised Signatory
OR

.....
a Society, registered under the Co-operative Societies Act and having its registered
office at
.....

OR

S.I. HASAN
Sr. Regional Manager
a Public Trust registered under either the Indian Trust Act or Rajasthan
Public Trust Act having its registered office at.....
.....
.....

(hereinafter called 'the Lessee' which expression shall, unless the context does not so
admit, include his/her/its heirs, successors, executors, administrators, Legal
representatives and permitted assigns) of the **OTHER PART**

WHEREAS, the State of Rajasthan handed over the land to the Lessor for the
purpose of setting up of Industrial Area/Special Parks and the Lessor either planned
the aforesaid land into plots for leasing out to entrepreneurs/developers for the
purpose of setting-up the industrial/supportive services/other category units or
leasing out the aforesaid land on 'as is where is' basis i.e. on undeveloped basis for
setting up an industrial unit/industrial park.

WHEREAS, the Lessor has agreed to demise and the Lessee has agreed to take on
lease, the Plot No. B-6.8..... in the General Zone Industrial area Gwloth
at Unit Office Gwloth..... or land of Khasra Numbers NA
(Described in schedule) situated at village Gwloth
District Kotpuli - Behrod on the terms and conditions of

According to the factory bye-laws, design and building plans approved by the Lessor or proper municipal or other competent authorities and relevant rules of the Lessor.

WHEREAS, the Lessor has handed over physical possession of the said demised plot/land to the Lessee on Deemed

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

- 1: In consideration of the covenants and agreement herein contained and on payment by the Lessee of Rs. 2,57,56,260/- (in words Rs. Two crore fifty seven lakh fifty six thousand two hundred sixty towards the **annual/one time** Economic Rent (strike out which is not applicable) and 25% amount of premium of the demised plot/land (the receipt whereof the Lessor hereby acknowledges) and further agreeing by the Lessee to make payment of balance amount of premium Rs. 7,72,48,110/- (Rupees Seven crore seventy two lakh forty eight thousand one hundred ten) only along with applicable interest in the office of Lessor and the Lessor doth hereby demise to the Lessee the plot of land numbered as above in Industrial Area CW 10th containing by measurement 9188 sqm. or chunk of land hereby demise to the Lessee containing by measurement acres be the same a little more or less, bounded,

On the North by Existing Plantation Area
 On the South by ROAD 63'00MT WIDE
 On the East by B-67 & Water body
 On the West by SP6-69

And the said plot or land is more clearly shown in the attached site plan, TO HOLD the said plot of land/chunk of land (hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee for the term of ninety nine years from the date 22/4/2025 except and always reserving to the Lessor as follows:

- 1(a) A right to lay water mains, drains, sewers, electric wires, gas pipelines, optical fiber cable etc. under or over the demised premises, if deemed necessary by the Lessor, in developing the area.
- 1(b) Full right and title to all mines and minerals in and under the demised premises or any part thereof.
- 1(c) Full right to enhance or revise annual charges such as Service Charges, Economic Rent, Cess etc. applicable as per rules or any other charges of identical nature, if imposed by the Lessor from time to time including right to enhance the premium towards aforesaid demised plot/land, if compensation amount under any award is enhanced by the Court of Law subsequently due to any reason and right to recover the same from the Lessee. However, economic rent shall be revised after a period of 5 years and enhancement in economic rent shall not exceed 25% of the rent payable for the period immediately

1(d) To resume and vest the un-utilised or surplus allotted land/plot on expiry of the prescribed/extended time period allowed by the Lessor for commencing activity for which land is allotted.

1(e) To resume possession of the demised land, in case, the Lessee fails to make payment of premium of demised land/plot to the Lessor, irrespective of the first charge of the financing body or bodies on the demised land/plot.

2: PAYMENT OF DUES, CHARGES AND TAXES

2(a) That the Lessee will bear, pay and discharge all rent, taxes, charges and assessment of every description which may, during the said terms, be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building erected or to be erected thereupon.

2(b) Premium of Land: The Lessee shall pay the Premium of the plot/land calculated at the rate decided by the Lessor for each Industrial Area/demised land.

2(c) Economic Rent-Yielding and paying of one time in lump-sum amount equal to the economic rent of 10 years.

OR

2(c) Economic Rent-Yielding and paying thereof unto the Lessor by 31st day of July in each year in advance the yearly Economic Rent.

(strike out which is not applicable)

2(d) Service Charge: That the Lessee will bear, pay and discharge all service charges to defray recurring cost incurred on industrial areas, which may during the said term be assessed, charges, levied or imposed and revised by the Lessor from time to time. Such charges will be payable by the Lessee by 31st day of July in each year in advance for every year otherwise, the Lessee shall pay interest thereon as per prevailing rules.

2(e) GST: The Lessee shall pay Goods & Service Tax or any other identical nature of tax as demanded including interest and penalty thereon, if any which may during the said term of the lease, be assessed, charged or imposed upon either the Lessor/Lessee or tenant or occupier of the Lessee in respect of the demised premises or the building erected or to be erected thereupon.

3. GENERAL PROVISION RELATED TO DEMISED LAND/PLOT

3(a) That the Lessee shall not make any excavation upon any part of the demised premises except required for foundation of building and for levelling and dressing the area.

3(b) That the Lessee will obey and make compliance of the rules of Municipal/local body or other competent authority now existing or thereafter to exist so far as they relate to immovable property or effect health, safety,

plot of land hereby demised or keep the foundation trenches or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent buildings or dig any pits near the foundation of any building thereby causing any injury or damage to such building.

The Lessee shall pay such damages thereof within three months as may be assessed by the Lessor or any other competent authority, as the case may be, whose decision as to the extent of injury or damage or the amount of damages payable thereof shall be final, conclusive and binding on the Lessee.

- 3(d) That Lessee will plant adequate number of plants on the demised premises and shall not dig/bore/drill any well/tube-well in the demise premises without prior permission of competent authority or Lessor, as the case may be.
- 3(e) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path across drain to the satisfaction of the Lessor/Local Municipal Authority leading from the public road to the demised premises.
- 3(f) That the Lessee will not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping house cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
- 3(g) That the Lessee will neither exercise his option of determining the lease nor hold the Lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob or other irresistible force, any material part of the demised premises if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.
- 3(h) The Lessee shall abide the norms/guidelines issued either by the Lessor or any other competent authority from time to time with regard to roof run off and surface run-off Rain Water Harvesting, according to design and drawing, as may be prescribed by the Lessor or any other competent agency from time to time. The Lessee shall also ensure that pre-treatment is made for removing suspended material, oil, grease etc. before recharging the rain water in order to prevent the contamination of underground water and also ensure to make available drinking water in its premises in healthy manner.
- 3(i) The Lessee shall use energy conservation measures to the possible extent according to guidelines/policies/directions/norms of statutory body/competent authority of the Central/State Government.
- 3(j) That Lessee will permit the members, officers, subordinates of the Lessor and their employed workmen and persons at all reasonable times of the day to enter into and upon the demised premises and the building erected thereupon in order to inspect the same.

ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL MEASURES

Sr. Regional Manager
RIICO Ghiloth, Teh. Naamrana

issuing authority. The Lessee shall submit copy of these clearances/consent/approvals to the Lessor within 30 days from the date of its issuance. The Lessee shall also observe and comply with the terms and conditions so imposed by aforesaid authorities and shall also strictly adhere the guidelines/directions/orders issued from time to time in this regard.

- 4(b) That the Lessee shall strictly adhere all relevant provisions of law in force in India at the relevant time relating to prevention & control of pollution and protection of Environment, applicable on the project to be implemented by the Lessee on the demised premises.
- 4(c) That the Lessee shall also under obligation to comply with the directions, orders, judgements, etc. given by any court of law including National Green Tribunal or any other agency of the Central/State Government from time to time regarding prevention & control of pollution and protection of Environment, applicable on the Lessee.
- 4(d) The Lessee should take all necessary measures required for prevention, control and abatement of air pollution in order to maintain wholesomeness of natural environment.
- 4(e) The Lessee should follow all measures as notified in Graded Response Action Plan through Environment Pollution (Prevention & Control) Authority vide S.O. 118 E dated January 12, 2017 as contained in Gazette notification dated 12.01.2017.

SPV for CETP Infrastructure and Solid Waste (Hazardous and Non-Hazardous) Disposal System (SWDS)

- 4(f) The Lessee shall mandatorily become a member of SPV (Special Purpose Vehicle) created under the Companies Act 1956 or 2013, as the case may be for setting up and operation & maintenance and further up-gradation of the CETP Infrastructure and Solid Waste (Hazardous and Non-Hazardous) Disposal System (SWDS) or any other measures required for abating any type of Pollution. CETP infrastructure includes Common Effluent Treatment Plant (CETP), internal conveyance system of the industrial area/effluent conveyance system from industrial units to CETP, treated waste water recirculation system from CETP back-to concerned industrial units, reject effluent management system and other related equipment such as effluent measuring parameters, SCADA system etc. The Lessee shall ensure primary / pre-treatment of effluent in its premise up-to the inlet CETP standards as prescribed by RSPCB/ CPCB/ SPV before discharging the effluent into the conveyance system joining the CETP.

- 4(g) That all the Capital & Revenue expenses relating to acquisition of land for CETP, construction and operation and maintenance of CETP Infrastructure & SWDS shall be borne by the Lessee being member of the SPV in the proportion as decided by the Board of Directors of such SPV or any other competent authority in this regard

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(Camp Shantipur)
Dist. Kottapur (Raj.)

industrial area concerned to the extent of these applicability on the Lessee' unit.

- 4(i) That the Lessee shall not use any space in the industrial area other than designated premises for dumping of all kind of solid waste generated by his industrial unit including product waste/ash/stone cutting waste/stone slurry/sludge/ rubbish/debris etc. and shall take all required measures including collection, segregation and recovery of recyclable material before properly disposing it in the designated site.

Provided, if any space/site is not designated for dumping of solid waste by the Lessor, then the Lessee shall make appropriate arrangement for the same at his own level.

Provided further, if building construction area is over and above 10,000 sqm, then the Lessee shall have to prepare a plan for complete and comprehensive system of collection of Municipal Solid waste strictly in accordance with the Solid Waste Management Rule, 2016.

Domestic Wastewater Treatment and Disposal

- 4(j) The lessee shall construct a Septic Tank/ Sewage Treatment Plant (STP) of appropriate size and design in its premise for treatment/ storage and disposal of generated domestic waste, if any. However, if building construction area is over and above 10,000 sqm, then the Lessee shall have to construct STP on the allotted land/ plot.

5: UTILIZATION OF PLOT/LAND

That the Lessee shall erect the building on the demised premises in accordance with the terms and conditions as stipulated in allotment letter and site plan of the plot and will complete construction of building and commence production activity within three years from the date of handing over the possession of the demised land/plot or within such extended period as may be allowed by the Lessor in writing at its discretion either on payment of requisite charges or otherwise. In case, possession of demised land/plot is given prior to declare the industrial area as "developed", the period of three years shall be reckoned from the date of declaration of industrial area concerned as "developed" or part thereof.

Provided, demised land/plot is allotted under the provisions of Rule 3(W) of RIICO Disposal of Land Rules, 1979 (as amended), the Lessee shall complete construction of building in accordance with terms and conditions of the allotment letter and site plan of the plot and commence production activity within 3(three) years from the date of allotment of demised land/plot or within such extended period as may be allowed by the Lessor in writing at its discretion on payment of requisite charges or otherwise, as the case may be.

Further provided, if any change in the industrial area concerned to the extent of these applicability on the Lessee' unit.

6: CHANGE IN PRODUCT

That the Lessee shall apply in writing for obtaining permission for any change in the sanctioned product or production capacity or process of manufacturing to the Lessor. If no communication is received by Lessee from the Lessor within a period of 60 days, request shall be deemed as accepted by the Lessor. However, Lessee proposing to set up any industrial unit under red category as notified by Pollution Control Board or setting up effluent generating unit, he shall be required to take written permission from the Lessor along with consent of Pollution Control Board before initiating any change in their manufacturing product.

Provided, demised land/plot is allotted under the provisions of Rule 3(W) of the RIICO Disposal of Land Rules, 1979, the Lessee shall mandatorily obtain permission for change of product from the Lessor in writing.

8(b)

7: TIME EXTENSION

The Lessee shall seek time extension for deposition of Premium & other dues and time extension for utilization of the plot/land beyond stipulated period from the Lessor in writing by giving valid/cogent reasons and it may be at discretion of Lessor to extend time for these purposes as per prevailing rules.

9:

8: MORTGAGE OF LEASE HOLD RIGHTS

- 8(a) The Lessee may mortgage and/ or hypothecate and/or create charge and create other encumbrance on the demised land/property for the limited purpose of offering such assets as security in favour of lenders for securing repayment of loan and/or any amount payable by the Lessee to such lenders which may be any banking company or a banking institution notified by the Central Government under Section 51 of the Banking Regulation Act, 1949 or a corresponding new bank as defined under the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970 or public financial institutions which are notified or may be notified by the Central Government in this behalf in consultation with Reserve Bank of India or private lending agencies (hereinafter called as financial body or bodies) for any loan taken by him/it for erection of building of factory, purchase of plant & machinery and/or for avail working capital facility to run the project.

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(Camp Shahdol)
Dist. Kotnall (Ra.)

where mortgage/hypothecation and/or any other encumbrance on the demised land/property, first charge of the Lessor shall rank prior to the charge of the financing body or bodies provided financial body or bodies shall inform the Lessor for mortgaging/hypothecating/create charge on demised land/plot and keep a specific clause in their loan agreement(s) and mortgage deed(s)/hypothecation deed that breach of any of the conditions of these present (Lease Agreement) shall be treated as breach of the conditions of their loan agreement(s) and mortgage deed(s)/ hypothecation deed.

Provided, that the above provision shall not be operative where land is allotted on instalment facility or entire Premium of allotted land/plot has not been paid

of the plot/land and/or cost of shed, as the case may be, shall be remitted to the Lessor by such financing body or bodies in whose favour the charge has been created or assets have been mortgaged or hypothecated, if the Lessee (allottee) fails to make payment of the balance amount of Premium and/or the cost of shed in time as per schedule given in the Lease Agreement.

Provided further that Collateral security of the demised plots/land/property for creation of mortgage/hypothecation etc. for loan or any other purpose for himself or any other would be allowed to be created only in favour of financing body/bodies mentioned in clause 8(a) of this Lease Agreement subject to ensuring that the Lessee has cleared all the outstanding dues of the Lessor and there is a condition in respect of Collateral security to be created in the sanction letter of the concerned financial body or bodies.

- 8(b) That the Lessee and concerned financial body or bodies will inform the Lessor the details of finance(s) raised on the security of the demised property herein mentioned in the schedule from time to time till the loan(s) is/are re-paid to the financial body or bodies.

9: TRANSFER, SUB LEASE, SUB-LETTING, SUB-DIVISION AND RELINQUISH OF RIGHTS IN THE DEMISED LAND/PLOT

The Lessee will not without the previous consent in writing of the Lessor, sub lease, sublet, relinquish, sub-divide the demised premises or the building standing thereon or both as a whole and every such transfer, assignment relinquishment, sub-division, sub-leasing or subletting shall be subject to the condition that the transferee/assignee shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respect thereof and applicability of charges and prevailing applicable rules of the Lessor on the Lessee.

Provided that if at any time the financing body or bodies mentioned above decide(s) to take over, sell, lease or assign the mortgaged/hypothecated assets in the demised premises in exercise of any rights vesting in it/them by virtue of deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans under any other indenture/will for the time being in force, the lease or assignment will be subject to the written consent of the Lessor.

Provided further that the Lessee if relinquishes his rights in the said premises by assignments or due to his death or by operation of law or otherwise whomsoever become assigned, inherited or transferred during the term of lease hereby granted within a period of three calendar month from the date of such assignment, inheritance or transfer, deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every probate or a WILL or Letter of Administration, decree, order, certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document(s) as aforesaid accompanying the said notice which shall remain for 7 days at the office of the Lessor and it is hereby covenanted that failure to carry out this condition will without prejudice to the right of the Lessor to determine this Lease Agreement for breach of this ...

10: NUISANCE

That the Lessee will not carry on or permit to be carried on, on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the purposes as aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and subject to such terms and conditions as the Lessor/Local Municipal Authority may impose and will not do or grow to be a nuisance, damage, annoyance or inconvenience to the Lessor or Local Municipal Authority or the owner or occupiers of other premises in the neighbourhood.

11: ABIDE BY RIICO DISPOSAL OF LAND RULES, 1979

11(a) That the Lessee shall also abide by the terms and conditions of the Allotment Letter, RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. In case of any discrepancy in covenants of Lease Agreement of these presents and provisions of RIICO Disposal of Land Rules, 1979, rules of 1979 shall prevail over the covenants of Lease Agreement.

11(b) The Allotment Letter shall be part and parcel of this Lease Agreement and subsequent permission for transfer/assignment of lease hold rights shall also be part and parcel of this Lease Agreement.

12: DETERMINATION OF LEASE AND RESUMPTION OF LAND

Notwithstanding anything, herein contained if there shall have been in the opinion of the Lessor, any breach by the Lessee or by the person claiming through or under him of any of the covenants or conditions herein contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, subject to exceptions or if any amount including interest due to the Lessor remaining unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms hereby created/vested is adjudged insolvent and if this Agreement is determined as herein before specified, it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this Agreement to re-enter without taking recourse to a court of law upon the demised premises or any part thereof in name of whole and thereupon this demise shall absolutely CEASE and determine and the money paid by the Lessee by virtue of these presents shall be forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the Lessee with interest thereon @ 12.5 % per annum and the Lessee shall be at liberty to remove and appropriate to himself all buildings, erections and structures, if any made by him and all materials thereof from the demised premises after paying up all outstanding amount including interest up-to date and all municipal and other taxes, rents and assessments then due and all other dues accruing to the Lessor and to remove the materials

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(Camp Shahjahanpur)
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money paid by him to the Lessor up-to that time or to claim any compensation for the structures and materials put up by him on the demise premises.

Provided further and always the right of re-entry and determination of the Lease of the put shall not be exercised by the Lessor if the Lessee remedy the breach within a period of 45 days from the date of issuance of show cause notice issued by the Lessor in accordance with RIICO Disposal of Land Rules, 1979 or if financing body or bodies remedy the breach within a period of 90(ninety) days from the date of show cause notice issued/served by the Lessor on such financing body or bodies regarding said breach or breaches.

13: JURISDICTION OF COURT

All legal proceedings for breach of the aforesaid conditions shall be lodged in courts situated at Jaipur and not elsewhere.

14: INDEMNIFICATION

Any loss suffered by the Lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the Lessee.

15: NOTICE

Any notice or communication required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if, served by "E-mail/Registered Acknowledgement Due Post/Authorised Courier Service/Speed Post/E-mail" and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned unserved on account of the refusal by the Lessee or otherwise howsoever.

16: SECURITY DEPOSIT

- 6(a) The security deposit made with the application for allotment of land shall be refunded to the Lessee after utilization of the plot for the purpose it was allotted on application made by Lessee or any other product which is permitted by the Lessor in writing subsequently.
- 6(b) The security deposit shall stand-forfeited whenever there is a breach of any condition contained in the said Lease Agreement.

7: POWERS

All powers exercised by the Lessor under this Lease Agreement shall be exercised by the Managing Director or such other authority authorized by the Lessor on behalf of the Lessor.

S.I. HASAN

Sr. Regional Manager
RIICO, Golih, Teh. Neemrana
(Camp Shahjahanpur)
Dist. Kotliwal, Bikaner (Raj.)

Provided that the expression Managing Director shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

SCHEDULE OF INSTALMENT OF PREMIUM:

Instalment No.	Premium of Land/Plot	Interest @ ____% p.a. on balance on Premium	Amount of instalment	Due date of instalment
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				

As per Allotment Calculation sheet

In WITNESS HEREOF THE parties hereto have set their hands this day.....^{31st} of the month of^{July}..... in the year...²⁰²⁵...

Premium
(+ less cost of land) 10,29,57,480.

For and on behalf of Lessee-

For PRIME CABLE INDUSTRIES LIMITED

Signature:

Authorized Signatory

Name : NIKUNJ SINGLA

PAN No. AADCR9716L

AADHAR NO. 499113871316

Status/Designation:

For and on behalf of Lessor-
Rajasthan State Industrial Development
and Investment Corporation Limited

Signature:

S.I. HASAN

Name :

Sr. Regional Manager
RIICO Ghiloth, Teh. Neemrana
(Camp, Ghiloth, Teh. Neemrana)
Distt. Kotputli-Behror (Raj.)

PAN No. (RIICO) AADCR46951

Designation:

1. Witness:-

Signature: *Naman Jain*

Name : Naman Jain

Address: D-13 183/184 Sec-7

Rohini New Delhi
110085

2. Witness:-

Signature: *Sudhanand Yadav*

Name : Sudhanand Yadav

Address: Kund Road, old bus

stand, ward NO. 20
teh-behror, Alwar,
Rajasthan - 301701