

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking)

☎ 2525215 Fax 2521732  
E-mail : ronagpur@midcindia.org

No./MIDC/ROn/Mul/B-6,7&8/Part/5487/2010  
Dated :- 12/11/2010

✓ To,  
M/S. RAJURI STEEL & ALLOYS PRIVATE LIMITED,  
Plot No. 4, Sambhaji Nagar,  
Near Hawaldar Hospital,  
Jalna-431203.

Sub :- **Mul Growth Centre, Dist. Chandrapur.**  
Execution of Agreement to Lease  
Plot No. B-6, B-7 & B-8/Part  
(admeasuring 1,00,000.00 Sqr Mtrs.)

Ref :- Your letter dated 09/11/2010

Sir,

The Agreement to lease in respect of Plot No. B-6, B-7 & B-8/Part in Mul Growth Centre has been executed on the 11<sup>th</sup> day of November - 2010. The Agreement to lease has to presented to Sub-Registrar of Assurance at Mul for the purpose of registration within a specific time limit prescribed by law (Viz. within 1 month from the date execution of the documents) We would request you to arrange to lodge both the copies of the agreement to lease for registration making the original returnable to you and the duplicate to the MIDC at above given address for further necessary action. We would also request you kindly to supply us the Photostat copy of the proof of registration bearing the serial numbers and the date on which documents would be lodged for registration, so as to enable to this office to process your case for the deed of confirmation.

Government in the Revenue and Forest Department by it's Notification No. RGN/2001/328/CR/83/M-1 dated 14.08.2002 has exempted the Area Manager of the Corporation for appearing before the registrar for the purpose of registration of the Agreement to lease and such other incidental documents. You may also bring this fact to the notice of the Sub Registrar at the time of presenting the documents for registration.

Thanking you,

Encl: Original copy of  
Agreement to Lease

Yours faithfully



*[Signature]*  
Area Manager  
M.I.D.C. Nagpur

सह जिल्हा निबंधक वर्ग-१ (निम्न श्रेणी) व  
मुद्रांक जिल्हाधिकारी, चंद्रपूर

नविन प्रशासकिय इमारत, पहिला माळा, हॉल क्रं. ४, चंद्रपूर (पि. नं.-४४२४०१)  
दुरध्वनी क्र. ०७१७२-२५४३६०

अभिनिर्णय प्रकरण क्रमांक ५४/२०१०-२०११

कार्या-९/अभिनिर्णय/२५७/२०१०  
दिनांक ८/११/२०१०

अभिनिर्णय

विषय :- मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३१ खाली दस्त अभिनिर्णय करणेबाबत.

संदर्भ :- आपला दस्त अभिनिर्णय बाबत प्राप्त अर्ज दिनांक ८/११/२०१०



आदेश:-

आपण विषयांकित अर्जासोबत दाखल केलेला भाडेपत्राचा करारनाम्याचा दस्त व त्यासोबत दाखल केलेले पुरक कागदपत्रे याचे आधारे या प्रकरणांत खालीलप्रमाणे अभिनिर्णय कळविण्यांत येत आहे.

अभिनिर्णया करिता या कार्यालयाकडे दाखल केलेले कागदपत्रे व पुरावे तसेच दस्ताचा प्रारूप हा भाडेपत्राचा करारनाम्याचा दस्तऐवज असून उक्त दस्तऐवज हा मुंबई मुद्रांक अधिनियम १९५८ चे अनुसुची १ मधील अनुच्छेद क्रमांक ३६ (iv) यात मोडत असल्याने त्यांनी निश्चीत केलेल्या रक्कमेवर बाजारमुल्य एकुण किंमत रुपये ६८,७०,५००/- असून यास शासन निर्णय महसूल व वन विभाग अधिसूचना क्रं. मुद्रांक-२००७/प्र.क्रं.-१९६(३)/म-१, दिनांक १२/६/२००७ अन्वये नविन युनीट सुरु करण्याकरिता २००७ अंतर्गत नविन औद्योगिक युनिट सुरु करण्यासाठी मुद्रांक शुल्क माफी देय आहे.

ज्या कामासाठी माफी देण्यांत आली आहे. ती कामे सुरु करण्यांत कसुर करणारे नविन औद्योगिक युनिट २००७ याच्या कोणत्याही शर्तीचा भंग करणारे कोणतेही युनीट जणुकाही सुरवातीपासूनच माफी देण्यांत आली नसल्याप्रमाणे मुद्रांक शुल्क व दंड भरण्यांस पात्र ठरेल.

तथापी मुंबई मुद्रांक अधिनियम १९५८ मधील अनुसुची १ मधील अनुच्छेद ६ व अनुच्छेद ५ (ह) नुसार कमीत कमी रुपये १००/- चे मुद्रांक शुल्क देय आहे. हा अभिनिर्णय कलम ५३ (अ) मधील तरतुदीचे अधिन राहून देण्यांत येत आहे.

वर दिलेले अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम देय असल्याचा या आदेशाद्वारे अभिनिर्णय कळविण्यांत येत आहे किंवा या कार्यालयाकडून चलान द्वारे/फ्रँकिंग द्वारे शासन जमा करून चलान या कार्यालयाकडे प्रस्तुत दस्त निष्पादीत करून दाखल केल्यास अभिनिर्णयानुसार कलम ३२ खाली प्रमाणित करून दिला जाईल.



मुद्रांक जिल्हाधिकारी,  
चंद्रपूर

प्रति,  
मे.राजूरी स्टील्स अँड अलाईज प्रा. लि. तर्फे डायरेक्टर श्री संतोष मुंदडा,  
राह.प्लॉट नं ४ संभाजी नगर हवालदर हॉस्पिटल जवळ जालना,  
तह. व जिल्हा जालना

JOINT DISTRICT REGISTRAR  
& COLLECTOR OF STAMPS  
CHANDRAPUR, DIST:-CHANDRAPUR  
MAH/CCRA/41/YEAR - 2000

भारत 08924 SPECIAL महाराष्ट्र  
ADHESIVE 176515 NOV 08 2010  
R.0000100 PB 0121  
INDIA STAMP DUTY MAHARASHTRA



नांव मे. राजुरी स्टील्स & अलॉय प्रा. लिमी. लॅड संतोष  
किंमत रु. 900/- (अक्षरी शंभर  
शंभर)  
भारतीय स्टेट बँक शाखा जटपूर वेद,  
चंद्रपूर येथे चक्र. क्र. 39420216  
दि. 1/9/2010 द्याय भरणा केले आहे.

मुख्य अधिकारी  
चंद्रपूर



**AGREEMENT TO LEASE**  
(original)

AN AGREEMENT made at NAGPUR the 11<sup>th</sup>  
day of Nov - 2010 Two Thousand Ten BETWEEN  
THE MAHARASHTRA INDUSTRIAL DEVELOP-  
MENT CORPORATION, a Corporation constituted  
under the Maharashtra Industrial Development  
Act.1961 (Mah.- .III of 1962) and having Principal  
Office at 4, 4(A), 12<sup>th</sup> Floor, World Trade Centre  
Sankul-1, Cuff Pared, Kolaba, Mumbai-400 005,  
hereinafter called the 'Grantor' (which expression  
shall, unless the context does not so admit, include its  
successors and assigns) of the **One Part** AND:  
**M/S. RAJURI STEEL & ALLOYS PRIVATE LIMITED,**  
a company incorporated under the act 1956 (No. 1 of  
1956), vide Certificate No.  
**U28999MH2010PTC204100**, dated 12<sup>th</sup> day of June-  
2010-2011, issue by Registrar of Companies @  
**MUMBAI** and having its office at **Plot No. 4, Sambhaji  
Nagar, Near Hawaldar Hospital, Jalna-431203,**  
hereinafter called "the Licensee" (which expression  
shall unless the context does not so admit include their  
survivors or survivor and the heirs, executors,  
administrators and permitted assigns of such last heirs,  
executors, administrators and permitted assigns of  
such last survivor) of the **Other Part.:**

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Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

Director

**Recitals :**

WHEREAS, the Licensees have applied to the Grantor for the grant to them of a lease of the land and premises hereinafter described, which the Grantor has agreed to grant to them upon certain terms and conditions.

AND WHEREAS, the unit is registered as **Large Scale** unit with Government of India Ministry of Commerce & Industry Secretarial for Industrial assistance vide **No. 2901/SIA/IMO/2010**, dated **30<sup>th</sup> day of August-2010** to start an New Unit for manufacturing of **Sponge Iron, TMT Bars, M.S. Billets**. It is a new **Large Scale** Unit and exempted from Stamp duty under Bombay Stamp Act. 1958 as per the Government Resolution, Revenue and Forest Department order No./Stamp-2007/P.N.196 (1)/M-1/ dated 12/06/2007, vide Certificate /letter No. **B-22480**, dated **16/10/2010**.

AND WHEREAS, before signing this Agreement, the Licenses have paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Bombay (hereinafter called "the Chief Executive Officer"), the sum of **Rs. 32,25,000/- (Rs. Thirty Two Lakhs Twenty Five Thousand only)** being the amount of premium payable by the Licensee:

AND where as for the purpose of stamp duty recurring charges such as Government revenue / Grantors share of cesses and the owner's shares of Municipal / Village Panchayat rates of taxes which the Licensee has agreed to bear and pay under these present although by law recoverable from the Grantors has been estimated at **Rs. 32,250/-** approximately 1% per annum.

Grant of License

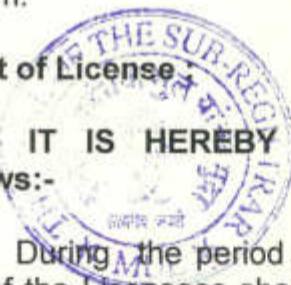
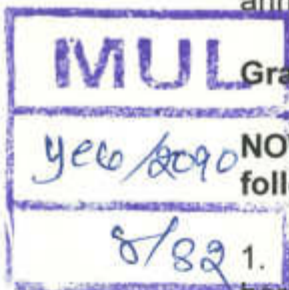
**NOW IT IS HEREBY MUTUALLY AGREED as follows:-**

1. During the period of **Five years** from the date hereof the Licensees shall have License and authority only to enter upon the place of land described in the First Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red - coloured boundary - line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is herein after referred to the Licensees shall be deemed to be bare Licensees only of the premises at the same rent and subject to the same terms as if the Lease had been actually executed.

*ms*  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

*[Signature]*  
**Director**



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**Not to demise :**

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised of any part thereof so as to give to the Licensee any legal interest therein until the lease hereby contemplated shall be executed and registered but the Licensee shall only have a License to enter upon the said land for the purpose of **Sponge Iron, TMT Bars, M.S. Billets**, performing this Agreement.

**Submission of plans for approval :**

3. The Licensees hereby agree to observe and perform the following stipulations that is to say :-

(a) That he / she will within **5 years** (Five years) from the date hereof submit to the Executive Engineer, Maharashtra Industrial Development Corporation, in – charge of the said industrial area (hereinafter called “the Executive Engineer” which expression shall include any other officer to whom the duties and functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned) for his no objection to the specifications, plans, elevations, sections and details of the factory building approved by the Local Authority / Planning Authority, hereby agreed by the Licensee to be erected on the said land and the Licensees shall at their own cost and as often as they may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the Executive Engineer and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the Executive Engineer and signed by him the Licensee shall sign and leave with him three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensees and the Executive Engineer.

**Fencing during construction :**

(b) The said plot of land shall be fenced in during construction by the Licensee at their expense in every respect.

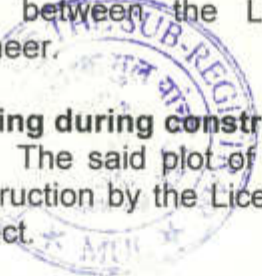
**No work to begin until plans are approved :**

(c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the land the subject of these presents nor until a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations and the said plans and elevations shall have been so approved as aforesaid and thereafter they shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

*ns*  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

*H. Dada*  
**Director**



**Time limit for commencement and completion of construction work :**

(d) That he / she shall **within a period of 5 years (Five years)** the date of Agreement/ Date of Possession whichever is earlier and within a period of five years from the said date at their own expense and in a substantial and workman like manner and with new and sound material and in compliance with all Municipal rules, bye – laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer and conformably to the building lines marked on the plan hereto annexed and the Building Regulations set out in the Second Schedule here underwritten , build and completely finish fit for occupation a building to be used as of **Sponge Iron, TMT Bars, M.S. Billets** with all requisite drains and other proper conveniences thereto .

**Planting of trees in the open space :**

(e) The Licensee shall at its own expenses within a period of one year from the date hereof plant trees in the open space on the periphery of the said land (one tree per 200 sq. meters. And one tree at a distance of 15 meters on the frontage of road or part thereof ) and shall maintain the trees so planted in good condition throughout the term hereby agreed to be created under these presents.

**Rates and Taxes :**

(f) That he / she will pay all rates, taxes, charges, claims and out goings chargeable against an owner of occupier in respect of the said land and any building erected thereon.

**Fees or Service Charges to be paid by the licensee:**

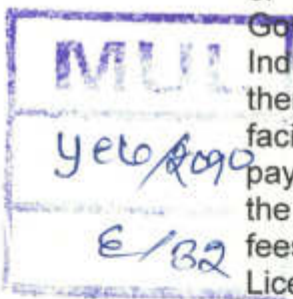
(g) That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act. 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of a notices in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land revenue together with interest thereon at **14.50 per cent** from the date of default in payment. The Licensee shall to pay the service charges of **Rs. 1,50,000/-** per annum approximately or as per the rules thereof.

(i) "All charges including rent, recurring fees, service charges due and payable by Licensee/Lessee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

  
**Director**



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(ii) "All payments due and payable by Licensee/Lessee to the Grantor/Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

**Indemnity :**

(h) That he/she will keep the Grantor indemnified against any act and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payment whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any local authority in respect of the said works or of anything done under the authority herein contained.

**Sanitation :**

(i) That he / she shall observe and conform to all rules, regulations and bye-laws of the local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine, accommodation and other sanitary arrangement for the laborers and workmen employed during the construction of the building on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Executive Engineer, and shall not, with-out the consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.

**To comply with the provisions of water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution Act, 1981 and the Environment (Protection) Act 1986 and amendments issued from time to time.**

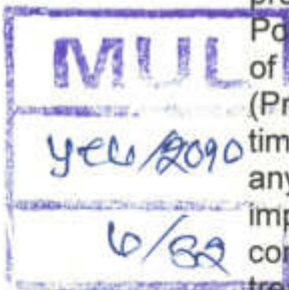
(J) i) The Licensee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act 1974 and The Air (Prevention and Control of Pollution) Act, 1981 and the Environment (Protection) Act 1986 and amendments issued from time to time and rules made there- under as also with any conditions which may from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or other wise howsoever and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non - compliance of any such provision or condition as aforesaid.

ii) The Licensee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria/Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director



**Excavation :**

(k) That he / she they will not make any excavation upon any part of the said land nor remove any stone, earth, or other materials there from except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

**Insurance :**

(l) That he / she will as soon as any building to be erected on the said land shall be roofed insure and keep insured the same in the joint names of the Grantor and the Licensee against damage by fire in an Insurance Company having an office in Bombay and to be approved by the Chief Executive Officer for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, the policy or policies of insurance and receipts for the payment of the last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building..

**Benefit of agreement not assignable :**

(m) That he/ she will not directly or indirectly transfer, assign sell, encumber or part with their interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

**Nuisance :**

(n) (i) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

(ii) That the Licensee shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid - effluvia, dust, smoke, gas, noise, vibrations or fire-hazards, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid- effluvia dust, smoke, gas or otherwise howsoever.

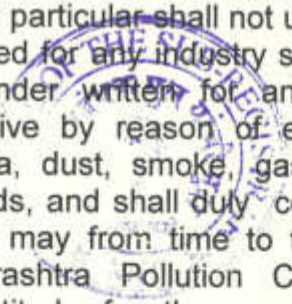
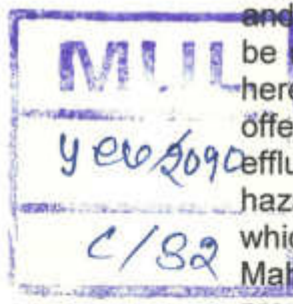
**Access Road :**

(o) That he / she shall at their own cost construct and maintain an access read leading from the Estate road to the said land in strict accordance with the specifications and details prescribed by the Executive Engineer.

  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director





**Preference in employment of Labour:**

(p) That in employing skilled and unskilled labour they shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said industrial area. "While employing the skilled and unskilled labour they shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipment's / machinery's used by the Licensee/Lessee and the general qualifications of the local labour"

**Power to terminate Agreement :**

4. Should the Executive Engineer not approve of the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time herein before stipulated the Chief Executive Officer may by notice in writing to the Licensee terminate this Agreement and if possession as a License has been given to the Licensees may re-enter upon the said plot of land and thereupon the plot shall be resumed to the Grantor.

**Power of Grantor :**

5. Until the factory building and works have been completed and certified as completed in accordance with clause 6 hereof the Grantor shall have the following rights and powers:

**To enter and inspect :**

(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and servants of the Grantor acting under the directions of them at all reasonable times to enter upon the said premises to view the state and progress of the work and for all other reasonable purpose.

**To Resume land :**

(b) ( i ) In case the Licensee shall fail to complete the said factory building within the time aforesaid and in accordance with the stipulations herein before contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as herein above provided or shall fail to observe any of the stipulation on their part herein contained, right and power to re-enter through the Chief Executive Officer , upon and resume possession of the said land and everything thereon, and thereupon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee.

M.I.D.C.  
yec/2090  
e/32

*ms*  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

*Shinde*  
**Director**

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( ii ) To continue the said land in the Licensees occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer, and

( iii ) To direct removal or alteration of any building or structure erected or used contrary to conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue.

(c) All building material and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said land without the previous consent of the Chief Executive Officer until after the grant of the completion certificate mentioned in clause 7 thereof.

**Extension of time :**

6. Notwithstanding any such default as aforesaid, the Chief Executive Officer may in his discretion give notice to the Licensees of his intention to enforce the Licensee Agreement herein contained or may fix any extended period for the completion of the factory building and the works for the said period mentioned in clause 3(d) above if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee and thereupon the obligation hereunder of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period.

**Grant of Lease :**

7. As soon as the Executive Engineer has certified that the Godown & Business Centre cum Ware-housing building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions herein before contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said land and the factory building erected thereon for the term of **95 (Ninety five) years** from the date hereof at the yearly rent of Rupee one.

**Form of Lease :**

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Schedule hereunder – written with such modifications and additions therein as may be agreed upon and all costs. Charges and expenses of and incidental to the execution of this Agreement and its duplicate, also the lease and its duplicate shall be borne and paid by the Licensee alone.

  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director



**Notice :**

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left or posted, addressed to the Licensees or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said land hereby agreed in be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

**Grantor may alter Estate Rules :**

10. The Grantor may at any time and from time to time alter the layouts, building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said land forms part and the Licensees shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.

**Marginal Notes :**

11. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

**Conflict between Agreement and Rules:**

12. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Building Regulations set out in the Second Schedule and the General Estate Regulation hereunder written the former shall prevail.

13. For the purposes of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/the Administrative Officer/ the General Manager (Legal), Manager (Legal)/ the Area Manager and any other officer specially authorized by the Chief Executive Officer.

14. The conditions mentioned in the Annexure-I of the Offer Letter issued vide this office No. 3141, dated 07/07/2010 & Allotment Letter No. 3702, dt. 03/08/2010, are the part and parcel of the Agreement to Lease.

IN WITNESS WHERE OF **SHRI. M. P. PARATE**, Area Manager. Of the Maharashtra Industrial Development Corporation has for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation, hereto on its behalf and the Licensees have set their respective hands hereunto the day and year first above written.

  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director



**FIRST SCHEDULE  
( Description of Land )**

All that piece of land known as **PLOT NO. B-6, B-7 & B-8/Part** in the **MUL GROWTH CENTRE** (Industrial Area), within the Village limits of **Marhegaon, Akapur** and outside the limits of **MUL** Municipal Council/Corporation, Taluka- **MUL**, District- **CHANDRAPUR** containing by admeasurements **1,00,000.00 Square Meters** or thereabouts and bounded as follows, that is to say, :-

On or towards the North by :- Plot No. B-3

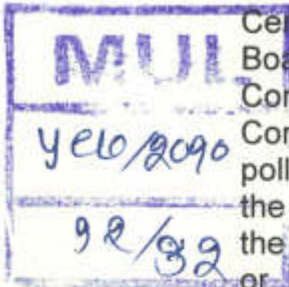
On or towards the South by :- Plot No. B-8

On or towards the East by :- MIDC Boundary

On or towards the West by :- 45.00 Mtrs. R.W.

**SECOND SCHEDULE  
( Building Regulations )**

1. The Building Regulation of 'A' class Municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area
2. The set back of 0.75 meters on all sides will have to be kept with only ground floor structure is permissible The Licenses shall utilize the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 square meters & one tree at a distance of 15 meters on the frontage of road or part thereof .
3. The Licensee shall be used the land for the purpose of factory building It shall not be used for obnoxious industries, a list whereof is set out in the Third Schedule hereunder written.
4. The Licensee shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution Act, 1974 and Air (Prevention and Control of Pollution )Act. 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Board for the purpose of preventing any water or air pollution and shall not commence and construction on the said plot before obtaining such No Objection Certificate.



**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

**Director**

5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Local Authority and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local Authority.

6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensees during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark the officer authorized by the Grantor shall allocate this obligation suitably.

7. Three sets of the specifications, plans elevations & sections as approved by the Local Authority/Planning Authority. shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

### THIRD SCHEDULE ( List of Obnoxious Industries )

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previsions processed materials which have no noxious odours or fumes and which do not produce noxious odours of fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatins or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire – works.

  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director



11. Fat rendering.
12. Fat, tallow's, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
- 14 Pyroxylin manufacture.
15. Dye – stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or Refining
17. Garbage, offal or dead animals reductions, dumping or Incineration
18. Stock Yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of rawhides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon
26. In general those uses which may be obnoxious or Offensive by reason of emission of odour, liquid – Effluvia, dust, smoke, gas, noise, vibrations or fire – Hazards.

**FORTH SCHEDULE** y eb / 2090  
( Form of Lease )



THIS LEASE made at the day of Two Thousand Seven BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION , a Corporation constituted under the Maharashtra Industrial Development Act. 1961 (Mah. III of 1962 ) and having its Principal Office at Orient House, Adi Marzban Path , Ballard Estate, Bombay – 400 038, hereinafter called "the Lessor" (which expression

  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

  
**Director**

shall, unless the context does not so admit, include its successors and assigns) of the one Part AND SHRI \_\_\_\_\_ carrying on business in Partnership under the firm name and style of M/s \_\_\_\_\_ and having their office / place of business at \_\_\_\_\_ hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include their survivors or survivors or survivor and the heirs executors, administrators, and permitted assigns of such last survivor) of the Other Part.

**Recitals**

WHEREAS by an Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_ 2008 \_\_\_\_\_ 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 Lessees of the obligations and conditions contained in the said Agreement a lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned. AND WHEREAS pursuant to the said Agreement the certificate of completion thereby contemplated has been granted.

AND WHEREAS for the purpose of stamp duty , recurring charges such as Government Revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat at rates or taxes . which the Lessees have agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_ approximately per annum :

**Description of land :**

NOW THIS LEASE WITNESSETH as follows :-

1. In consideration of the premises and of the sum of Rs \_\_\_\_\_ (Rs. Rupees \_\_\_\_\_ only) paid by the Lessees to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessees hereinafter contained the Lessor doth hereby demise unto the Lessees ALL that piece of land known as Plot No. \_\_\_\_\_ in the Industrial Area, and within / outside the limits of \_\_\_\_\_ Municipal Council, within the village limits of \_\_\_\_\_ Taluka and Registration Sub-District \_\_\_\_\_ District and Registration District \_\_\_\_\_ containing by admeasurement \_\_\_\_\_ square meters or thereabouts and more particularly described in the First Schedule hereunder written and shown surrounded by a red coloured boundary line on the plan annexed hereto

  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director

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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 and under the said land or any part thereof TO HOLD the land and premises herein before expressed to be hereby demised (herein after referred to as "the demised premises" ) unto the Lessees for the term of    years computed from the first day of    2007 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR YEARLY DURING THE SAID TERM UNTO THE Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer which expression shall include any other Officer to whom the duties or function of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned ) or as otherwise required the yearly rent of rupee one , the said rent to be paid in advance without any deductions whatsoever on or before the 1<sup>ST</sup> day of January in each and every year.

**Convenience by the Lessee :**

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

**To pay rent :**

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

**To pay rates and taxes :**

( b ) To pay all existing and future taxes, rates, assessments, and out goings of every description for the time being payable either by land – lord or tenant or by the occupier in respect of the demised premises, and anything for the time being thereon.

**To pay fee or service charges :**

( c ) Throughout the said term hereby created to pay to the Lessor from time to time such recurring fees in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under Maharashtra Industrial Development Act. 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor.

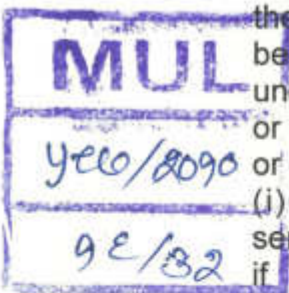
(i) "All charges including rent, recurring fees, service charges due and payable by Licensee/Lessee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

(ii) "All payments due and payable by Licensee/Lessee to the Grantor/Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

  
**Director**





**Planting of trees in the open space :**

( d ) The Lessee shall at its/own expense within a period of one year from the date hereof plant trees in the marginal space to be kept open to sky of the said land within the demised premise and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. Atleast one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part there of but within the demised premises.

**Not to excavate :**

( e ) Not to make any excavation upon any part of the land hereby demised nor remove any stone, sane, gravel, clay, or earth there from except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

**Not to erect beyond building line.**

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

**Access Road**

( g ) The Lessee having at their own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all thanes hereafter maintain the same in good order and conditions to the satisfaction of the Executive Engineer , Maharashtra Industrial Development Corporation in charge of said Industrial Area (hereinafter referred to as "the Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation , may be assigned)

**To comply with the provisions of water (Prevention and Control of Pollution)Act1974 and Air (Prevention and Control of Pollution Act. ,1981 and the Environment (Protection) Act 1986 and amendments issued from time to time.**

(h) i) The Licensee shall duly comply with the provisions of the Water (Prevention and Control of Pollution)Act 1974 and The Air (Prevention and Control of Pollution )Act. 1981 and the Environment (Protection) Act 1986 and amendments issued from time to time and rules made there- under as also with any conditions which may from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or other wise howsoever and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non - compliance of any such provision or condition as aforesaid.



**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

**Director**

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ii) The Licensee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria/Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

**To build as per agreement :**

(i) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto .

**Plans to be submitted before building :**

(j) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections, and details thereof shall have been previously submitted by the Lessees in triplicate for scrutiny of and be approved in writing by the Executive-Engineer and a No Objection Certificate shall have been obtained from the Maharashtra Pollution Board as provided in the said Building Regulations.

**Indemnity :**

(k) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during, the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

**To build according to rules :**

(l) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said Building Regulations and to all bye-laws, rules and regulations of the Municipality or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

**Sanitation :**

(m) To observe & conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen & other staff employed on the demised premises in order to keep the demised premises and surrounding, clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.



  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director

**Alterations.**

(n) That no alterations or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Executive Engineer and in accordance with the Building Regulations set out in the second schedule hereunder written.

**To repair :**

(o) Throughout the said term at the Lessees expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, color and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto,

**To enter and inspect. :**

(p) To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officer, Surveyors, Workmen or others employed by them from time to time and at all reasonable time to the day during the term hereby granted after a week's previous notice to enter into and the said demised premises and to inspect to state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee call upon them to execute the repairs and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessees.

**Nuisances:**

(q) (i) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners occupiers or residents of other premises in the vicinity.

(ii) That he / she shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid - effluvia, dust, smoke, gas, noise, vibrations or fire-hazards, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid- effluvia dust, smoke, gas or otherwise howsoever.



*MB*  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

*[Signature]*  
**Director**

**User :**

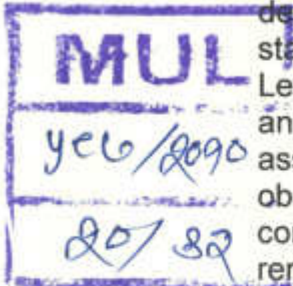
(r) To use the demised premises only for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunder written and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid - effluvia, dust, smoke, gas, noise, vibrations or fire hazards, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid - effluvia, dust, smoke, gas or otherwise how so ever.

**Insurance.**

(s) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy 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 upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer **AND** whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee well reinstate and repair the same to the satisfaction of the Executive Engineer, and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

**Delivery of possession after expiration**

(t) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon **PROVIDED** always that the Lessee shall be at liberty if they shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections and structures and materials from the said land but so nevertheless that the Lessees shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.



  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director

**Not to assign :**

(u) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent of grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessees interest therein so as to cause any division by meters and bounds or otherwise to alter the nature of this present demise.

**Assignment to be registered with Lessor. :**

(v) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

**To give preference in employment of Labour.**

(w) In employing skilled and unskilled labour, the Lessees shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said Industrial Area. "While employing the skilled and unskilled labour they shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipment's / machinery's used by the Licensee/Lessee and the general qualifications of the local labour"

**Notice in case of death :**

(x) And in the event of the death of the Lessee, the person or persons 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 fees etc. as land revenue :**

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessor hereunder shall be in arrears the same may be recovered from Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code. 1966 (XLI of 1966).

**Rent fees etc. in arrears :**

4. If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder 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 covenants by the Lessee herein before contained the



*MS*  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

*[Signature]*  
Director

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Lessor may re – enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessees on account of the building or improvements built or carried out the demised premises, or claimed by the Lessee / Lessees 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 herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessees 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 the re – entry is intended to be made and default shall have been made by the Lessees in remedying such breach , or breaches within three months after the giving or leaving of such notice.

**Lessor's Covenant for peaceful enjoyment :**

5. The Lessor doth hereby covenant with the Lessees that the Lessees paying the rent hereby reserved and performing the covenants herein – before on the Lessee 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 Lessor or any person or persons lawfully claiming by from or under the Lessor.

**Registration of estate rules :**

6. The layout of the **Mul Growth Centre** (Industrial Area) and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

**Renewal of Lease :**

7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessees herein before contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessee grant to the Lessees a new Lease of the demised premises for a further term of 15 years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations herein before contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.



  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director

**Costs and charges to be borne by the Lessees :**

8. The stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessees.

**Marginal notes :**

9. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF SHRI \_\_\_\_\_

The Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and Confirming Party has / Parties have set his / its/ their hand, respective hands the Lessee hath caused its Common Seal to be affixed the Lessee has set his hand the Lessees have set their respective hands hereto the day and year first above written.

**FIRST SCHEDULE**

(Description of Land )

All that piece or parcel of land known as Plot No- \_\_\_\_\_ in the \_\_\_\_\_ Industrial Estate, situated at village limits of \_\_\_\_\_ and out side the limit of \_\_\_\_\_ Municipal Council in rural area, Taluka \_\_\_\_\_ and Registration sub-district \_\_\_\_\_ Containing by admeasurements \_\_\_\_\_ sq. metesr. Or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

On or towards the North by  
On or towards the South by  
On or towards the East by  
On or towards the West by

**SECOND SCHEDULE**  
( Building Regulations )

1 The Building Regulations of 'A' Class Municipal Council or the Building Regulations of the respective Local Authority as amended from time to time will be the Building Regulations applicable for development of the plots in industrial area.

  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

  
Director

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2. The periphery of the plot shall be utilized for the purpose of planting trees. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereof.

3. The Lessee shall not use the land for the purpose of factory building It shall not be used for obnoxious industries a list whereof is attached

4 No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor , and no additions or alterations to buildings, the plants of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.

5. The Lessees shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution )Act 1981 as regards the Water Pollution as also Air Pollution and shall duly comply with the directions which may from time to time be issued by the said Department/ Board for the purpose of preventing any Water or Air Pollution and shall no commence any construction on the said plot before obtaining such No Objection Certificate.

6 All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee  
Where more than one Lessee is concerned with the same boundary Mark the officer authorized by the Lessor shall allocate this obligation suitably.

7 Building plans in triplicate as Approved by the Executive Engineer, MIDC.

**THIRD SCHEDULE**

**( List of Obnoxious Industries)**

Fertilizer manufactures from organic materials, provided, However, that these provisions shall not apply to the Manufactures of fertilizers from previously processed Materials which have no noxious odours or fumes and which do not produce noxious dours or fumes in the compounding or manufacturing thereof.

2 Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid Manufactures or their use or storage, except as accessory to a permitted industry.

  
**Area Manager**  
M.I.D.C., Nagpur

**Rajuri Steels & Alloys Pvt. Ltd.**

  
**Director**





- 3 Ammonia Manufacture.
- 4 Incineration, reduction or dumping of Offal, dead animals, Garbage or refuse on a commercial basis.
- 5 Tar distillation or manufacture.
- 6 Cement manufacture.
- 7 Chlorine manufacture.
8. Bleaching powder manufacture,
9. Gelatine or glue manufacture or Processes involving Recovery from fish or Animal offal.
- 10 Manufacture or storage of explosive or Fire works
- 11 Fat rendering
- 12 Fat, tallow, grease or lard refining or manufacture.
- 13 Manufacture of explosives or Inflammable products of Propylene.
- 14 Propylene manufacture
- 15 Dyestuff and pigment Manufacture.
- 16 Turpentine, paints, varnish or size manufacture or refining
- 17 Garbage, offal or dead animals reductions, dumping or Incineration.
- 18 Stock-yard or slaughter of animals or fowls.
- 19 Tallow, grease or lard manufacture.
- 20 Tanning curing or storage of raw hides or skins.
- 21 Wool pulling or scouring
- 22 Yeast plant.
- 23 Paper and paper products
- 24 Charcoal.
25. Manufacture of Viscose Rayon.
- 26 In general those uses which may be obnoxious or offensive by reason of emission of odour liquid—effluvia, dust, smoke, gas, noise, vibrations or fire—hazards.



*MS*  
Area Manager  
M.I.D.C., Nagpur

Rajuri Steels & Alloys Pvt. Ltd.

*[Signature]*  
Director

**SIGNED, SEALED AND DELIVERED**

By **SHRI. M. P. PARATE**,  
**AREA MANAGER** of the Maharashtra  
Industrial Development Corporation  
in the presence of :-



*M.P. Parate*  
**Area Manager**  
M.I.D.C., Nagpur

(1) M.L. Bhaaskar, Asstt. *[Signature]*

(2) G.P. Godbole, surveyor *[Signature]*

**SIGNED AND DELIVERED**

The Common Seal of the withinnamed  
Licensee **M/S. RAJURI STEEL & ALLOYS PRIVATE  
LIMITED** was pursuant to a Resolution of its Board of  
Directors passed in that behalf on the 10<sup>th</sup> day of  
Nov-2010 affixed, hereunto in the presence of  
Shri- Santosh Guddada Director  
of the Company, who in token of having affix the  
Company's seal has set his hand/have set their  
respective hands hereto, in presence of :-



1) Signature

Name Sachashish Guha *[Signature]*

**Rajuri Steels & Alloys Pvt. Ltd.**

*[Signature]*  
**Director**

Address Flat NO 602, Bajrang complex, Nagpur.

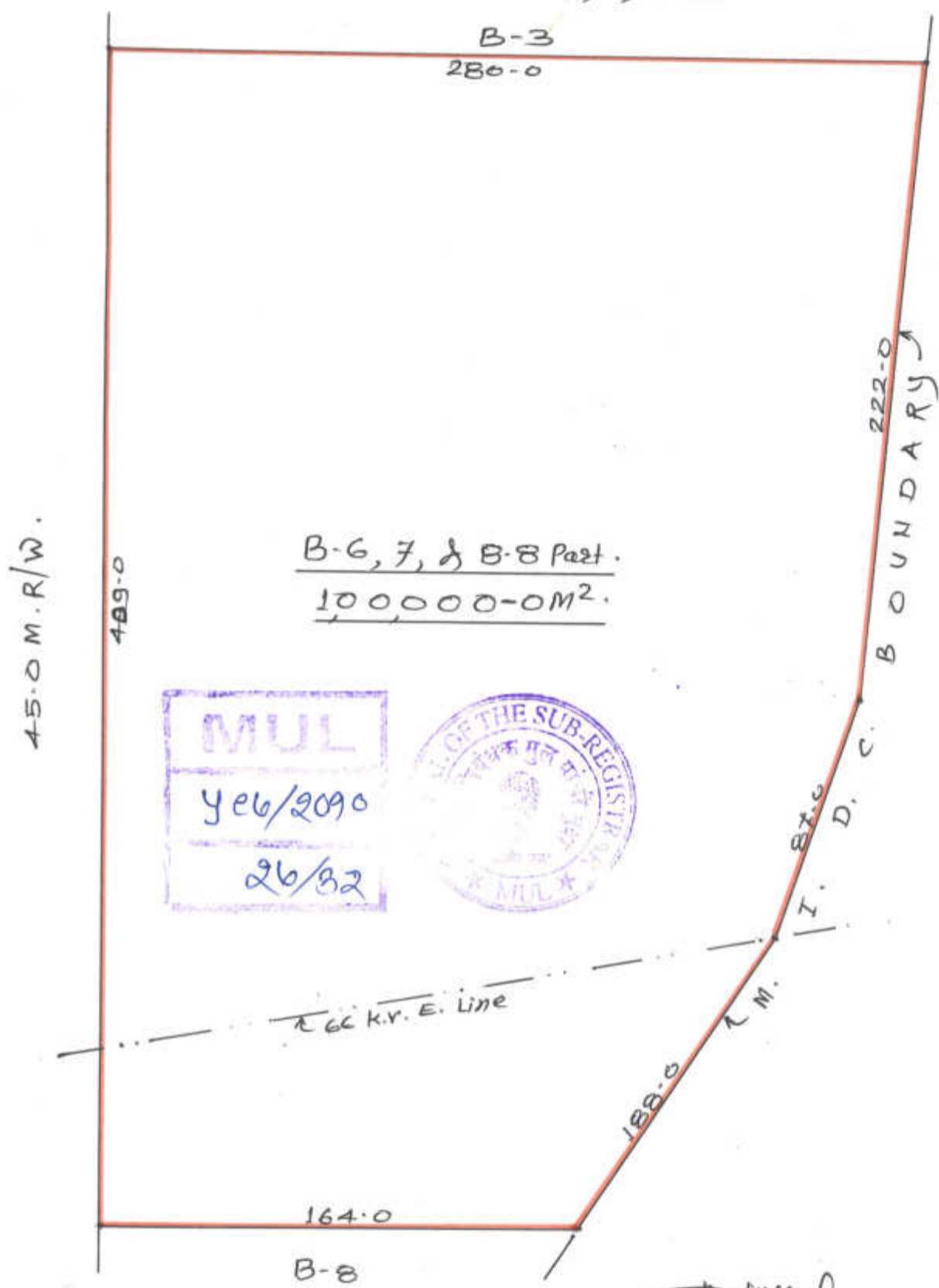
2) Signature *[Signature]*

Name Sanjay Bhawanrao

Address KKE Wash Systems Pvt. Ltd.  
EL-16, MIDC, Hingna, Nagpur



MUL INDUSTRIAL AREA  
VILLAGE MARHEGAON JMAPUR  
TAL. MUL, DIST. CHANDRAPUR  
Plot No. B-6, 7, & B-8 Part Area 100000 M<sup>2</sup>



MUL  
Y 26/2090  
26/32



*G. P. Godbole*  
**G. P. GODBOLE**  
Surveyor  
M.I.D.C., NAGPUR.



Rajuri Steels & Alloys Pvt. Ltd.

*D. D. Dada*  
Director

*mp Bate*  
Area Manager  
M.I.D.C., Nagpur

(वि. वि., नमुना क्र. १) वि. नि., नमुना क्र. १ पहा)

संघसा. ११३ म. व इ.  
Gen. 113 m. & e.

मूल प्रत

[ अहस्तांतरणीय ]

ORIGINAL COPY

( NOT TRANSFERABLE )

मालिका- 'ह'

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place चंद्रपूर दिनांक/Date ८/११/२०१० २०० /200

Received from मे. राजुरी स्टिल्स अँड अलाईन प्रा. लि. यांच्याकडून

रु./Rs. १००/- ( रु. अंशरु./Rs. in words शंभर रूपया )

on account of कुकिडा याकरिता मिळाले.

रोखपाल किया लेखापाल.  
Cashier or Accountant.

by cash 100/-

[Signature]  
मुक्यालय दस्तान निवडणूक  
चंद्रपूर  
Signature and Designation.

MUL  
yele/2090  
-2CB2



भारत निवडणूक आयोग  
ओळखपत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
YIX5950241

मतदाराचे नाव : संतोष गोपिकिसन मुंदडा  
ELECTOR'S NAME : Santosh Gopikisan Mundada  
घडिलाचे नाव : गोपिकिसन मुंदडा  
FATHER'S NAME : Gopikisan Mundada  
लिंग / Sex : पुरुष / MALE  
जन्म तारीख/DATE OF BIRTH : XX/XX/1968

YIX5950241

पत्ता : 1-33-207, बडी सडक, चाटीगल्ली  
चाटीगल्ली - 1  
जालना, जालना  
जिल्हा, जालना (पिनकोड 431203)

Address: 1-33-207, Badi Sadak, Chhatigalli  
Chhatigalli - 1  
Jalana, Jalana  
District, Jalana (Pin Code 431203)

Date: 29/07/2009

101-जालना जिल्हा न्यायिक मुल बाबरी मुद्रा

[Signature]  
Facsimile Signature of the  
Electoral Registration Officer  
for 101-Jalana Constituency

या मतदाराच्या नावाचा बदल करायला याच मतदार संघात  
संबंधितपणे बदल करायला या मतदार संघात याच मतदार संघात  
या मतदार संघात याच मतदार संघात

In case of change in address, mention this Card No. in  
the relevant Form for including your name in the roll at  
the changed address and to obtain the card with same  
number 10/11/2007/106

# RAJURI STEELS & ALLOYS PVT., LTD.

RAJURI STEELS & ALLOYS PVT. LTD. (INCORPORATED IN INDIA)  
REGD. OFFICE: SHANUGUJIK, NEAR HSGS, 291 HOSPITAL, JALNA - 431 203 (M.S.)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS HELD ON 10 TH NOVEMBER 2010 AT REGISTERED OFFICE OF THE COMPANY.**

## RESOLVED THAT

The Chairman explained the Board that the associate Company Rajuri Steels Private Limited has got land at MIDC, Mul growth center, Dist. Chandrapur for future project. The company has also applied for sanction of Mega Project status for the forthcoming project. Now, the management of the company intends to start the project at Mul Growth center under name and style of Rajuri Steels & Alloys Private Limited (A new corporate identity). The members of Board of Directors of Rajuri Steels & Alloys Private Limited will same as in Rajuri Steel Private limited. The Board after discussion passed the following resolution:

"RESOLVED THAT" the Board confirms and accept that the new forthcoming project at Mul growth center shall be executed under name of Rajuri Steels & Alloys Private Limited.

"FURTHER RESOLVED THAT" both the Directors of the Company be and hereby are authorised and empowered to sign on behalf of the Company in this connection. Also resolved that the company should apply for the permission to the concerned Government departments for the same.

"FURTHER RESOLVED THAT" the company authorise Mr. Santosh G Mundada (Director) to enter in to Lease Agreement with MIDC as well as to affix Common Seal wherever required in connection with the Lease Deed. It is also resolved that a certified copy of the resolutions may be furnished with the sign of any one Director.

"CERTIFIED TRUE COPY"

FOR RAJURI STEEL & ALLOYS PRIVATE LIMITED  
(BY ORDER OF THE BOARD)



  
Santosh G. Mundada  
(Director)



ize



FORM 6  
 [See Rule 16(1)]  
 Driving Licence  
 Driving Licence No. **MMH. 2648/02**  
 Date of issue **18.10.02**  
 Name of the Licence Holder  
**Santosh Choyolkar**  
 Son/wife/daughter of  
**Prakash Choyolkar**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SNEHASIS GUHA

NITIN ASHWINI KUMAR GUHA

20/12/1969

Permanent Account Number  
AMGPG5131N

Signature



**MUL**  
**426/2090**  
**80/82**



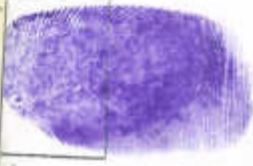
दस्त गोषवारा भाग - 1

दिनांक १२/११/१० दुय्यम निबंधक  
वेळ : मुल

मलच  
दस्त क्र. ५९०/२०१०  
३१/३२

दस्त क्र. ५९० / २०१०  
दस्ताचा प्रकार : अभिलेखातस्फुपत्र / आडेपटा  
अ. क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र आंगठ्याचा ठसा

1 नाव मे शकुनी विल्मजुड लिहून घेणार  
राहणार अल्फार्जु प्रा. व्बि वय ३८  
तह सर्फ वी खेवोष सही  
जिल्हा जोधपूर मुल्हा  
पॅन नंबर प्लॉट नं ४ समाजी  
ह्या खोल्या जाळना



2 नाव रेडीया अवेजर लिहून घेणार  
राहणार एम.आय.डी. श्री वय  
तह डांगर सही  
जिल्हा  
पॅन नंबर ककम ८८ खाकीरुट.



दुय्यम निबंधक  
मूल

दस्त गोषवारा भाग - 2

मलच

दस्त क्रमांक [yeb/2090]

32 / 32

संक्र. [मलच - yeb/2090] चा गोषवारा

वाजार मुल्य : ६६,५०५००/ मोवदला : —

भरलेले मुद्रांक शुल्क : १००/-

दस्त हजर केल्याचा दिनांक : १२/११/२०१०

४.१५४

निष्पादनाचा दिनांक : १२/११/२०१०

दस्त हजर करणा-याची सही : Handada

दस्ताचा प्रकार : अभिहस्तांतरणपत्र / भाडेपत्र

दस्त नोंद केल्याचा दिनांक : १२/११/२०१०

ओळख :

स्वातील इसम असे निवेंदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीश : ओळखतात. व त्यांची ओळख पटवितात.

१) नाव : श्री. ब्रह्मे बाप्पिष नितीन गुरु

वय : ४०

राहणार : बागपूर

तालुका : बागपूर

जिल्हा : बागपूर



सही

[Signature]

२) नाव : श्री. संतोष प्रकाश चौधरी

वय : ३२

राहणार : जावना

तालुका : जावना

जिल्हा : जावना



सही

[Signature]

दुय्यम निबंधक सही  
मुल

[Signature]



१) नंबराचे बुकाचे  
—५५५— नंबरी नोंदला

दुय्यम निबंधक

दि. ...१२... माहे: ११... सन २०१०

प्रमाणीत करण्यात येते की, सदर  
दस्तात एकुण ...३२...  
पाने आहेत.

दुय्यम निबंधक श्रेणी-१

मुल