



Tuesday, June 15, 2010

2:37:51 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6761

भावाचे नाव व्याखली

दिनांक 15/06/2010

दस्तावेजाचा अनुक्रमांक

वदर 1 - 06727 - 2010

दस्तावेजाचा प्रकार

भाडेपट्टा



सादर करणाराचे नाव: मे. करीष्मा ज्वेलरी प्रा लि तर्फे संचालक अमित अरुण मेहता - -

नोंदणी फी

: - 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

: - 720.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)

एकूण रु. 30720.00

आपणास हा दस्त अंदाजे 3:52PM ह्या वेळेस मिळेल

दुय्यम निबंधक

अंधेरी 1 (वांदा)

बाजार मूल्य: 34668000 रु.

मोबदला: 34668000 रु.

भरलेले मुद्रांक शुल्क: 1733400 रु.

मुंबई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे.

बँकेचे नाव व पत्ता: बी ओ आय, अंधेरी (पू) ;

डीडी/घनाकर्ष क्रमांक: 058427; रक्कम: 30000 रु.; दिनांक: 11/06/2010

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... 9/6-10

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५/ म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि.,पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI -400 051,

D 061713

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

8

08/04/2010

Receipt No.:

Receipt Date :

CHARISMA JEWELLERY PVT LTD

Received From :

103-(11)

MMRDA Counter No.:

बदर-१
E262019

On Account of :

२०१०

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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PO	57234	06/04/2010	0	33400.00
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Bank Name : BANK OF INDIA (BOI)
Branch Name : ANDHERI (E)(ANE)

DELIVERED

12 APR 2010

ADJ/A/519/2010

Case No.:

Lot Date :

Lot Date

Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Amount (In Rs.)
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DELIVERED

12 APR 2010



Total :

Rs.: 1733400.00 Seventeen Lakh Thirty Three Thousa -
Four Hundred Only

COLLECTOR OF STAMPS ANDHERI

Cashier / Accountant

Signature / Designation

ORIGINAL

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

1002

Office of the
Collector of Stamps
Case No. Adh/01/519/2010
Date 16.2.2010

बदर-१
२०२०/२
२०१०

Received from Shri. Charisma Jewellery P. Ltd.
residing at Andheri
stamp duty of Rs. (17,33,400/-) Seventeen lakh thirty three thousand four hundred only

Vide challan No. 8, Dated 8.4.2010
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 17,33,400/- Seventeen lakh thirty three thousand four hundred only.
with which this instrument is chargeable has
been paid vide article No. 236 (iv)
of schedule.

MV: 346,68,000L

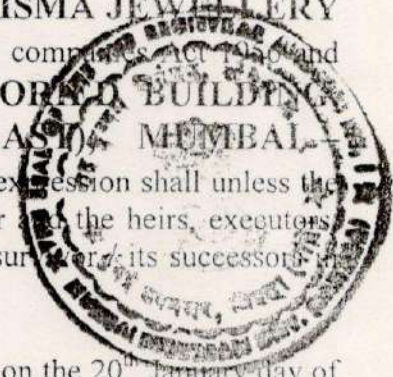
This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act, 1958.

Place Andheri
Date 9.4.2010



Subject to the Provision of
Section-53-A of the
Bombay Stamp Act-1958.

This Indenture of Sub-Lease made at Mumbai on the 31/1/10 day of Two Thousand and ~~Two~~ Ten BETWEEN President of India, through the Development Commissioner, SEEPZ SPECIAL ECONOMIC ZONE having his office at SEEPZ Special Economic Zone, Andheri (East), MUMBAI - 400 096. herein after called "the Lessee" (which expression shall unless the context does not so admit include its successors and assigns) of the First Part, Shri. **AMIT ARUN MEHTA** Carrying on business as **Director** under the name & style of **M/s. CHARISMA JEWELLERY PRIVATE LIMITED** a company incorporated under the Companies Act 1956 and having his / their / its office at **Unit No. 004, MULTISTORIED BUILDING GROUND FLOOR, SEEPZ-SEZ, ANDHERI (EAST), MUMBAI - 400096. INDIA.** Hereinafter called the Sub-Lessee (which expression shall unless the context does not so admit include their survivors or survivor or the heirs, executors, administrators, successors and permitted assigns of such last survivor or its successors, business and permitted assigns) of the Second Part:



WHEREAS by an Indenture of LEASE made at MUMBAI on the 20th January day of 1975 BETWEEN Maharashtra Industrial Development Corporation the Lessor of the One Part and the **PRESIDENT OF INDIA** through **Development Commissioner, SEEPZ Special Economic Zone**, of the Other Part the Lessor has granted to the Lessee a lease of the piece of land and premises viz. Multistoried Building particularly described in the first schedule thereto and described firstly in the first schedule hereinafter written upon the performance and observance by the Lessee



Amrit Mehta

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बदर-१
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of the obligations and conditions contained in the said Lease for a term of 95 years from June 2008.

AND WHEREAS the Government of India have constituted an **Export Processing Zone**, hereinafter called the **SEEPZ SPECIAL ECONOMIC ZONE** in the abovementioned demised land for the purpose of encouraging the export oriented Electronics hardware, Information Technology and **Gems & Jewellery Industries** in India and with the objective of earning foreign exchange on the export of various kind of Information Technology, Electronics hardware and Gems and Jewellery items from this Zone in the interest of the national economy by establishing industrial units.

AND WHEREAS, in terms of the Self Financing Scheme approved by the Inter-Ministerial Committee of the Ministry of Commerce, the Lessor undertook to construct Multistoried Building comprising of 56 units (28 Air conditioned units and 28 Non - Aircondition units) on the part of Plot admeasuring 6347.78 square meters within the bonded area, within the village limits of **Vyaravali & Parajapur Taluka Andheri District - Bombay Suburban District** of the said Export Processing Zone and Lessor has accordingly constructed at its entire cost and expenses the above mentioned building having ground and six floor comprising a total 56 number of units, with facilities of basement Car Parking of 153 Nos. and Scooter Parking Space 74 Nos. in **Multistoried Building, SEEPZ-SEZ, Marol Industrial Area** within the said **SEEPZ SPECIAL ECONOMIC ZONE** more particularly described Secondly in the first schedule hereunder (hereinafter referred to as "the said Building")

AND WHEREAS the Lessor has allotted the units in the said Multistoried Building to the different Industrial firms.

AND WHEREAS the Lessor, the Lessee and Sub-lessee have to act in close co-operation to achieve the objective which is in consonance with the objectives of the setting up of **SEEPZ SPECIAL ECONOMIC ZONE**.

AND WHEREAS at the request of sub-Lessee whose name has been recommended by the Lessee for allotment of unit the Lessor has allotted the Unit No. 004, on Ground floor to the **Sub-Lessee** admeasuring 7919.36 Sq.ft. or thereabout vide its order No.MIDC/SEEPZ/MB/1471/2008 dated 04/06/2008.

AND WHEREAS before execution of these present the **Sub-Lessee** has paid to the Lessor a sum of Rs.3,46,65,600/- (Rupees Three Crores Forty Six Lakhs Sixty Five Thousand Six Hundred Only) being the cost of the said unit.



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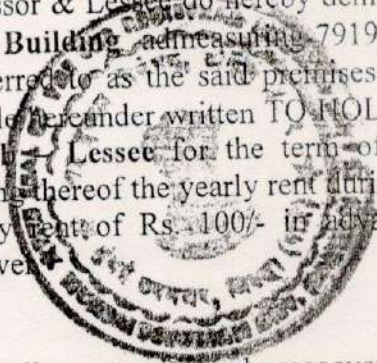
AND WHEREAS the sub-lessee has approached the Lessee / Lessor ~~and demising~~ the above Unit No. 004 on the Ground Floor in Multistoried Building constructed in SEEPZ SEZ within the village limits of Vyaravali, Parajapur, Taluka Andheri District Mumbai Suburban District containing by admeasurements 7919.36 Sq. ft. or thereabout and more particularly described Thirdly in the Schedule hereunder written in the bounded area of the said Export Processing Zone..

AND WHEREAS the Lessor & Lessee has agreed to demise the said unit No. 004 on the Ground Floor to sub-lessee together with the said proportionate land under the Multistoried Building, in SEEPZ SEZ in the Marol Industrial Area within the village limits of Vyarawali, Parajapur, admeasuring 7919.36 Sq. ft. or thereabout and more particularly described Thirdly in the scheduled hereunder written subject to condition that the sub-lessee/s of the Multistoried Building shall immediately form the Association of the unit holder of the said building for the upkeep, management, maintenance, safety etc. of the said building after handing over the possession of the unit to the Sub-Lessees by the Lessor which however remain subject to the overall control of Lessee

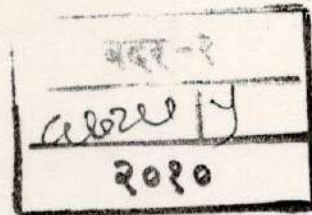
NOW THIS DEED WITNESSETH AS FOLLOWS:

1) In consideration of the premises and sum of Rest. 3,46,65,600/- paid by the Sub-Lessee as cost of the unit and of various facilities and variety of concessions made available to the Sub-lessee and rent hereby reserved and of the covenants and agreements on the part of the Sub Lessee hereinafter contained, the Lessor & Lessee do hereby demise all that **Unit No. 004 on Ground floor in Multistoried Building** admeasuring 7919.36 Sq. ft. or 736 Sq.mtrs. or thereabouts hereinafter referred to as the said premises and more particularly described Thirdly in the First schedule hereunder written TO HOLD the said unit hereunder expressly demised unto the Sub Lessee for the term of 95 years computed from the first day of June 2008 paying thereof the yearly rent during the said term unto the Lessor / Lessee the said yearly rent of Rs. 100/- in advance being concessional rent without any deduction whatsoever.

2. The Sub Lessee with intent to bind all persons into whosoever hands the demised premises , may come doth hereby covenant with the Lessee and Lessor as follows :-



Signature

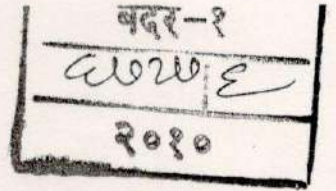


- a) During the said term hereby created to pay unto the Lessor the said rent and all other charges that may be fixed from time to time by the **Development Commissioner, SEEPZ Special Economic Zone** at the time & on the days and in manner hereinafter appointed for payment thereof clear of all deductions.
- b) To pay all existing and future taxes, assessments, and outgoings of every description for time being payable either by land lord or tenant or by the occupier in respect of demised premises and anything for the time being thereon including for common areas as soon as the same become due and payable.
- c) Throughout the said term hereby created to pay to the Lessor and Lessee from time to time in respect of the demised premises such yearly recurring fees or service charges / Drainage cess as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed there under in respect of the amenities or common facilities provided by the Lessee / Lessor which are at present estimated at **Rs. 2.00 per sq.mtrs. approximately per annum** as service charges, **Drainage Cess Rs. 3.00 per cubic meter** of actual water consumption, **Environment Protection Service Charges Rs. 0.20 /- per cubic meter** of water consumption and the Fire cess will be recovered annually as decided from time to time. All the charges will be recovered through water bill raise by MIDC.
- d) The Sub-Lessee shall pay to the **Lessee** the maintenance charges for the common area of the of **Multistoried building at the Rate of Rs. 2.00/- per sq.ft. per month** or the rate that may be arrived as per actual expenses of the premises in advance on or before 5th day of each month.

The Lessor, Lessee and the sub-lessees of the building shall constitute a Committee consisting of representatives of the Lessee / Lessor and Sub-lessees of Multistoried Building to ensure that the infrastructure provided in the said SEEPZ area is maintained in the Highest Standard and that the charges thereof shall be contributed by the Sub-Lessee/s of Unit in Multistoried Building and that the rate for such contribution shall be determined by the said Committee considering the highest standards to be maintained and the cost involved thereof and not cause any financial burden to the Lessee / Lessor. The charges would be levied per sq.ft / sq .mtrs. basis of the built up area occupied by the Sub-Lessees.



: 5 :



- f) Not to make any excavation upon any part of the said land hereby demised nor remove any (stone, sand, gravel, clay or earth there from for the purpose of executing any work pursuant to the terms OF THIS Sub-Lease. Ground floor)
- g) During the said term hereby agreed to use the premises for manufacture items of Information Technology / Electronics hardware / **Gems and Jewellery** as authorized by the **Lessee** in the Letter of permission.
- h) Not to manufacture / process any articles, thing materials components and instruments which do not in any way relate to the industry of Information Technology, Electronics hardware, **Gems, and Jewellery**.
- i) "To commence production with three to eighteen month from the date of handing over the possession of the Unit to the **Sub -Lessee**.
- j) To export the entire production (whether manufactured or processed, including seconds, wastes and scrap material) to foreign countries in accordance with the provisions of law subject to such concessions and facilities as may be given by the **Government / Development Commissioner, SEEPZ** to the Sub-Lessee in the matter of the customs duty, routing of application of import licenses etc. and such other concessions as may be notified hereafter from time to time.
- k) To furnish a Legal Undertaking as may be prescribed for the fulfillment of export obligations set out in **Sub-Lessee's** applications for setting up industry in this zone.
- l) To intimate in writing to the DC within fortnight of the change made or effected in the corporate structure or the constitution of the sub-lessee
- m) To make exports of items of information Technology, Electronics Hardware, Gem & Jewellery to the levels indicated in the phased manufacturing programme projected in the application submitted to the **Development Commissioner, SEEPZ SPECIAL ECONOMIC ZONE / Board** for setting up an industry in the zone and also to maintain the value added approved by the Board /Development Commissioner.



Sublessee

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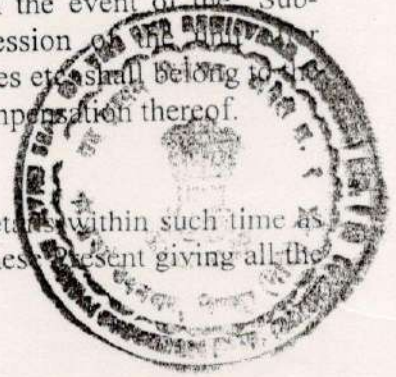
- n) To arrange forwarding / clearance of manufactured / processed goods for export or import of raw material, spares and such other materials as are required for manufacture / processing by the Lessee or agencies authorized by the Lessee.
- o) Not to allow any of the products (hereinafter for brevity's sake referred to as 'Information Technology, Electronic products, **Gems and Jewellery Product**) manufactured / processed in **SEEPZ SPECIAL ECONOMIC ZONE** produced by the Sub-Lessee to enter or pass into and / or be sold in any market in India or anywhere in India provided always the Lessee may permit the Sub-Lessee to sell and / or be sold in any market in India or anywhere in India.
- p) 'To permit the Lessee or any officer, Surveyor, To enter and Workmen or other persons employed by them from inspect, time to time after a week's notice being given to enter into and upon the demised premises and to ascertain the general state of the demised premises and also processing plant and machinery etc. and the books of account and other documents and vouchers concerning the Information Technology, Electronics Hardware, **Gems and Jewellery products** manufactured by the Sub-Lessee".
- q) Not to do or permit anything to be done stored (except those required for production of Information Technology, Electronic Hardware, **Gems and Jewellery** products approved for manufacture in the demised premises which may be nuisance, annoyance, dangerous or disturbance to the owners, occupiers or residents of other premises in the vicinity.
- r) To use the demised premises only for the purposes of manufacturing / processing of Information Technology Electronic Hardware, **Gem and Jewellery** products for export and other purpose incidental to the same and not to use the said demised premises or any part thereof for any other purpose whatsoever.
- s) To keep the demised premises insured against loss or damage by fire on account of explosion, electrical apparatus and appliances and hazardous goods in the sum of at least **.Rs. 15,00,000.00 (Rupees Fifteen Lakhs only)** and to pay the premium and sum of money payable for that purpose so as to keep such insurance policy alive and subsisting and as soon as such payments are made, deliver to the **Lessee** for an on behalf of the **Sub-Lessee**, the receipts for the same / AND that in the event of the **Sub-Lessee** failing or neglecting to keep the said premises so insured or to deliver any such receipt as aforesaid, then and in every such case, it will be lawful for the Lessee to insure the said premises for the amount aforesaid and all sums of money expended by the Lessee for such insurance with interest thereon at the **rate of rupees (9%) nine percent per annum** computed from the time the said Lessee has paid such sums, shall be repaid by the Sub-Lessee to the Lessee forthwith on demand.



[Handwritten signature]

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- t) Not to assign, undertake or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Lessee. The Lessee may in their absolute discretion refuse such consent or grant the same subject to such conditions as they may think fit including the conditions for payment of premium the project report of the transferee is approved by the Lessee and in any event not to assign, underlet or transfer the Sub-Lessee's interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.
- u) At the expiration or sooner determination of the said term quietly to deliver unto the Lessee the after vacant possession of the demised unit after removing expiration all erections, structures erected in the said unit and such delivery should be given within a period of two months after the expiration or sooner determination of the said term provided always that in the event of the Sub-Lessee failing to deliver vacant and peaceful possession of the demised unit after removing the structures etc. as aforesaid the said structures etc. shall belong to the Lessee and the Sub-Lessee shall not be entitled to any compensation thereof.
- v) To submit the statements of accounts and such other details within such time as may be stipulated by the Lessee during the terms of this present giving all the necessary particulars as may be required by the Lessee.
- w) To allow the persons and vehicles entering and leaving SEEPZ SPECIAL ECONOMIC ZONE to be examined by the staff of the Lessee for the purpose of checking that no product or any materials manufactured in the demised premises removed in the manner not authorized by these presents.
- x) That no alterations or additions shall at any time be made in the unit/s or to the façade or elevation of building or erection erected and architectural features thereof except with the previous consent in writing of the Lessee & Lesser and in accordance with the building regulations provided however such alteration shall be made in co-operation and co-ordination of the other Sub-Lessees.



Charisma

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y) To observe and perform and comply with all the rules and regulations prescribed under the various labor Legislation such as **Industrial Disputes Act, Workmen's Compensation Act, Payment of Wages Act, Minimum Wages Act** or any other statutes governing the relationship of the employees and employers including the Factories Act and Fatal Accidents Act.

z) If the said rent hereby reserved or recurring fees or service charges payable by the Sub-Lessee hereinafter shall be in arrears for the space of 30 days whether as the same shall have been legally demanded or not or if within a period of three months from the date of handing over possession of the unit the Sub-Lessee failed to commence the production or if the demised premises are not utilized for the purpose form which the same has been demised or if the sub-lessee ceases to manufacture items of information Technology Electronic Hardware and Jewellery products for a period of six continuous months for whatever reasons including a strike, lock-out or any injunction of the court in any sort of litigation, if and whenever there shall be a breach of any of the covenants and the conditions hereinbefore set out or referred or if the Sub-Lessee fails to make exports to the level projected in the application submitted to the **Development Commissioner, SEEPZ SEZ / Government** for the project or the Sub-Lessee becoming insolvent then or the Lessee will have lawful authority to re-enter upon any part of the demised premises in the name of the whole and thereupon the Sub-Lease hereby granted shall absolutely cease and determine. / **PROVIDED ALWAYS** that the Lessee shall in addition to the right of determination of this Sub-Lessee and to effect re-entry as mentioned aforesaid be entitled to recover as and by way of compensation such amount as may be considered by the Lessee as appropriately recoverable from the Sub-Lessee in the event the Sub-Lessee were given or granted all those various concessions and variety of facilities.

Z(a) If the said rent hereby reserved shall be of rent in arrears for a period of 30 days whether the same shall have been legally demanded or not, the Lessee/ Lessor may take steps to recover the arrears of rent together with interest at the rate prescribed by the Lessor / Lessee as arrears of land revenue under the provision of the **Maharashtra Land Revenue Code 1966 (XLI of 1966)**

3 (a) The Lessee / Lessor do hereby covenant with the Sub-Lessee that the Sub-Lessee paying the rent service charges etc. hereby reserved and performing the covenants hereinbefore on the Sub-Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessee / Lessor or any person or persons lawfully claiming by from under the Lessee / Lessor



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B All disputes and difference arising out of or in any way touching or concerning these presents (except as to any matter the decisions of which is left to the sole discretion of the said Lessee / Lessor as especially provided for in this present) shall be referred to the arbitration of two arbitrators, one each to be appointed by the respective parties to these present. The arbitrators so appointed shall be appoint an Umpire in the manner provided in the Arbitration Act, 1940, the Lessee will have no objection that the person appoint as arbitrator on that behalf of the Sub-Lessee is or was the employer of the Government that he had to deal with the matter to which the Sub-Lease herein relates and / or that in the course of his duties as such employee of the Government he had pressed a view on all or any of the matters in dispute or difference. In the event of either or both of the arbitrators dying, neglecting or refusing to act or signing or being unable to act for any reasons, the substitute (s) to be appointed by the concerned parties shall be entitled to proceed with the reference from the stage at which is was left by the previous Arbitrator / Arbitrators. The cost in connection with the arbitration shall be in the discretion of the Arbitrators who may make a suitable provision for the same in their Award. Subject to the aforesaid, the provision of the Arbitration Act, 1940 and the Rules there-under and any statutory modifications thereof for the time being in force shall apply to the arbitration proceedings under this clause, subject as aforesaid. The Arbitration Act, 1940, shall apply to the arbitration proceedings under this clause.

- 4) If the Sub-Lessee shall have duly performed and observed the covenants and conditions on the part of the Sub-Lessee herein before contained and shall at the end of the said term hereby granted be desirous of receiving a new Sub-Lease of the demised premises and of such desire shall give notice in writing to the Lessee before the expiration of the terms hereby granted the Lessee shall and will at the cost and expenses in every respect of the Sub-Lease grant to the Sub-Lessee a new Sub-Lease of the demised premises for a further term of 95 years on payment of premium as may be determined by the Lessee / Lessor and with covenants, conditions & stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Sub-Lease shall be such as the Lessor & Lessee may direct.
- 5) The other conditions relating to safety & internal changes to be observed by the Sub-Lessee are as per Annexure - I appended hereto



Signature

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- 6) The stamp duty and registration charges in respect of the preparation & execution of this Sub-Lease and its 2 copies including the cost charges and expenses of attorneys of the Lessor / Lessee shall be borne and paid wholly and exclusively by the Sub-Lessee.
- 7) The Marginally notes do not form part of the Sub-Lease and shall not be referred to for construction or interpretation thereof.

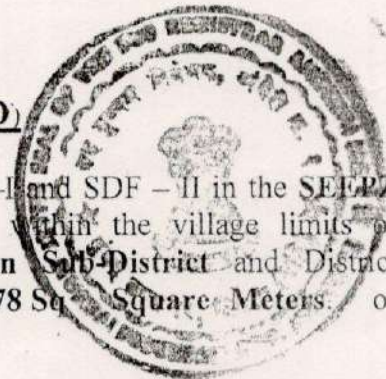
IN WITNESS WHEREOF the Development Commissioner SEEPZ SPECIAL ECONOMIC ZONE the Lessee has for and on behalf of the President of India set his hand and affixed the common seal of the SEEPZ SPECIAL ECONOMIC ZONE, hereto, M/s. CHARISMA JEWELLERY PRIVATE LIMITED the Sub-Lessee has / have set his / its / their hand, affixed the common seal hereto.

FIRST SCHEDULE

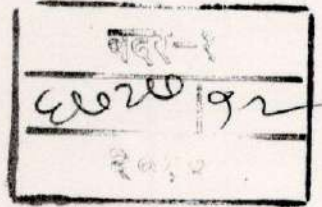
(DESCRIPTION OF LAND)

Entirely all that piece or parcel of land between SDF - I and SDF - II in the SEEPZ Special Economic Zone, in Marol Industrial Area within the village limits of Marolwadi, Parajapur, Taluka Andheri Registration Sub-District and District Mumbai Suburban containing by admeasurements 6347.78 Sq. Meters or thereabouts and bounded as follows, that is to say

- On or towards the North by SDF - II Building
- On or towards the South by SDF - 1 Building
- On or toward the East by SEEPZ Internal Road.
- On or towards the West by - SEEPZ Internal Road.



Charisma



(DESCRIPTION BUILDING)

Secondly the Multistoried Building in the SEEPZ Special Economic Zone having saleable built-up area of 468920.80 sq.ft 43580 Sq.mtrs. which said building is delineated on the plan thereof annexed and shown surrounded by a Red Colored boundary Line on the said plan annexed as annexure - II hereto that is to say

On or towards the North by SDF-II Building

On or towards the South by SDF-I Building

On or towards the East by - SEEPZ Internal Road.

On or towards the West by - SEEPZ Internal Road.

(Description of Unit)

Thirdly the Unit No. 004 on Ground floor of the Multistoried Building in SEEPZ SEZ on the piece or parcel of land between SDF-I and SDF-II in the SEEPZ Special Economic Zone admeasuring saleable build-up area of 7919.36 Sq.mtrs. 736 Sq.mtrs. which said unit it is delineated on the plan hereto annexed as annexure - III and shown surrounded by a Green Colored boundary Kline on the said plan that is to say



On or towards the North by SDF-II Building

On or towards the South by SDF-I Building,

On or towards the East by - SEEPZ Internal Road

On or towards the West by - SEEPZ Internal Road

SIGNED, SEALED AND DELIVERED)

By Shri. _____
The Development Commissioner,
SEEPZ Special Economic Zone

}
}
}



Charisma

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On behalf of the
President of India
In the presence of

1. Mrs. N. S. Kudlyani
2. Mrs. R. S. Nair

[Signature]
2010
SBS. RAMAN
Deputy Development Commissioner
SEEPZ Special Economic Zone,
Ministry of Commerce & Industry
Govt. of India, Andheri (E), Mumbai-400 096.
[Signature]
Mrs. M. J. KULKARNI
Assistant Development Commissioner
SEEPZ Special Economic Zone,
Ministry of Commerce & Industry,
Govt. of India, Andheri (E), Mumbai-96

SIGNED, SEALED AND DELIVERED
By the abovenamed Sub-Lessee
S/Shri. _____
In the Presence of -

1. ~~Mrs. M. J. Kulkarni~~
~~Asst. Secy~~
2. ~~Mrs. R. S. Nair~~
~~Asst. Secy~~

[Signature]
Mrs. M. J. KULKARNI
Assistant Development Commissioner
SEEPZ Special Economic Zone,
Ministry of Commerce & Industry,
Govt. of India, Andheri (E), Mumbai-96

The Common Seal of the abovenamed
Sub-Lessee

M/S. CHARISMA JEWELLERY PVT. LTD.

As pursuant to a Resolution of its
Board of Directors passed in the
detail of _____
On the _____ day of _____, 2009 affixed
Hereto in the presence of
Shri. AMIT ARUNBHAI MEHTA



Director of the Company in token
Of having affixed the Company's Seal
Has set his hand hereto,
In the presence of

For CHARISMA JEWELLERY PRIVATE LIMITED

[Signature]
DIRECTOR



1. Pradeep M. Dalvi
2. Sheela Mathai

[Signature]

[Signature]



ANNEXURE - 1

बंदर-१
९०२० १४
२०२०

1. The use of multistoried building by **Gem and Jewellery Unit** / Electronic Hardware is considered only for lightweight machineries and equipments. The maximum permissible live load shall never exceed is 500 kg / m² including partition wall, machinery, equipments etc.
2. The placing of vault loads / heavy safes directly on the floor is not permitted.
3. Partition masonry, walls shall not be provided over the floor area of unit except over the toilet sunken portion beams.
4. The floor can be used with only very light partition (e.g. aluminum) separating working areas where needed.
Any partition wall taller than 100 cm shall be directly placed on beam and shall be made of siporex only.
5. Only lightweight false ceiling, if required can be provided.
6. The placement of various partitions, equipments, apparatus, vaults, lightweight steel cupboards, false ceilings, utilities, working persons etc. shall be such that the maximum load imposed anywhere on the floor should not cause over loading.
7. The strong room / vault room should be provided with light weight steel cupboards.
8. The floor finish shall not exceed 100 kg / m² in any floor area, other than the area surrounding and encompassing the vault as well as the refinery unit, where floor finish shall not be provided.





भारत सरकार
विकास आयुक्त का कार्यालय
सीपज़ विशेष आर्थिक क्षेत्र
वाणिज्य और उद्योग मंत्रालय
अंधेरी (पूर्व), मुंबई - 400 096

GOVERNMENT OF INDIA

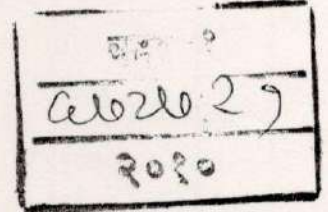
Office of the Development Commissioner
SEEPZ SPECIAL ECONOMIC ZONE

Ministry of Commerce & Industry
Andheri (East), Mumbai - 400 096.

December 5, 2008

No. SEEPZ SEZ:EMS:Sub.Lease.:CJ:08-09: 19878

The Supdt. Of Stamps,
Office of the Supdt. Of Stamps,
1st floor, MMRDA Building,
Bandra Kurla Complex,
Bandra (E), Mumbai 400 051.



Sub : Adjudication of Sub-Lease Agreement in respect of Unit no. 004,
Multistoried Bldg., SEEPZ SEZ.

Sir,

The project of M/s. Charisma Jewellery Pvt. Ltd., has been approved by the O/o the Development Commissioner, SEEPZ SEZ for setting up Gems & Jewellery Unit in SEEPZ SEZ and they have been allotted Unit No. 004, Multistoried Bldg., SEEPZ SEZ to implement the project approved vide Letter of Approval No. SEEPZ SEZ:IA(I):APL:GJ-002:2008-09:3354 dt. 29.04.08.

M/s. Charisma Jewellery Pvt. Ltd., will be submitting Sub-Lease Agreement for adjudication to your office shortly.

Your early action in the matter will be highly appreciated.

Yours faithfully,

(Mrs. M.J. Kulkarni)

Asstt. Development Commissioner,
SEEPZ-SEZ

Copy to : M/s. Charisma Jewellery Pvt. Ltd., Unit no. 004, Multistoried Bldg.,
SEEPZ SEZ.

टेलिफोन : 28290143 / 28292144
Telephone : 28290046 / 28292147

E-mail : dc@seepz.com
Website : www.seepz.com

फॅक्स : 28291385 / 28291754
Fax : 28291385 / 28291754

सीपज़ विशेष आर्थिक क्षेत्र के बढ़ते कदम - राजभाषा के संग

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

2687 0073

"UDYOG SARTHII"
Marol Industrial Area,
Mahakali Caves Road,
Andheri (East),
MUMBAI - 400 093.

एक-२
२०२० / २२
२०२०

BY R.P.A.D.

No. MIDC/Seepz/M.B./471/2008

Dated :- 04 / 06 /2008

Sub :- Marol Industrial Area
Seepz, Multistoried Building...
Allotment of Built up Space.....

ORDER

Sanction is hereby accorded to the allotment of built up space from Multistoried Building, Gala No. 004, Ground Floor admeasuring saleable built up area 736.00 Sq. Mtrs. (7919.36 Sq.ft.) from Multistoried Buildings, in Seepz, Marol Industrial Area to M/s.Charisma Jewellery Pvt. Ltd. establishing a Gems & Jewellery unit, subject to the payment of the premium of Rs. 3,46,65,600/- (Rs.Three Crores Forty Six Lakhs Sixty Five Thousand Six Hundred Only) calculated at the rate of Rs. 4700/- (Non A/C) per Sq. Mtrs. subject to the following conditions :-

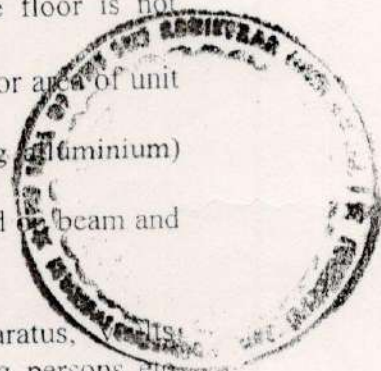
You have already paid the 100% premium amounting to Rs. 3,46,65,600/- (Rs.Three Crores Forty Six Lakhs Sixty Five Thousand Six Hundred Only) Vide D.R. No.915695, dated 18/03/2008.

- 1) The terms and conditions of allotment of built up space will be those contained in the standard form of Sub- Lease and the lease and its substance are as below :
- a) The allottee shall enter into an Sub-Lease in the form prescribed by the SEEPZ and on performance of the conditions will be entitled to sub-lease for the term of Ninety Five (95) years to be computed from the date of execution of the Sub-Lease and renewable for further term of 95 years on payment of premium and such terms and conditions as may be determined by the SEEPZ at the time of renewal.
- b) The annual ground rent of Rupee 100/- per annum is payable in respect of the space / gala allotted.
- c) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Sub- Lease or part with the possession of the space or any part thereof without previous consent of the Seepz who may refuse it or grant it

subject to such condition, as the Seepz may think fit including a condition for payment of additional premium. The said gala will not be transferred in any case within 3 years from the date of possession.

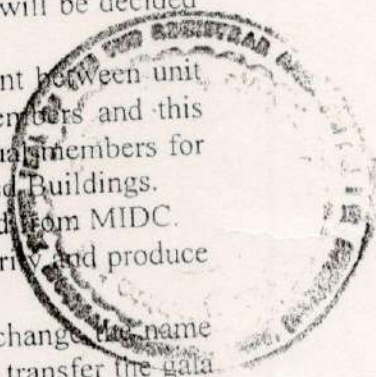
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- d) The allottee shall be entitled to use space / gala for the purpose for which it is allotted and not for the purpose of any type of the obnoxious industries and shall not use the said space / gala or any part thereof for any other purpose.
- e) The other terms and conditions of allotment shall be those contained in the prescribed forms of Sub-Lease.
- f) The Stamp Duty in respect of the preparation and execution of the Sub-Lease and its duplication as also the lease and its duplication in respect of the allotted space / gala as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.
- 2) The use of Seepz building by Gems and Jewellery or Information Technologies Unit is considered only for lightweight machineries and equipments. The maximum permissible live load is 750 Kg/m² including partition wall, machinery, equipments etc.
- 3) The placing of vault loads / heavy safes directly on the floor is not permitted.
- 4) Partition masonry walls should not be provided over the floor area of unit except over the toilet sunken portion beams.
- 5) The floor can be used with only very light partition (e.g. aluminium) separating working areas where needed.
- 6) Any partition wall taller than 100 cm shall be directly placed on beam and shall be made of siporex only.
- 7) Only lightweight false ceiling, if required can be provided.
- 8) The placement of various partitions, equipments, apparatus, lightweight steel cupboards, false ceiling, utilities, working persons etc shall be such that the maximum load imposed anywhere on the floor should not cause over loading.
- 9) The strong room / vault room should be provided with light weight steel cupboards with all the restriction.
- 10) The maximum total load required from the defender door-inclusive of the main door, grill gate, frame, hinges, locking mechanism, fasteners, all fixtures and supporting vertical members (e.g. R.C.C. columns) should not exceed 1000 Kgs.
- 11) The clear width required for installation of the defender door shall be at least 168 cms and the clear height shall not be less than 232 cms.
- 12) The allottee has paid Rs. 6.00 Sq. ft. per month maintainance charges advance for one year to MIDC vide D.R. No.916557, dated 08/05/2008 amounting to Rs.5,70,200/-. If the rate is increase you shall pay the as per Corporations revised rates. Further then the maintenance charges will be paid on half yearly basis to MIDC or Society as the case may be. These maintenance charges will be revised every year with 10% escalation the 1st year later. If maintenance charges were not paid in time 14.5% per annum interest will be charged.



- 13) Any partition wall taller than 100 cm (e.g. in the refinery unit) shall be directly placed on beam and shall be made of SIPOREX. Further, the load in vicinity of such places shall be reduced appropriately such that maximum total distributed load, inclusive of weight of such partition walls, false ceilings, utilities, apparatus, equipments working persons imposed on a typical 2.52 m X 2.52 m slab area does not exceed 3000 Kgs.
- 14) The floor finish shall not exceed 75 kg / m² in any floor area, other than the area surrounding and encompassing, as well as the refinery unit, where floor finish shall not be provided.
- 15) It would be prudent not to place a partition wall taller than 100 cm in the link block supported on the truss. Further, strong room refinery unit as well as any vibrating equipment should not be placed. The over all general up keep and maintenance of the building will be looked after by allottee's Society. The Co-Operate Society will be formed immediately after 70% units taken over the possession. Every allottee has to register his name with this society and have to pay maintenance charges for maintaining infrastructure of the building. These maintenance charges will be decided and revised by the Society every year.
- 16) The unit holders will have to enter into tripartite agreement between unit holder, MIDC and Society of Multistoried Buildings members and this society shall take sole responsibility on behalf of individual members for maintaining and monitoring structural safety of Multistoried Buildings.
- 17) All the plans, location of vault will have to be got approved from MIDC.
- 18) You have to obtain the LOP / LOA from the Seepz Authority and produce the same to this office alongwith balance payment.
- 19) The applicant Company / Unit / Person / Firm shall not change the name of the Company / Change of implementing agency and or transfer the gala / unit to others for a minimum period of 3 years from the date taking over the possession of gala / unit.
- 20) The applicant should file application in the prescribed format given in Appendix-14-I A of current Hand book of procedure in Development Commissioner, Seepz(SEZ) office, at Marol for their approval.
- 21) The allottee has to pay water charges, A. C. Charges, Property Taxes, Service Tax etc. from the date of taking over possession to MIDC of the Society as the case may be.
- 22) If the payment mentioned under above No. 1 to 4 is not received within the stipulated dates as mentioned, the interest at the rate of Rs. 14.5% per annum will be charged on the delayed period till the actual date of payment.
- 23) In addition to above, every A. C. unit holder has to pay common electricity bills towards A. C. for common areas as well as his allotted built up area individually. A. C. unit holders shall deposit Rs.1,00,000/- per gala as initial contribution towards A. C. energy charges alongwith final payment.

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24)

The allottee will take possession of unit and the implement the project within one year from the date of possession.

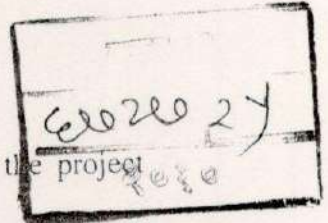
On acceptance of aforesaid terms and conditions, Seepz Authority shall execute a Sub-Lease in your favour for a term of 95 years.

MIDC reserve the right to cancel this allotment and take over the possession of the unit in the event of any breach of terms and conditions as stipulated above by you.

The allottee will have to fill up the application for formation of Society / Apartment of owners Association at the time of execution of sub-lease.

MANAGER (LAND),
MIDC, MUMBAI-93.

To,
M/s. Charisma Jewellery Pvt. Ltd.,
12, Matruchhaya CHS Ltd.,
Gulmohar Cross Road No.6,
VPD Scheme, Juhu,
MUMBAI - 400 049.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Maharashtra Undertaking)



॥ उद्यमात् सकलसमृद्धिः ॥

MIDC

POSSESSION RECEIPT

Date : 06 /06/2008

Name of allottee : M/s Charisma Jewellery Pvt. Ltd.,
12, Matruchhaya CHS Ltd, Gulmohar,
Cross Road No.6, JVPD Scheme,
Juhu, Mumbai-400049

Unit : Unit No. 004 (Non AC unit)

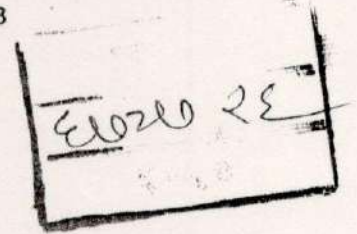
Building : Multistoried Building in SEEPZ-SEZ..

Location : Between SDF-I & SDF-II, SEEPZ-SEZ,
Andheri (E), Mumbai-96.

Saleable Built up Area : 736 Sq. m.

Date of handing over possession : 06/06/2008

Reference : Manager (Land), MIDC's letter No.
MIDC/SEEPZ/M.B./Unit No 004/472/2008 dated
04/06/2008



With reference to above letter of Manager (Land), MIDC, Mumbai, the possession of unit Nos.004 (Non AC unit) in Multistoried Building is handed over on 06/06/2008 with following conditions.

- 1) M/s Charisma Jewellery Pvt. Ltd., company has paid all the due payments as informed by Manager(Land), I. T. Parks, vide letter No. MIDC/SEEPZ/M.B./Unit No 004/472/2008 dated 04/06/2008
- 2) For any type of interior work in the Unit, approval for design and drawing shall be accorded from the MIDC, SEEPZ, Sub Division.
- 3) Any modification / alternation to the Unit shall be got approved from MIDC authority before taking of work in hand.
- 4) No damage / puncture to the RCC structure shall be done
- 5) No masonry work is allowed in the floor slab of unit.
- 6) The 100% leak proof water proofing treatment shall be provided to toilet block. If after providing waterproofing, there are any complaints from other allottees you have to repair & waterproof the structure at your risk & cost.
- 7) Breaking of existing plaster will not be allowed for application POP during interior work. However, you may apply bonding adhesive over existing plaster. Due to breaking of existing plaster, leakage if any, will be totally on yours account. Please note.
- 8) Allottee shall provide required capacity of effluent treatment plant as per MPCB norms before discharging treated industrial effluent into the sewage system.

For Charisma Jewellery Private Limited

Director



HEAD OFFICE: "Udyog Sarthi", Mahakali Caves Road, Andheri (E), Mumbai - 400 093. Tel.: 2687 0027/52/54/73 Fax : (022) 2687 158
FORT BRANCH: Orient House, 5th Floor, Adi Marjaban Street, Billard Estate, Fort, Mumbai-38. Tel.: 2261 6547 Fax : (022) 2261 654

9) Structural Engineer / Architect appointed by the allottee shall submit the structural stability certificate for entire interior work stating that live load shall not exceed 500 Kg/ M2.

10) Expansion joints in the units shall be maintained properly.

11) I have inspected the premises of unit.

12) MIDC Office or society shall be permitted to inspect the premises of unit.

13) Location plan is enclosed herewith.

14) Possession is limited to saleable built up area of 736.00 Sq. m. for unit No.004 excluding common open terrace connected to unit.

15) The open terrace adjacent to your unit No.004 shall be non functioning areas.

16) The open terrace shall be kept open to sky for life time of building.

17) Yourself are not allowed and permitted to use the open terrace area for any use mainly such as production activity, canteen or any other.

18) The open terrace shall not be closed and covered in any case.

19) The Cables & Power supply for AHU's shall be provided by the unit holder

20) The unit holder shall obtain NOC from Fire Department of MIDC

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The following equipments & items are provided in the unit

Sr. No.	Item Description	Qty.
1.	Main glass door in good condition.	1 Nos.
2.	Fire escape door in good condition.	1 Nos.
3.	Ducts duly painted in good condition.	2 Nos.
4.	Toilet block with the following services.	
	i) Louvered windows in good condition.	3 Nos.
	ii) Flush doors with lock and key in good condition.	1 Nos.
	iii) Glazed window in good condition.	1 Nos.
5.	Flush doors with lock and key in good condition.	
	i) To electrical room.	1 Nos.
	ii) To AC outdoor unit.	1 Nos.
	iii) To scrubber duct.	1 Nos.
	iv) To toilet	1 Nos.
7	All civil works in good condition duly white washed.	Job

Handwritten signature



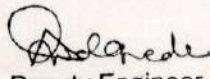
For Charisma Jewellery Private Limited

Director

I / We Bharat P. Bhadviya, Director, M/s Charisma Jewellery Pvt. Ltd., company's representative has taken over the possession of the Unit No 004 (Non AC Unit) in the multistoried building satisfactory on above conditions.

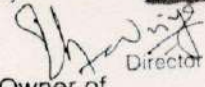
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For Charisma Jewellery Private Limited.


Deputy Engineer
MIDC, I.T. Dn.
Mumbai-93.



Assistant Engineer
MIDC, I.T. Dn.
Mumbai-93.




Representative /Owner of
Company




प्राप्त लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGGPB3364G

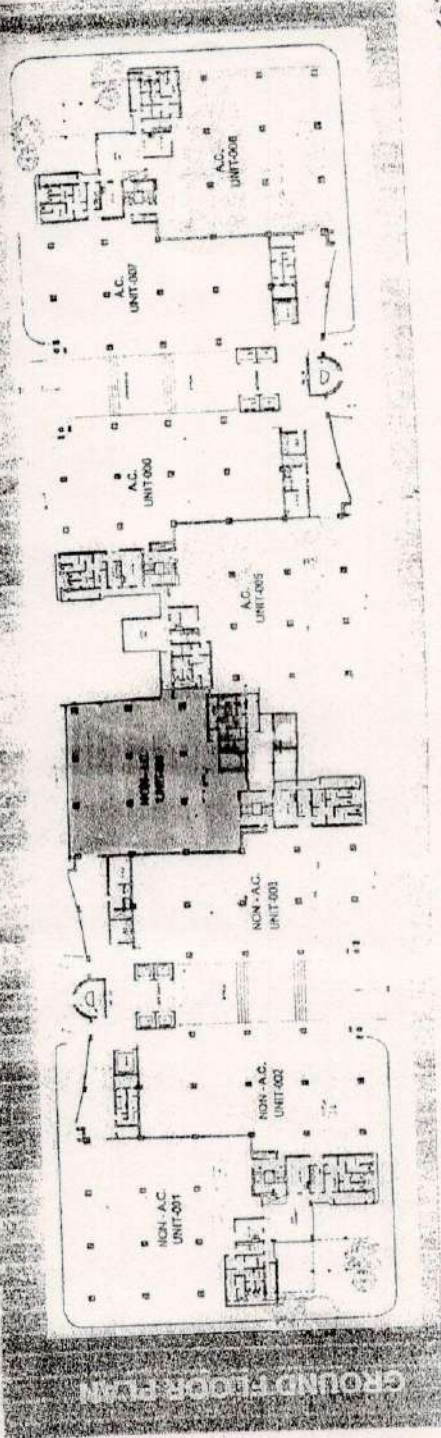
 नाम /NAME
BHARAT POONAMCHAND
BHADVIYA

पिता का नाम /FATHER'S NAME
POONAMCHAND HEERALAL
BHADVIYA

जन्म तिथि /DATE OF BIRTH
14-11-1955

हस्ताक्षर /SIGNATURE


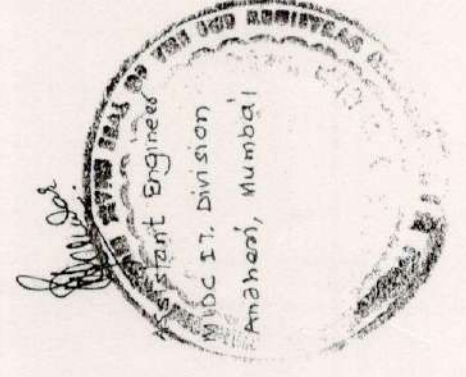
आयकर अधिकारी (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)



LOCATION PLAN OF UNIT NO 004 IN MULTISTORIED BUILDING IN SEEPZ - SEZ, ANDHERI (E)

For Charisma Jewellery Private Limited
[Signature]
 Director

Taken Over by.



Handed Over by

[Signature]
 Depute Engineer
 MIDC I.T. DIVISION
 Andheri, Mumbai

[Handwritten signature]

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



॥ जगन्माला सर्वकल संसृष्टिः ॥
MIDC

No.DE(II)/MIDC/ 224 /of2009
Office of the Executive Engineer (IT Dn.),
MIDC, Andheri (E), Mumbai-400 093
Date :- 27/2/2009

2020 30

To,
Exec.
MIDC
Andh.
To,
M/s. Charisma Jewellery Pvt. Ltd.
12, Matruchaya, CHS Ltd,
Gulmohar Cross Rd. No.6,
JVPD Scheme, Juhu,
Mumbai-400 049.

Sub : Occupation Certificate & Building
Completion Certificate of Multistoried Building
at SEEPZ-SEZ.



Dear Sir,

Please find enclosed herewith the Occupancy certificate
and Building Completion Certificate of the Multistoried Building at
SEEPZ-SEZ for favour of your information and office record please.

Thanking you,

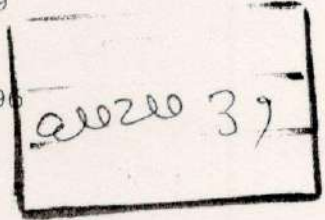
Yours faithfully,

Deputy Engineer (II),
MIDC, I.T. Dn. Mumbai-93.

C:\DE(II)\Letter for unit holders bldg. completion certificate.doc



NO./DE/SEEPZ/261 /2009
Office of the Deputy Engineer,
MIDC, SEEPZ Sub division
Andheri (E), Mumbai-400 093
Date :- 24.02.2009.



To,
Executive Engineer,
MIDC, IT Division,
Andheri (E), Mumbai-400 093

Subject:- Occupancy Certificate of Multistoried Building
between SDF-I and SDF-II in SEEPZ-SEZ Premises.

Ref.:- Letter No. DE(II) IT Dn/MIDC/159 /dt. 11/02/09

Sir,

This is to certify that the Basement Floor, First Floor to
Sixth Floor of Multistoried Building between SDF-I and SDF-II in
SEEPZ-SEZ Premises completed under supervision of MIDC
official and licensed Architect Mr. Madhav M. Ambekar
CA/81/6436 of ARK DESIGNS PVT. LTD. Dadar (W), Mumbai.
is permitted to be occupied the said building.



[Signature]
Deputy Engineer,
SPA, MIDC SEEPZ Sub Division,
Andheri (E), Mumbai.

DDG - DJMS
MID/PM(IT)/258
Date: 25.2.09

1. Copy submitted to the Executive Engineer, MIDC, Division -I ,
Thane for information please.
2. Copy to the Assistant Development Commissioner, (E), SEEPZ
for information and further needful.
3. Copy to ARK DESIGNS PVT. LTD. Dadar (W), Mumbai for
information.

DE (II) /
P-bead & putup
copy to all offices of building
as demanded. Conf
25/2/2009

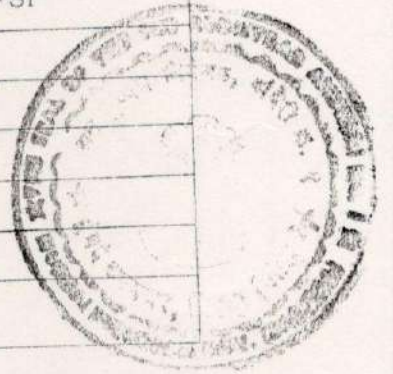
BUILDING COMPLETION CERTIFICATE

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This is to certify that the Construction work of Basement Floor, Ground Floor, First Floor to Sixth Floor of Multistoried Building between SDF-I and SDF-II in SEEPZ-SEZ Premises has been completed by Executive Engineer, MIDC IT Division, Andheri (E), Mumbai, in accordance with the as-built revised building plans approved vide this office letter No.DE/SEEPZ/206 dt 13/02/2009, through the licensed Architect Mr. Madhav M. Ambekar, CA/81/6436 of ARK DESIGNS PVT. LTD. Dadar (W), Mumbai.

The details of Building are as follows.

Sr. No.	Description	Built up Area. In Sqmt.	Remarks
1.	Basement Floor.	8663.83	Free of FSI
2.	Ground Floor	6347.78	
3.	First Floor	5688.50	
4.	Second & Third Floor	11422.14	
5.	Fourth & fifth Floor	10939.52	
6.	Sixth Floor	6002.08	
	Total Built up Area.	40400.02 Sqmt.	



Plot Area. F-I Plot = 4,21,105.00 Sqmt.
FSI available of F-I plot vide letter No. MIDC/CP/1037/ Dt. 02/08/04 of Chief Planner, MIDC = 4,22,211.59 Sqmt.
FSI available as per FSI-II = 3,81,811.57 Sqmt.

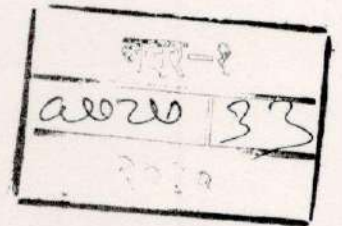


Handwritten Signature
Deputy Engineer,
SPA, MIDC SEEPZ Sub Division,
Andheri (E), Mumbai.

NO./DE/SEEPZ/261 /2009
Office of the Deputy Engineer,
MIDC, SEEPZ Sub division
Andheri (E), Mumbai-400 096
Date :- 24.02.2009.

Charisma

Jewellery Pvt. Ltd.



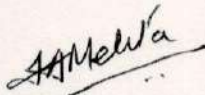
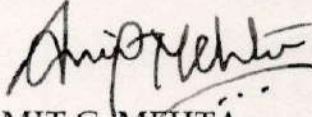
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF CHARISMA JEWELLERY PRIVATE LIMITED AT ITS METING HELD ON 7TH JUNE 2010 AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOLVED THAT the premises of the registered office of the Company i.e Unit No. 004, Multistoried Building, Between SDF - I & SDF - II, SEEPZ - SEZ, Andheri (East), Mumbai 400 096 be registered with the Sub-Registrar, Department of Registration & Stamps, Government of Maharashtra, Pune.

RESOLVED FURTHER THAT the any of the Directors of the Company be and are hereby severally authorised to sign, execute, present for registration, admit execution of any application, document, conveyance deed, declaration, undertaking, agreement, assignments, deeds and to make payment of consideration and obtain receipt thereof, and to represent the Company before the Registrar and the sub-registrar and / or any other authority in connection with the registration of the said property and, in general to do all such act, deeds, matters and things on behalf of the Company, as may be necessary and expedient, for giving effect to the above resolution."



CERTIFIED TRUE COPY
FOR CHARISMA JEWELLERY PRIVATE LIMITED



HEMANGINI A. MEHTA / AMIT G. MEHTA
DIRECTOR



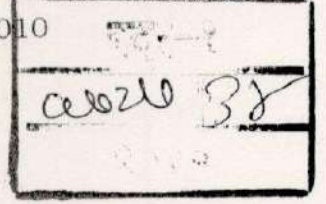
सत्यमेव जयते

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण
सीपज़ सेवा-केन्द्र भवन, सीपज़-विआक्षे
अंधेरी (पूर्व), मुंबई - 400 096.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ,
ANDHERI (E), MUMBAI - 400 096.

No. SEEPZ-SEZ/EMS/Sub-Lease/CJPL/128/08-09/

5754 June 8, 2010



M/s. Charisma Jewellery Pvt. Ltd.,
Unit no. 004, Multistoried Bldg.,
SEEPZ SEZ.

Sub: Execution of sub-lease agreement in respect of Unit no. 004,
Multistoried Bldg., SEEPZ Special Economic Zone.

Sir,

The Sub-Lease Agreement in respect of the premises indicated above in SEEPZ SEZ has been executed on **31.05.10** and the original and duplicate copies of the agreement are sent herewith.

The Sub-Lease Agreement has to be presented to the Sub-Registrar, Mumbai for the purpose of registration within a specific time limit prescribed by law (viz. within 4 months from the date of execution of documents). You are, therefore, requested to arrange to lodge both copies of the agreement for registration making (i) duplicate returnable to you and (ii) original to the Development Commissioner, SEEPZ SEZ.



It is also requested that you should intimate to us the serial number and date on which the documents would be lodged for registration.

The Dy. Development Commissioner, SEEPZ SEZ is a Class I officer in the Central Government and as such, he is exempted from appearing before the Registrar for purpose of registration of the Sub-Lease Agreement.

Yours faithfully,

(Mrs. M.J. Kulkarni)
Manger (Estate),
SEEPZ-SEZ Authority

Encl: a.a.

अध्यक्ष Chairperson 28290856

सचिव Secretary 28294500

प्रबंधक (संपदा) Manager (Estate) 28292464

इंपोबीएक्स नं. 28290143 / 28292144.

ई-मेल E-mail: dc@seepz.com,

फ़क्स : 28291385

EPBX No. 28290046 / 28292147,

वेबसाईट Website: www.seepz.com

Fax : 28291754

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण के बढ़ते कदम - राजभाषा के संग

Witnesses

बदर-१
६/०२-२०/३५
२०२०



आयकर विभाग
INCOME TAX DEPARTMENT
KALPESH DAGDU GOLE



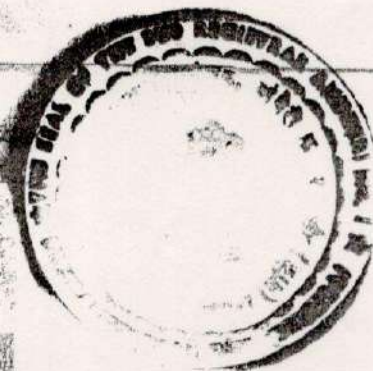
भारत सरकार
GOVT OF INDIA

DAGDU HARI GOLE

23/07/1985

Passbook Account Number
KYPG1980K

Signature





15/06/2010

दुय्यम निबंधकः

3:40:26 pm

अंधेरी 1 (बांद्रा)

दस्त गोषवारा भाग-1

बदर1

दस्त क्र 6727/2010

दस्त क्रमांक : 6727/2010

दस्ताचा प्रकार : भाडेपट्टा

नु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. करीष्मा ज्वेलरी प्रा लि तर्फे संचालक अमित अरुण मेहता पत्ता: घर/फ्लॅट नं: युनिट क्र. 004, तळ मजला, बहुमजली इमारत (मल्टीस्टोरीड विल्डींग), प्लॉट क्र. एसडीएफ-1 व एसडीएफ-2, सिद्ध सेझ, अ	लिहून घेणार वय 42 सही		
2	नाव: (भारताचे राष्ट्रपती तर्फे पी. एस. रामन (डेप्युटी डेव्हलपमेंट कमिश्नर) सिद्ध सेझ - (यांना नोंदणी अधिनियम 1908 चे कलम 88 अन्वये नोंदणीस हजर राहण्यास माफी आहे) - - पत्ता: घर/फ्लॅट नं: - गल	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही
3	नाव: (भारताचे राष्ट्रपती तर्फे एम. जे. कुलकर्णी (डेव्हलपमेंट कमिश्नर) सिद्ध सेझ - (यांना नोंदणी अधिनियम 1908 चे कलम 88 अन्वये नोंदणीस हजर राहण्यास माफी आहे) - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्त	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही



बदर-1
462/36
2010

दस्तऐवज करून देणार तथाकथित [भाडेपट्टा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (6727/2010)

दस्त क्र. [वदर1-6727-2010] चा गोषवारा
बाजार मुल्य :34668000 मोबदला 34665600 भरलेले मुद्रांक शुल्क : 1733400

पावती क्र.:6761 दिनांक:15/06/2010
पावतीचे वर्णन
नाव: मे. करीष्मा ज्वेलरी प्रा लि तर्फे संचालक
अमित अरुण मेहता - -

दस्त हजर केल्याचा दिनांक :15/06/2010 03:33 PM
निष्पादनाचा दिनांक : 31/05/2010

दस्त हजर करणा-याची सही :

30000 :नोंदणी फी
720 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30720: एकूण

दस्ताचा प्रकार :36) भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 15/06/2010 03:33 PM
शिक्का क्र. 2 ची वेळ : (फी) 15/06/2010 03:38 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 15/06/2010 03:40 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 15/06/2010 03:40 PM

दस्त नोंद केल्याचा दिनांक : 15/06/2010 03:40 PM

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तपेवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) जितेंद्र पटेल - - ,घर/फ्लॅट नं: 3/ए, सुमंगल अपार्टमेंट, विलेपार्ले (प) मुं - 56

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) कल्पेश गोळे - - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

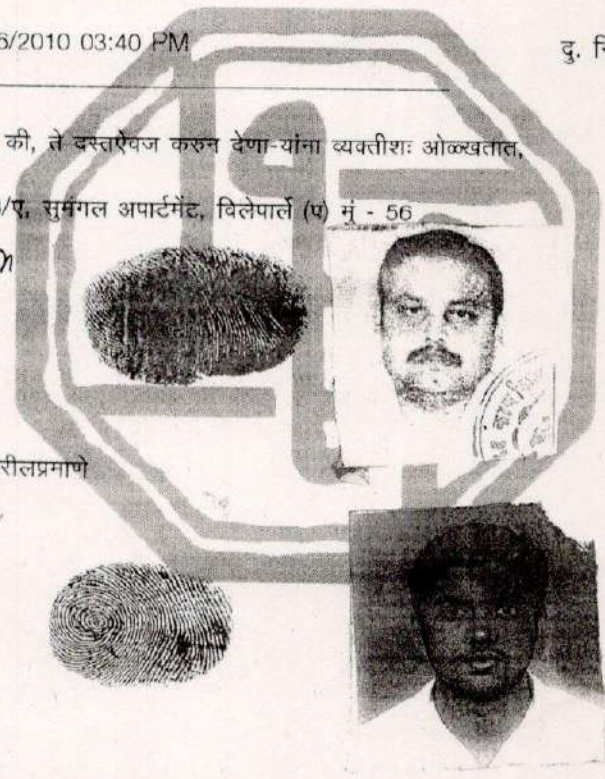
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



Patel

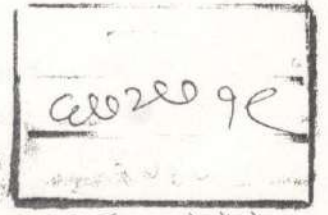
वदर-१
६७२७/२०
२०१०

दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)

प्रमाणित करणेत येणे कि. या
दस्तामध्ये प्रमाणित पाने आहेत.
वदर-१/६७२७/२०१०
पुस्तक क्रमांक ३
मोबदला. ३४६६९०
दिनांक:

सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा.





- (xii) आप विशेष आर्थिक क्षेत्र अधिनियम, 2005 और नियम तथा उनके अन्तर्गत निर्मित आदेशों के प्रावधानों का पालन करेंगे।
- (xiii) विशेष आर्थिक क्षेत्र अधिनियम 2005 और नियम और उनके अन्तर्गत निर्मित आदेशों के प्रावधानों के अनुसार आप चाहे तो स्वीकृति को नवीकृत करवा लें या समाप्त करवा लें।
- (xiv) यह स्वीकृति पत्र जारी होने की तिथि से पैंतालिस दिन के भीतर आप उपरोक्त शर्तों एवं निबंधनों के प्रति अपनी स्वीकृति की पुष्टि सूचना विकास आयुक्त को देंगे।
- (xv) यदि आप ऊपर निर्धारित शर्तों को पालन करने में असफल रहते हैं तो विशेष आर्थिक क्षेत्र अधिनियम 2005 और नियमों और उनके अन्तर्गत निर्मित आदेशों के प्रावधानों के अनुसार यह स्वीकृति पत्र रद्द कर दिया जाएगा।
- (xvi) स्वीकृति पत्र की शर्तों एवं निबंधनों में संशोधन परिवर्तनों या इसकी वैधता के विस्तार के लिए समस्त भावी पत्राचार विकास आयुक्त को ही संबोधित किया जाएगा।



नोट : इस पत्र के अतर्वस्तु के निवर्चन व्याख्या के लिए मैं अंग्रेजी अनुवाद अभिभावी होगा।

प्रतिलिपि -

उपआयुक्त (सीमा शुल्क), सीपिज विशेष आर्थिक क्षेत्र
 प्रबंधक (भूमि), एमआयडीसी, उद्योग सारथी, महाकाली गुफा रोड, अंधेरी (पू), मुंबई - 400093
 उप अभियंता, एमआयडीसी, सीपिज उप मण्डल, सीपिज सेज
 संपदा प्रबंधन अनुभाग, सीपिज सेज
 सुरक्षा अनुभाग, सीपिज सेज

21/21/21/21
 29/4/08

विकास आयुक्त
 सीपिज वि.आ.क्षेत्र

2020
2020

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- (xii) You shall abide by the provisions of Special Economic Zones Act, 2005 and the rules and orders made there-under.
- (xiii) You have the option to renew the approval or exit in terms of the provisions of the Special Economic Zones Act, 2005 and the rules and orders made there under.
- (xiv) You shall confirm acceptance of the above terms and condition to the Development Commissioner within forty-five days of issue of this Letter of Approval.
- (xv) If you fail to comply with the conditions stipulated above, this Letter of Approval shall be cancelled as per the provisions of the Special Economic Zones Act, 2005 and the rules and orders made there-under.
- (xvi) All future correspondence including for amendments / changes in terms and conditions of the Letter of Approval or for extension of its validity shall be addressed to the Development Commissioner.



Yours faithfully,

|
(Neera Saggi)
Development Commissioner
SEEPZ-SEZ

Note - In case of interpretation of contents of this letter the English version shall prevail.

Copy to:

1. The Dy. Commissioner of Customs, SEEPZ SEZ
2. Manager (Land), MIDC, Udyog Sarthi, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai - 400093.
3. The Dy. Engineer, MIDC, SEEPZ Sub-Divn., SEEPZ SEZ
4. Estate Section, SEEPZSEZ
5. Security Section, SEEPZ SEZ

N. Saggi 29/4/20
Development Commissioner
SEEPZ-SEZ

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यह स्वीकृति निम्नलिखित शर्तों एवं निबंधनों के अधीन है :

- (i) आप, विशेष आर्थिक क्षेत्र अधिनियम 2005 के प्रावधानों, उनके अन्तर्गत निर्मित नियमों के अनुसार उत्पादन / सेवा गतिविधियां आरंभ होने की तिथि से पांच वर्ष की अवधि के लिए उत्पादित सामान / आयातीत सामान / व्यापार के लिए खरीदा गया सामान और की मदों सहित सेवाओं का निर्यात करेंगे। इस प्रयोजन के लिए आप, जैसा कि विशेष आर्थिक क्षेत्र नियम 2006 में दिया गया है, बंधपत्र-सह-विधिक वचन-पत्र निष्पादित करेंगे।
- (ii) आप, प्रदूषण नियंत्रण प्राधिकारियों द्वारा सुनिश्चित किए जाने के अनुसार प्रदूषण नियंत्रण आवश्यकताएं पूरी करेंगे।
- (iii) यह नोट किया जाता है की आपने मूल्य US\$ 5,25,00,000.00 (यू एस डालर पाँच करोड़ पच्चीस लाख मात्र) की निर्यात आवर्त (Turnover) तथा मूल्य US\$ 1,53,65,000.00 (यू एस डालर एक करोड़ त्रिपन लाख पैसठ हजार मात्र) की शुद्ध विदेशी मुद्रा अर्जन (एनएफई) अनुमानित की है।
- (iv) आप विशेष आर्थिक क्षेत्र में एक यूनिट के रूप में उत्पादन आरंभ करने की तिथि से प्रचालन अवधि में, विशेष आर्थिक क्षेत्र नियम 2006 में निर्धारण के अनुसार सकारात्मक शुद्ध विदेशी मुद्रा (एनएफई) अर्जित करेंगे। ऐसा न कर पाने पर, विदेश व्यापार (विकास और विनियमन) अधिनियम, 1992 के अन्तर्गत आपके विरुद्ध दण्डात्मक कार्रवाई की जा सकती है।
- (v) यह नोट किया जाता है की आपको रु. 313.00 लाख मूल्य की आयातीत मशीन माल की आवश्यकता है।
- (vi) इस स्वीकृति के अन्तर्गत अपने प्राधिकृत प्रचालनों के लिए, निर्यात एवं आयात मदों के आईटीसी (एचएस) वर्गीकरण के अन्तर्गत प्रतिबंधित मदों के अलावा, सभी आवश्यक मदे आयात कर सकेंगे या घरेलू प्रशुल्क क्षेत्र (डीटीए) से खरीद सकेंगे।
- (vii) विशेष आर्थिक क्षेत्र अधिनियम 2005 और नियम और उनके अन्तर्गत निर्मित आदेशों के प्रावधानों के अनुसार आप घरेलू प्रशुल्क क्षेत्र में सामान की आपूर्ति कर सकते हैं या बेच सकते हैं या सेवाएं प्रदान कर सकते हैं।
- (viii) यह स्वीकृति पत्र इसके जारी होने की तिथि से एक वर्ष की अवधि के लिए वैध है। आप एक वर्ष की अवधि के भीतर या विस्तारित अवधि के भीतर अपना प्रकल्प कार्यान्वित कर देंगे और उत्पादन आरंभ कर देंगे।
- (ix) उत्पादन आरंभ करने की तिथि विकास आयुक्त को सूचित की जाएगी।
- (x) यह स्वीकृति पत्र उत्पादन आरंभ होने की तिथि से पांच वर्ष की अवधि के लिए वैध होगा।
- (xi) यह स्वीकृति आपके द्वारा अपने प्रकल्प प्रस्ताव / आवेदन में प्रदत्त विवरण पर आधारित है।

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This approval is subject to following terms and conditions:

- (i) You shall export the goods manufactured as per provisions of the Special Economic Zones Act, 2005 and Rules made there-under for a period of five years from the date of commencement of production activities. For this purpose, you shall execute the Bond-cum-Legal Undertaking as prescribed under the Special Economic Zone Rules, 2006.
- (ii) You shall fulfill the pollution control requirements, as may be prescribed by the Pollution Control authorities.
- (iii) It is noted that you have projected export turnover of US \$ 5,25,00,000.00 (US Dollars Five Crores Twenty Five Lakhs only) and NFE of US \$ 1,53,65,000.00 (US Dollar One Crore Fifty Three Lakhs Sixty Five Thousand only).
- (iv) You shall achieve positive Net Foreign Exchange (NFE) as prescribed in the Special Economic Zone Rules, 2006 for the period you operate as a Unit in the Special Economic Zone from the commencement of production, failing which you shall be liable for penal action under the Foreign Trade (Development and Regulation) Act, 1992.
- (v) It is noted that you require imported capital goods valued at Rs. 313.00 Lakhs for the proposed project.
- (vi) You may import or procure from the Domestic Tariff Area all the items required for your authorized operations under this approval, except those prohibited under the ITC (HS) Classifications of Export and Import items.
- (vii) You may supply/sell goods or services in the Domestic Tariff Area in terms of the provisions of the Special Economic Zones Act 2005 and rules and orders made there-under.
- (viii) This Letter of Approval is valid for a period of one year from its date of issue. You shall implement the project and commence production within one year period or within such period as may be extended.
- (ix) Date of commencement of production shall be intimated to the Development Commissioner, SEEPZ SEZ.
- (x) This Letter of Approval shall be valid for a period of five years from the date of commencement of production.
- (xi) The approval is based on the details furnished by you in your proposal.

R



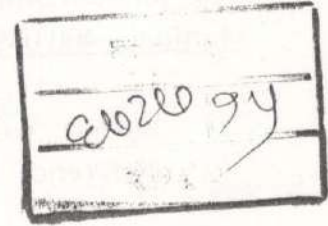
भारत सरकार
विकास आयुक्त का कार्यालय
सीपज़ विशेष आर्थिक क्षेत्र
वाणिज्य और उद्योग मंत्रालय
अंधेरी (पूर्व), मुंबई - 400 096.

GOVERNMENT OF INDIA
Office of the Development Commissioner
SEEPZ SPECIAL ECONOMIC ZONE
Ministry of Commerce & Industry
Andheri (East), Mumbai - 400 096.

सं. सीपज़ सेज/आए(1)/एपीएल/जी जे - 02/2008-09/ 3354

29 APR 2008

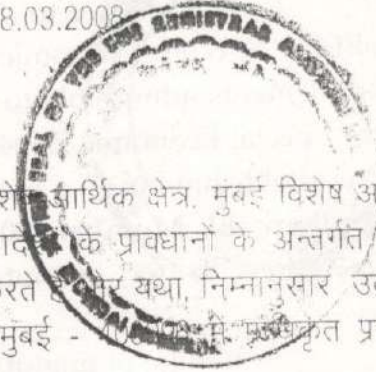
मे. करिश्मा ज्वेलरी प्रा. लि.
ए-21, नंदधाम इंडस्ट्रियल इस्टेट,
मरोल मरोशी रोड,
जलाराम स्टोअर्स के सामने, अंधेरी (पू)
मुंबई - 400059.



विषय :- विशेष आर्थिक क्षेत्र में एक यूनिट संस्थापित करने हेतु आपका प्रस्ताव।
संदर्भ :- आपका आवेदन सं. --, दिनांक : 28.03.2008

महोदय,

रूपर वर्णित आवेदन के संदर्भ से, विकास आयुक्त सीपज़ विशेष आर्थिक क्षेत्र, मुंबई विशेष आर्थिक क्षेत्र अधिनियम 2005 और उनके अन्तर्गत बनाए गए नियमों एवं आदेशों के प्रावधानों के अन्तर्गत विशेष आर्थिक क्षेत्र में आपको को ग्राह्य सभी सुविधाएँ और अधिकार प्रदान करते हैं और यथा, निम्नानुसार उत्पादन करने हेतु गाला मल्टी-स्टोरिड बिल्डींग, सीपज़ सेज, अंधेरी (पू), मुंबई - 400059 में स्वीकृत प्रचालन अधिग्रहित करने की स्वीकृति प्रदान करते हैं :-



उत्पादन की मदे	वार्षिक क्षमता
स्टडेड अँड प्लेन गोल्ड, प्लँटिनम, पॅलाडियम ज्वेलरी	3,50,000 नग (तीन लाख पचास हजार नग)
स्टडेड अँड प्लेन सिल्वर ज्वेलरी अँड स्टेनलेस स्टील ज्वेलरी स्टडेड विथ डायमंडस् अँड प्रेशियस स्टोन्स	3,00,000 (तीन लाख नग)

12

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टेलिफोन : 28290143 / 28292144
Telephone 28290046 / 28292147

E-mail : dc@seepz.com
Website : www.seepz.com

फॅक्स : 28291385 / 28291754
Fax : 28291385 / 28291754

सीपज़ विशेष आर्थिक क्षेत्र के बढ़ते कदम - राजभाषा के संग

El26 95

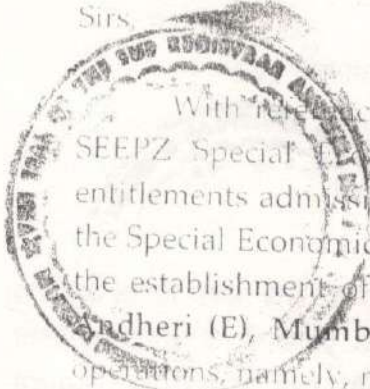
No. SEEPZ SEZ/1A(I)/APL/GJ-02/2008-09/

29 APR 2008

M/s. Charisma Jewellery Pvt. Ltd.
A-21, Nand Dham Industrial Estate,
Marol Maroshi Road,
Opp. Jalaram Stores, Andheri (E),
Mumbai - 400 059.

Subject: Your proposal for setting up a unit in SEEPZ Special Economic Zone.
Reference: Your application dated 28.03.2008

Sirs,



With reference to, the above mentioned application, Development Commissioner SEEPZ Special Economic Zone is pleased to extend to you all the facilities and entitlements admissible to a unit in a Special Economic Zone subject to the provisions of the Special Economic Zones Act, 2005 and the rules and orders made there-under and for the establishment of a manufacturing unit in the **Multi-storied Building, SEEPZ SEZ Andheri (E), Mumbai- 400096** in the State of Maharashtra for undertaking authorized operations, namely, manufacturing activities as under:-

Item(s) of manufacture	Unit	Annual Capacity
Studded & Plain Gold, Platinum, Palladium Jewellery	Pcs	3,50,000 (Three Lakhs Fitty Thousand only)
Studded & Plain Silver Jewellery and Stainless Steel Jewellery studded with Diamonds and Precious Stones	Pcs	3,00,000 (Three Lakhs only)