

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ४२३५

दिनांक २६/०६/२०१९ सन १९ १२/०६/२०१९

दस्तऐवजाचा प्रकार-

३१/५८८
FOR CALCUTTA IRON & STEEL CO.

सादर करणाराचे नाव-

विश्वनाथकुमार लि. अ. ग. व. १११६

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी
नक्कल फी (फोलिओ)
पृष्ठांकनाची नक्कल फी
टपालखर्च
नकला किंवा जापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ)
इतर फी (मागील पानावरील) बाब क्र.
" " "
" " "
" " "

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१३५०

PARTNER	रु.	पै.
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..	३३	-
..	१३६०	-
एकूण ..		

दस्तऐवज

नक्कल

२०/०६

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा

हवाली करावा.

दुय्यम निबंधक पत्रालय

सादरकर्ता

Recd original
18/7/2019



श्री दत्त झेरॉक्स टायपिंग आणि कॉम्प्यूटर सेंटर

वस्त नोंदविणेस हजर करण्यापूर्वी पक्षकारने सावर करावयाची माहिती.

१) सावर करणा-याचे नांव :

आहनांव	नांव	तहिलाचे/पतीचे नांव
Calcutta Gram + Steel Co.	Siddul Kymardga	

२) नोंदणी :-

अ) वस्तधेवजाचा प्रकार		उ) मोबदल्याची रक्कम	126000/-
ब) जिल्हाचे नांव	Pune	ऊ) मिळकतीचे बाजारमूल्य	
क) तालुक्याचे नांव	Pune	ए) वय मूद्रांक शुल्क	10780/-
द) गावाचे नांव		ऐ) दिलेले मूद्रांक शुल्क	
इ) मूद्रांक खारेजी केल्याचे दिनांक	19-6-2001	ओ) मूद्रांक शुल्कामधील करक	
ई) वस्त निष्पादनाचा दिनांक	19-6-2001		

३) मिळकतीचे वर्णन :-

अ) जमिन :- बाबायत / जिरायत / डॉबरपड / ब्रवतपड / पाडरपड / कातळपड / पोटखाराबा / तरी / फळबाजा / नववी पिके

सिटी एस. नं.	बट नं.	पोट हिस्सा नं.	
सर्व्हे नं.		मालकी.	स्वतःच्या माणकीची / भाड्याची
जाबेचे क्षेत्र		जमिनीचा प्रकारचा	बिंबरीती / शेती व्यापारी / आवयबिंब
आकार		लीज रेंट	
आरक्षण	होय / नाही	इतर अधिकार	विधीर / बाहे / रस्त्याची वडिवाट पाईप लाईन / एम.एस.डी.बी.लाईन / कालवा इ.
सी.आर.बोर्ड			

ब) इमारती :-

स्थळ व चतुःसिमा	महामार्गालगत / दोन रस्त्यांच्या लगत	वॉर्ड नं.
इमारतीचा प्रकार	स्वनिष्ठा / बंगला / रो हाऊस / फार्म हाऊस / आवयबिंब बाळा	
सिटी एस. नं.	बट नं.	
सर्व्हे नं.	पोट हिस्सा नं.	
टीपीएस स्कीम नं.	जमिनीचे क्षेत्र	
बांधीव क्षेत्र	अनुचय एफ.एस.आय	
वापरलेला एफ.एस.आय	शिल्लक एफ.एस.आय	
लिफ्ट	आहे / नाही	कितवा मजला
इमारतीचे वय		उपयोग
भाड्याने असल्यास	वरमठा भाडे	निवासी / वाणिज्य / आवयबिंब
बांधकामाचा प्रकार	लौह बेअरिंग / आर.सी.सी. / रोड / कच्चा बांधकाम / पक्के बांधकाम	
सुविधा	जॉइंटिंग पाव / फ्लॉर / विल्डन पाव / सिंगिंग पूल / A.C. / Non A.C. / कमर्शियल प्रिमायसेस	

दिनांक :- 26-6-2001

ठिकाण :- Pune

पक्षकाराची स्वाक्षरी / आंबठ्याचा ठसा

श्री दत्त झेरॉक्स टायपिंग आणि कॉम्प्यूटर सेंटर

नोंदणी करावयाच्या दस्तऐवज सादर करावयाची पुरव्हा कारावपत्रे.

अ. क्र.	कारावपत्राचे नाव	लाभू आहे किंवा नाही	जोडलेले आहे किंवा नाही
१.	बाजारमूल्य किंवा मोबदला रु. ५ लाखापेक्षा जास्त असल्यास आयकर अधिनियम १९६१ चे कलम २३० आ अन्वयेचे प्रमाणपत्र	आहे / नाही	आहे / नाही
२.	आयकर अधिनियम १९६१ चे सेक्शन २६६ ul अन्वये फार्म नं ३०/ मधील नाहरकत प्रमाणपत्र. १. मुंबई व उपनगरासाठी मोबदला रु.०५ लाखा किंवा त्यापेक्षा जास्त. २. पुणे शहरासाठी २५ लाखा ३. नागपुरासाठी २० लाखा.	आहे / नाही	आहे / नाही
३.	आयकर विभागातर्फे प्राप्त झालेला लेखा क. फार्म (PAN) किंवा सर्वसाधारण सुची किंवा फार्म नं. ६० किंवा ६१	आहे / नाही	आहे / नाही
४.	जिल्हा पुनर्वसन अधिकारी यांनी दिलेल्या पुनर्वसन दाखला.	आहे / नाही	आहे / नाही
५.	मुद्द्यान्वार (पत्र आवश्यकता असल्यास)	आहे / नाही	आहे / नाही
६.	नाबरी कमाल जमीन धारणा अन्वये कलम २६ किंवा २० खालील प्रतिबापत्र/नाहरकत प्रमाणपत्र	आहे / नाही	आहे / नाही
७.	७/१२ किंवा c अ	आहे / नाही	आहे / नाही
८.	मिळकतीचा दाखला (Property Card)	आहे / नाही	आहे / नाही
९.	नागपुर शहरासाठी 'नागपुर विकास न्यास' यांनी दिलेले ना हरकत प्रमाणपत्र	आहे / नाही	आहे / नाही
१०.	भारतीचा नकाशा/रेखांकन नकाशा	आहे / नाही	आहे / नाही
११.	बिलहर किंवा सहकारी सोसायटीचे पत्र	आहे / नाही	आहे / नाही
१२.	आदिवासींच्या मिळकती संबंधी दस्तऐवज असल्यास संबंधित सक्षम अधिका-यांचे प्रमाणपत्र	आहे / नाही	आहे / नाही

वरील कारणास्तव आपला दस्तऐवज या सोबत परत करण्यात येत आहे.

व्ययम निबंधकाचे नांव व हद्द

वरील तपशिलाप्रमाणे दस्तऐवज व्ययम निबंधक यांचेकडून परत मिळाला.

पक्षकाराचे नांव व स्वाक्षरी

टिप :- १) वरील दस्तऐवज निष्पावनाच्या दिनांकापासून ४ महिन्यात व्हडिरीरहीत नोंदणीसाठी हजर करता येईल. व वंडासठ आठ महिन्यापर्यंत हजर रडरता येईल त्यानंतर सदरचा दस्तऐवज नोंदणीसाठी स्विकारला जाणार नाही.

२) विकत घेतलेला मुद्रांक हा विकत घेतलेल्या दिनांकापासून ६ आत महिन्याच्या वापरता येतो, किंवा त्याचा परतावा माबता येतो.

Rs 10730/- Ten Thousand Seven Hundred Thirtys only

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/008



STAMP DUTY

Rs ≈ 0010730

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महाराष्ट्र
SPECIAL ADHESIVE

19.6.2001

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MAHARASHTRA

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G. Deshpande
मुंबई अधीन, मुंबई नगर
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LEASE DEED
823419192
2001

LEASE DEED

THIS LEASE made at CBD Belapur New Mumbai the 25th day of June ~~One thousand nine hundred and ninty~~

Two / Two Thousand and One BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

LIMITED, a Company incorporated under the Companies Act, 1956 (I of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021 (hereinafter referred to as "the Lessor" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part

AND, (1) (Name of Person) _____ of (Address and Occupation) _____ (hereinafter referred to as "the Lessee"

which expression shall, where the context so admits, be deemed to include his heirs, executors, administrators & representatives.)

(2) Name of Person _____ of (Address and Occupation) _____

and (Name of Person) _____ of (Address and Occupation) _____

hereinafter collectively referred to as "the Lessee" which expression shall, where the context so admits, and representatives.)

(3) Name of Person Mr Sitalkumar T. Agarwal (2) Mr Tilakraj Agarwal of (Address) _____ (3) Mr Vinod Kumar

and (2) (Name of Person) (4) Smt Jankran Agarwal of (Address) 111/119, Thakurdwar Road, Mumbai-2

all carrying on business in partnership at (address of the firm or syndicate) _____

M/s. Calcutta Iron & Steel Co under the name of style of M/s. Calcutta Iron & Steel Co.

Stamp Office
O LTD. Belapur,
Bomby-400614.

[Signature]

FOR CALCUTTA IRON & STEEL CO..

Sital Kumar

PARTNER

823(12)92
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(Name of the Firm or Syndicate) m/s Calcutta Iron & Steel Co.

registered under the Indian Partnership Act, 1931

(hereinafter referred to as "the Lincensee" which expression shall, where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors, administrators).

(5)-(6) (Name of Company) _____ a company registered under the Companies Act, 1956 (1 of 1956) and having its registered office at (address) _____

(hereinafter referred to as "the Licensee" which expression shall, where the context admits, be deemed to include, its successor or successors).

WHEREAS by an Agreement dated the 16th January 1986 day of 1986 and made between the Lessor of the One Part and the Lessee of the Other Part, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement a lease of the piece of the land and premises hereinafter described AND WHEREAS the Lessee

has, by his/its/their letter dated _____, informed the Lessor that the Lessee does not intend to construct a building on the land agreed to be Lessed by the Lessee under _____

16/1/86 the agreement dt. 16/1/86 hereinbefore recited AND WHEREAS the Lessee has agreed that the Lessee shall not construct in future a building save and except with the permission of the Lessor, which the Lessor shall be entitled to grant upon such condition as may be determined by the Lessor including a condition to pay the additional premium AND WHEREAS the Lessee has requested to grant to her them a Lease of the Open land AND WHEREAS the Lessor has agree to do so.



NOW THIS LEASE WITNESSETH as follows :

Interpretation

- 1. In these presents, the term 'Managing Director' shall mean the Managing Director including the Joint Managing Director of the Lessor and any officer authorised by him by a general or special order.

[Signature]
Estate Officer
CIDCO LTD. Belapur,
New Bombay-400614.

FOR CALCUTTA IRON & STEEL CO.
Sital
PARTNER

[Signature]
Estate Officer
CIDCO LTD
New Bomb

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Description of Land

2. In consideration of the premises and of the sum of Rs. 1,26,000/- (Rupees One lac Twenty six Thousand only) paid by the Lessee to the Lessor as premium and the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee All that piece of land described in the Schedule hereunder written containing by measurement 900 sq Sq.Mteres or thereabout and more particularly described on the plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in an under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised land") unto the Lessee for the term of Sixty years computed from the 16th day of January 19 86 subject nevertheless to the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules thereunder PAYING THEREFOR yearly during the term unto the Lessor at the Registered Officer of the Lessor or as otherwise required the yearly rent of rupees One Hundred only from 1st April to 31st March any part thereof, the said rent, to be paid in advance without any deductions whatsoever on the 1st day of April in each and every year.

COVENANTS BY THE LESSEE

The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Lessor as follows :-

TO PAY RENT

- (a) During the said term hereby created to pay unto the Lessor the said rent at times, on the days and in the manner herebefore appointed for payment thereof clear of all deductions.

TO PAY RATES AND TAXES

- (b) To pay all existing and future taxes, rates, and every imposition including any increase or increase thereon assessments, land revenue and outgoings of every

FOR CALCUTTA IRON & STEEL CO.,

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PARTNER

Estate Officer

CIDCO LTD. Belapur,
New Bombay-400614.

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description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

NOT TO EXCAVATE

(c) Not to make any excavation upon any part of the said land hereby demised not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any works pursuant to the terms and conditions of this Lease.

NOT TO ERECT BEYOND THE BUILDING LINE

(d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

**NOT TO AFFIX OR DISPLAY SIGN-BOARDS
ADVERTISEMENTS, ETC.**


(e) Not at any time during the continuance of the said term to affix or display on or from the demised premises any sign-board, sky-sign, neonsign or advertisement with or without illumination or otherwise, unless the consent in writing of the Managing Director has been previously obtained thereto.

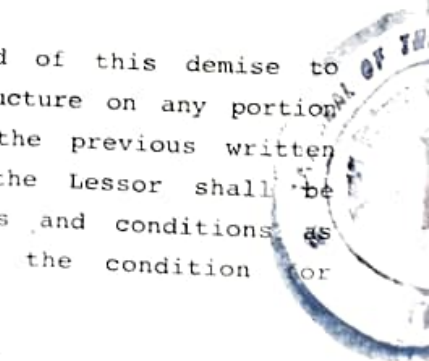
Not to build except with the previous permission of the Lessor

(f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the demised land except with the previous written permission of the Lessor, which the Lessor shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition of payment of additional premium.

TO ENTERD AND INSPECT

(g) To permit the Managing Director and the Officers, surveyors, workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised land


Estate Officer
GIDCO LTD. Belapur,
New Bombay-400614.



FOR CALCUTTA IRON & STEEL CO.,
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and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may be notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

NUISANCE

(h) Not to do or permit anything to be done on the demised premises which may be a nuisance or disturbances to the owners, occupiers or residents of their premises in the vicinity.

USER

(i) To used the demised premises for the commercial purpose of having a warehousing complex and shall not use for any other purpose.

INDEMNITY

(j) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequences of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

Payments of Service Charges

(k) To make to the Lessor a yearly payment at such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintaining civic amenities such as roads, water drainage, conservancy for the demised premises regardless of the extent or benefit derived by it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of April in each year or within 30 days therefrom. Without prejudice to the other rights of the Lessor under this Lease and/or in law, the Lessee shall be liable to pay to the Lessor interest at the rate to be approved by the Lessor by general or specific order, on all amounts due and payable by the lessee under this Clause if such amounts remains unpaid for seven days more after becoming due.

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[Signature]
 Chief Officer
 Registrar of Companies
 Calcutta

[Signature]
 Chief Officer
 Registrar of Companies
 Calcutta

FOR CALCUTTA IRON & STEEL CO.

Sital Kumar

PARTNER

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(6)

prior to the expiration of the said term to remove and appropriate to himself all buildings, erections and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and conditions to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor, such buildings, erections or structures, shall stand forfeited to the Lessor.

Holding over : That in case Lessee omits to deliver possession of demised premises, to the Lessor, on the determination or termination of the Lessee, the Lessee shall be liable to pay the rent & other ancilliary dues as covenant stipuates, whereof the decision of M.D. of Lessor shall be final & to Lessee. The Lessee shall be liable to pay some found due & payable as determined by the MD of the Lessor, till the date of the recovery of the possession of the demised premises.

NOT TO ASSIGN

(m) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his/their/its Interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the satisfaction of the Les or the following conditions:-

(i) Before transferring the demised premises, the Lessee shall pay to the Lessor one half of the difference between the declared premium (i.e. premium calculated at such rate or rates as may be determined by the Lessor from time to time) and the premium paid by the Lessee to the Lessor, for obtaining the lease of the demised land, subject, to a minimum of Rs. 5,000/-.

(ii) In the instrument by which the Lessee shall transfer the demised premises the Lessee shall impose upon the person to whom the demised premises are so transferred to perform and observe to the

Estates Officer
CIDCO LTD. Bolapur,
New Bombay-400614.

FOR CALCUTTA IRON & STEEL CO. LD.
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PARTNER

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Lessor all the conditions and covenants of the lease granted to him including this covenant.

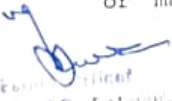
Explanation : "Nothing contained herein shall apply to mortgage of the demised land or any part thereof, to the Central Government a State Government, Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Lessee or any other financial institution as may be approved by the Board of Directors of the Lessor from time to time."

INSURANCE

(n) To keep the building erected or which may hereafter be erected on the demised premises excluding foundations and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in a nationalised insurance Company and on demand to produce to the Managing Director a policy or policies of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the moneys which shall be received by virtue of any such insurance in re-building or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said term the said building or any part thereof respectively shall be destroyed by fire, tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the Managing Director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by the fire, tempest, hurricane or otherwise has happened.

CHANGE IN STATUS OF THE LESSEE

(p) No change in the legal status of the Lessee shall be recognised by the Lessor nor is the Lessee entitled to appoint any agent by a Power of Attorney or otherwise except his/her spouse, father, mother, brother, sister or major child or its officer or servant.


SPECIAL AGENT
CISCO LTD. BOMBAY
New Building-400014

FOR CALCUTTA IRON & STEEL CO.

PARTNER

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NOTICE IN CASE OF DEATH

(q) In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

RECOVERY OF RENT AS LAND REVENUE

4. Where any sum payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of the land revenue, pursuant to the paragraph 6 of the Schedule to the Maharashtra Regional & Town Planning Act 1966 (Mah. XXXVII of 1966). Whether any sum is so payable by the Lessee shall be determined by the Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon him/them/it.

RE-ENTRY

5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenant by the Lessee or by its shareholders or members hereinbefore contained or if the Lessee be adjudged insolvent or bankrupt or renounce his character as such by setting a title in the third person or claiming a title absolute in himself the Lessor may re-enter upon any part of the demised premises in the name of whole and there-upon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving of such

Established Office.
CIDCO LTD. Belapur,
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FOR CALCUTTA IRON & STEEL CO.
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NOTICE IN CASE OF DEATH

(q) In the event of death of the Lessee, the person to whom the title shall be transferred as heir or shall cause notice thereof to be given to Alterations

That no alteration or addition shall at any time be made to facade or elevation of any building or erection erected and ding on the demised premises or architectural features there except with the previous written permission of the Managing Director.

To Repair

(s) Throughout the said term at the Lessee's expenses well the substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belong and all fixtures and all additions thereto.

Preference in employment of Labour

In employing skilled and unskilled labour the Lessee shall give preference to the persons whose lands have been acquired provided that they are fit in the opinion of the Managing Director. The Lessee shall furnish to the Managing Director on or before the 10th day of every calendar month a return showing the particulars of skilled and unskilled employees employed by him during the preceding calendar month. The return shall be in such a form as may be determined by the Managing Director from time to time.

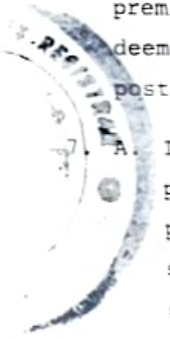
the third person... the Lessor may re-enter upon any part... premises in the name of whole and there-upon the term hereby granted shall absolutely ceases and determine and in that case no compensation shall be payable to the Lessee on account of the building improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the lessor shall have given to the Lessee or left on some part of the demised premises a notice in writting of his intention to enter and of the specific breach or breaches of covenant in respect of which re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving of such

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FOR CALCUTTA IRON & STEEL CO.
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**SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY
OCCUPYING THE DEMISED LAND ON DETERMINATION
OF THE LEASE**

6. If on the determination of the Lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary evication of such person in accordance with paragraph 1, 2 and 3 of the Schedule to the Maharashtra Regional & Town Planning Act, 1966 (Mah. No. XXXVII of 1966).

NOTICE AND DEMANDS

7. Any demand for payment or notice requiring to be made upon or giving to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

7. A. It is hereby agreed and declared by and between the parties hereto the Lessor has leased the demised premises unto the Lessee and the Lessee has taken such lease upon the condition, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to Section 11B and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and the rules and regulations made therunder including the New Mumbai Disposal of Lands Regulations, 1975 for the time being in force and as amended from time to time."

7. B. **Forfeiture Clause** : The Lessee shall further covenant that he shall be liable to forfeit all rights & interests under the lease in case of breach of his covenant, regarding assignment, or subletting of premises on payment of rent, taxes & other charges on due date, as regarding the alteration of the premises in which case the Lessor shall be entitled to resume possession of premises.

MARGINAL NOTE

8. The Marginal notes do not form part of the lease

Establishment Official

T.D. Balapur,

Mumbai-400614.

FOR CALCUTTA IRON & STEEL CO.

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PARTNER

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shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessor and Lessee has/have hereunto set and subscribed his/their hand/s and seal the day and year first above written.

SCHEDULE

That piece of land known as Plot No. 1541 on Road No. 17 in Sector No. KWC of Kalamboli containing by admeasurement 900 = 00 sq.mtrs. thereabouts and bounded as follows that is to say:

- On or towards the North by Plot No. 1542
- On or towards the South by Plot No. 1540
- On or towards the East by Plot No. 1556
- On or towards the West by Road No. 17

and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

SIGNED AND DELIVERED for and on behalf of the City & Industrial Development Corporation of Maharashtra Limited by the hand of Mr./Mrs. S.K. Deshpande in the presence of :

- 1) Mr./Mrs. P.N. Bhagat
- 2) Mr./Mrs. S.M. Malimbe

SIGNED AND DELIVERED by the withinnamed Lessee Mr. Sital Kumar Agarwal, P.A. Holder in the presence of

- 1) Mr./Mrs. P.N. Bhagat
- 2) Mr./Mrs. S.M. Malimbe

[Signature]
Estate Officer
CIDCO LTD. Balapur,
New Bombay-400614.

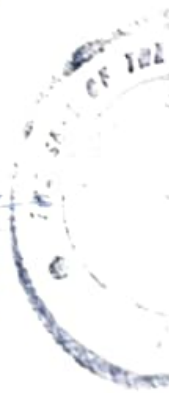
[Signature]
Asst. Estate Officer
CIDCO Ltd. Kalamboli
Navi Mumbai

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FOR CALCUTTA IRON & STEEL CO.
[Signature]
PARTNER

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Asst. Estate Officer
CIDCO Ltd. Kalamboli
Navi Mumbai



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अनुक्रम नंबर ४२३८
 वर्ष २००१ चे जून चे २६
 तारखेस १ - व २ चे
 दरम्यान पत्रवेलचे दुय्यम निबंधक
 याचे कार्यालयात आणून दिला.

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नक्कल फी	- ६०
शेरे फी	- १२
रुजवात फी	- २
फायलिंग फी	- १
टपाल	- ३५
एकूण रूपये	१३४०

दुय्यम निबंधक पत्रवेल

दुय्यम निबंधक पत्रवेल

१) मं. कुठकुता भायण अण्ड
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श्री. सितकुमार शिवाजी
सजान, रो. मुंबई, ट. स्वतः इरगा
व नं. ७ निळडराज अश्रवाळ
कुमार अश्रवाळ
यांचे हाखल्यार

१) श्री. महेशभाई
 सजान, लोफरी
 शि. सांताक्रुज
 २) श्री. नितेश शारदा
 सजान, लोफरी
 शि. सांताक्रुज.

दस्तऐवज करून देणार

हे वरील दस्तऐवज करून देणा-यास
 स्वतः ओळखत असल्याचे सांगतात
 व त्यांची ओळख देतात.

तथाकथीत आडपट्टा
 दस्तऐवज करून दिल्याचे कबूल
 करितात.

Maheshwar Sutar
Nitin R. Rane
N. Rane
S. Rane
A. Rane

Sitel

श्री. अशोक कुं. देशमुख
इस्ट आफीसर
सिडडी लि.

दि. २६/६/२००१

दस्तऐवज करून देणार यांना भारतीय नौधका
 कायदा, १९०८ (१९०८ चा १६) चे फाटम ६४
 धर्तये यानुसार नौधकाची पाफी आहे
 त्यांची मने व मुद्दा खाली पत्तो करणारे दुय्यम
 निबंधक स्वतः ओळखतात.

मितीस २६-माहे जून १९०१

दुय्यम निबंधक पत्रवेल

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