

Summary1 (GoshwaraBhag-1)



शुक्रवार, 23 नोव्हेंबर 2012 6:10 म.नं.

दस्त गोषवारा भाग-1

बवड1

दस्त क्रमांक: 10000/2012

दस्त क्रमांक: बवड1 /10000/2012

बाजार मुल्य: रु. 33,43,000/- मोबदला: रु. 25,21,475/-

भरलेले मुद्रांक शुल्क: रु. 100/-

दु. नि. सह. दु. नि. बवड1 यांचे कार्यालयात

अ. क्र. 10000 बर दि. 23-11-2012

रोजी 5:39 म.नं. वा. हजर केला.

नोंदणी: 10004

पावती दिनांक: 23/11/2012

सादरकरणाचे नाव: मे अस्मीता इन्फोटेक लिमिटेड तर्फे  
संचालक होशियार सिंग कुंडू तर्फे कु मु धारक संजय बबन  
डोके

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2080.00

पृष्ठांची संख्या: 104

दस्त हजर करणाऱ्याची सही:

एकुण: 32080.00

Sub Registrar/Bhivandi 1

Sub Registrar Bhivandi 1

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (सीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (डोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्रं. 1 23 / 11 / 2012 05 : 23 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 11 / 2012 05 : 41 : 43 PM ची वेळ: (फी)



100  
eived Adj. Fee Rs. 100  
Vide challan No. Ret. No. 100  
Date 6/6/12

Collector of Stamps Thane Rural

बवड - १
द. क्र. 90000/1012
पाने 3/908

ST. B. YORC R 22/10/12

**OFFICE OF THE COLLECTOR OF STAMPS**

No. Evr... (A.D.) ... 16/12/12 Date 16/12/12

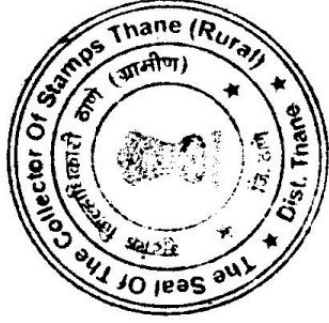
Certified under Section 24 of the Bombay Stamp Act, 1958 that this instrument is exempted from payment of stamp duty vide Govt. Notification No. 5665/116 dated 9/10/12. This certificate is subject to the provisions of section 53A of the Bombay Stamp Act, 1958.

Place - Thane District - Thane Rural

Date - 16/12/12

Collector of Stamps Thane Rural

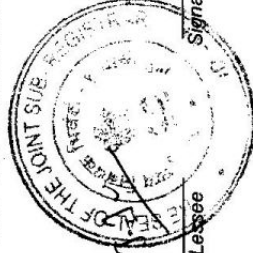
M.V.B. 33430001



**AGREEMENT FOR LEASE**

THIS AGREEMENT FOR LEASE is made at Bhiwandi, on this 23 day of Nov. in the Christian Year Two Thousand and Twelve.

\_\_\_\_\_  
Signature for Lessor



\_\_\_\_\_  
Signature for Lessee

\_\_\_\_\_  
Signature for Confirming Party

**BETWEEN**

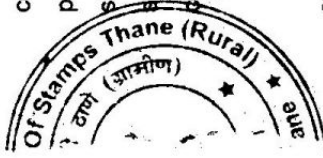
**ASMEETA INFRA TECH LIMITED (PAN NO. AAHCA0477H)**, a Company registered under the Companies Act, 1956 and having its Office as Asmeeta Texpa, Plot No.1, Saravi-Kone MIDC, Bhiwandi, Thane, through its Director **MR. HOSHIAR SINGH KUNDU**, through his Constituted Attorney **MR. SANJAY BABAN DOKE / MR. SATISH VASANT FALKE**, hereinafter called the "**LESSOR/COMPANY**" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its administrators and assigns) of the **FIRST PART.**

**AND**

**MR. GAVRAV J. JAIN, (PAN NO. AFDPJ7508L)**, Age: 31 years, Indian Resident, having his address as 18 / Bhavana Apartment, Eduji Road, Near Ganesh Talkies, Charai, Thane (West), as the Proprietor of **M/s. RAJGURU CREATION, (PAN NO. AFDPJ7508L)**, having his office at the address as mentioned hereinabove., hereinafter called the "**LESSEE**", (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include as far as (i) individual is concerned, his/her/their respective heirs, executors, administrators and assigns, (ii) HUF is concerned, his respective heirs, executors, legal representatives, administrators, coparceners and assigns (iii) sole proprietor is concerned, his/her respective heirs, executors, administrators and assigns (iv) partnership firm is concerned, the partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/ his/ or her assigns and (v) as far as company is concerned, its administrators and assigns) of the **SECOND PART.**

**AND**

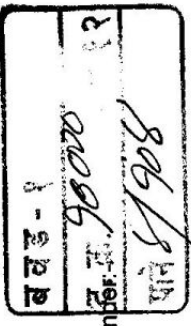
**M/s. AGARSEN MERCANTILE PRIVATE LIMITED, (PAN NO. AAICA4812F)**, a Company duly incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at A3/A4, Additional Kalyan Bhiwandi Industrial Area, Village Kone, Taluka - Bhiwandi, District Thane - 421 302., through its Director **MR. E. C. PAULOSE / MRS. CHARUTA MALSHE**, through his Constituted Attorney **MR. RAGHUNATH JAGANNATH HARMALKAR / MR. AMAR PANDURANG PAWAR / MR. MANOJ MANOHAR DHAMEJA**, hereinafter called the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its administrators and assigns) of the **THIRD PART.**



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

DEFINITIONS AND EXPLANATIONS

In this Agreement, the following expressions shall mean as hereunder:

i. SCHEME OF INTEGRATED TEXTILE PARK (SITP)

The "Scheme of Integrated Textile Park" means the Scheme launched by Ministry of Textiles ("MOT"), Government of India ("GOI") with an objective to establish Integrated / Hi-tech Textile Park with world-class infrastructure and manufacturing facilities based on Public-Private Partnership. The Scheme facilitates textile units to meet international environmental and social standards by providing various subsidies.

ii. M.I.D.C.

"M.I.D.C." shall mean Maharashtra Industrial Development Corporation, a Government of Maharashtra Undertaking, being the Grantor in respect of the said Property.

iii. MIDC PLOT/ SAID PROPERTY

"MIDC Plot" or "Said Property" for this Agreement purpose means Plot No. 1, in Additional Kalyan Bhiwandi Industrial Area within the Village Limits of Kone and outside limits of Municipal Council in Rural Area, Taluka Bhiwandi, Registration District Thane, being contiguous Land parcel admeasuring 2,42,814 Sq. Mts. Area or thereabouts, as allotted to the Lessor herein, more particularly described in the 'First Schedule' hereunder mentioned. Other adjacent Plot/s of MIDC may get added to the 'Said Property' in due course of time, as the case may be.

iv. PROJECT / INTEGRATED TEXTILE PARK (ITP)

"Project" or "Integrated Textile Park" shall mean the Asmeeta Textile Park ("Asmeeta Texpa"), comprising of various infrastructures on the said Property, viz. Textile Buildings (TB), Industrial Estate Buildings (IEB) with Estate Unit", Common Facility Centre Buildings (CFCB) with Common Facility Centre Unit (CFCU), Residential Building (RB) with Residential Unit (RU), Amenities, Facilities, etc., being developed under the Scheme for Integrated Textile Park ("SITP") on the said MIDC Plot as envisaged in this Agreement and upon due sanctions being accorded by MIDC and other relevant authorities from time to time.

v. LAYOUT PLAN

"Layout Plan" shall mean Layout of the ITP demarcating the locations of the various infrastructures on the said ITP, viz the Textile Buildings, Industrial Estate Buildings comprising of the Estate Unit, Common Facility Centre Buildings, Residential Buildings, Amenities, Facilities etc. as sanctioned by MIDC on 10th Jan 2011, and as may be further amended / revised / altered / modified / substituted by the Lessor from time to time.

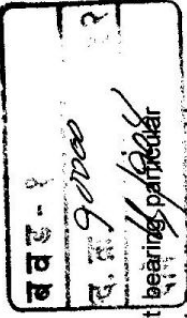
Signature for Lessor

Signature for Lessee

Signature for Confirming Party

vi. INDUSTRIAL ESTATE BUILDING (IEB)

"Industrial Estate Building" shall mean the RCC Structure, comprising of ground plus 3 floors, which would house the Estate Unit, to be constructed in the said Property, as shown in the Layout Plan/s annexed herewith.



vii. ESTATE UNIT(EU)

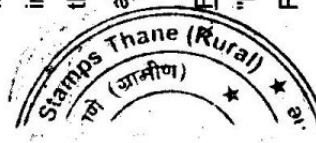
"Estate Unit in Industrial Estate Building" shall mean each Unit bearing particular Specifications, which would be comprised within each Industrial Building as would be constructed, in the said property, as shown in the Layout Plan/s annexed herewith.

viii. COMMON FACILITY CENTRE BUILDING (CFCB) & CFC UNITS (CFCU)

"Common Facility Centre Building" would mean the RCC Structure to be constructed in the said Property, as shown in the Layout Plan/s annexed herewith, and would comprise of one or more "CFC Units" which would house the 'Facility/s' as enumerated herewithin.

ix. AMENITIES

"Amenities" would be namely, Open Spaces, Roads, Internal Roads, Pathways, Gardens, Storm Water Drains, Street Lightings, Electricity Substation, Solid Waste Management System, Effluent Treatment Plant, etc, as may be provided by Lessor in the ITP, at its own discretion. Ownership of such Amenities would always vest in the Lessor and or its Transferee/Assignee as the case may be. 'Amenities List' is annexed herewith.



FACILITIES

"Facilities" shall mean those Conveniences in the ITP, broadly speaking, Banking Facilities, General Facilities, Medical Facilities, Commercial Facilities, Industrial Facilities, Welfare Facilities, Recreation Facilities, Travel Facilities, Eateries, etc, as more specifically mentioned in the List annexed herewith.

xi. CARPET AREA

"Carpet Area" for Estate Unit shall mean and include, the net usable floor area within each Estate Unit, excluding the area that is covered therein by the walls.

xii. FACILITY MANAGEMENT ENTITY (FME)

"Facility Management Entity" means an Agency/ Entity that will be appointed by the Lessor, to Operate and Maintain (O & M) the ITP, by rendering its Facility Management Services, under a monthly 'O & M Charge' levied on each Lessee in the ITP.



*[Signature]*

Signature for Lessor

*[Signature]*

Signature for Confirming Party

xiii. OPERATION AND MAINTENANCE CHARGES (O&MC)

"Operation and Maintenance Charges" shall mean such monthly contribution and/or compensation, as would be payable by each Lessee in the said ITP, (excluding taxes/rates/cess/levies/charges etc) as may be decided by the Lessor / FME with respect to the area of unit of each Lessee, from time to time, towards inter alia the general upkeep, operation, maintenance, monitoring and ensuring uniformity of the said ITP including that of the said Estate Unit as would be leased to each such Lessee.

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que 15/04/2013

xiv. POSSESSION DATE

"Possession Date" shall mean April - 2013 or such extended date mentioned in this agreement or force majeure. The Lessor shall offer possession of the said unit to the Lessee on Possession date only after obtaining occupation certificate from appropriate authorities and after supplying adequate water connection, electricity connection and all the amenities including proper access road to the said unit.


xv. FORCE MAJEURE

"Force Majeure" shall mean any event or combination of events or circumstances beyond the control of the Lessor which cannot (i) by the exercise of reasonable diligence or (ii) despite the adoption of reasonable prevention and/or alternative measures, be prevented or caused to be prevented and which adversely affects the Lessor's ability to perform its obligations under this Agreement, which shall include but not be limited to:



- a. act of god e.g. fire, drought, flood, earthquake, epidemics, natural disasters; or
- b. explosions or accidents, air crashes, act of terrorism; or
- c. strikes or lock outs, industrial disputes, action of labour unions; or
- d. inability to procure or general shortage or non-availability of energy, labour, equipment, facilities, cement, steel or other construction materials/supplies due to strikes of manufacturers, suppliers, transporters, or other intermediaries or due to any reason whatsoever; or
- e. war and hostilities of war, riots, bandh or civil commotion; or
- f. the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any government authority that prevents or restricts the Lessor from complying with any of all the terms and conditions as agreed under this Agreement; or
- g. any legislation order or rule or regulation made or issued by the Govt. or any other authority or, if any competent authority (ies) refuses, delays withholds, denies the grant of necessary approvals for the



  
Signature for Lessor

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Signature for Lessee

  
Signature for Confirming Party

said building /said project or, if any matters, issues relating to such approvals, permissions, notices, notifications, by the competent authority (ies) becomes subject matter any suit/suits before a competent court or, for any reason whatsoever; or

h. any kind of sabotage; or

i. any litigation concerning the said property or any portion thereof, not within the reasonable control of the Lessor; or

j. any event or circumstances or any other cause ( whether similar or dissimilar to the foregoing);

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xvi. "A" Class Equity shares shall mean "A" Class of Equity Shares of the Lessor. The "A" Class Equity Shares shall have voting rights and entitlement to the 95% of the total amount of Dividend declared in any year by the Lessor.

xvii. "B" Class equity shares shall mean "B" Class of equity shares of the Lessor. By virtue of holding the "B" Class equity shares, the shareholder shall be entitled to enjoy the property for all the time free from any encumbrances and shall become the member of the ITP.

xviii. The Right to nominate sub-lessee for industrial constructed premises is attached to "B" Class equity shares. Such right is attached pro-rata to the "B" class equity shares to the extent and proportion of "B" class equity shares held by each of the "B" class equity shareholders.



The "B" Class equity shares shall not : (i) have any voting rights; (ii) the right to declare dividend; (iii) the right to appoint directors on the Board of Lessor; the right to amend the Memorandum and Articles of Association of the Lessor

xx. The entire issued "B" Class equity shares shall be entitled to 2.5% (Two and Five Percent) of the total amount of Dividend declared by the Lessor for a financial year, Of the balance 97.5 % of the total amount of dividend declared for a financial year, "A" Class shall be entitled to 95 % and Class "C" Class shall be entitled to 2.5 %.

xxi. MEMBERSHIP shall mean the Membership of the Integrated Textile Park.

RECITALS

WHEREAS

i. The Lessor is engaged in the business of development of an Integrated Textile Park (ITP) as launched by Ministry of Textiles ("MOT"), Government of India ("GOI") with an objective to establish Integrated Hi-tech Textile Park with world-class

Signature for Lessor  \_\_\_\_\_  
Signature for Lessee  \_\_\_\_\_

Signature for Confirming Party  \_\_\_\_\_

infrastructure and manufacturing facilities based on Public-Private Partnership. The Scheme facilitates textile units to meet international environmental and social standards by providing various subsidies.

- ii. The Confirming Party is holding "A" Class Equity Shares and is also holding Title alia 2,000 number of "B" Class Equity Shares of Lessor.
- iii. The Lessor applied to the MIDC on 8<sup>th</sup> March 2008, and the MIDC on April 2008 an 'In-Principal Allotment Offer' (Ref No. MIDC/Land Sec D-17793) of said MIDC Plot (hereinafter referred to as the "said property", more particularly described in the "First Schedule" hereunder written). The request of the Lessor from MIDC was for 100 acres; as per discussion MIDC was to allot 72 acres; it has allotted 60 acres to the Lessor; the balance about 40 acres or so may be allotted by the MIDC to the Lessor in due course of time, which would get added to the "said property".
- iv. The GOI through the MOT granted its consent to establish a Textile Park under SITP on 29<sup>th</sup> May, 2008 (hereinafter referred to as "the SITP Consent").
- v. Final-Allotment-&-Possession Application of Lessor to MIDC on 30<sup>th</sup> May 2008, 'Offer Letter' (Ref No. ROT/KBI/Offer/5065) dated 12<sup>th</sup> August 2008 by MIDC to Lessor, Application dated 27<sup>th</sup> August 2008 of Lessor to MIDC offering to enter into Agreement to Lease alongwith Payment formalities, Final 'Allotment Sanction Order' for Allotment of said MIDC Plot (Ref No. ROT/AKBI/ALLOTMENT/ 2909) of 2<sup>nd</sup> June 2009 issued by MIDC in favour of the Lessor, etc, ensued.

- vi. The Possession of the said MIDC Plot was handed over by MIDC to Lessor under Possession Receipt dated 25<sup>th</sup> September 2009 vide its Possession letter (Ref No. ROT/AKBI/Plot No. 1/600) dated 24<sup>th</sup> September 2009.

By an Agreement to Lease dated 5<sup>th</sup> February, 2010 duly registered with the Sub Registrar of Assurances at Bhiwandi under Serial No. BWD-1/0876/2010, dated 08/02/2010, between MIDC and the Lessor, MIDC allotted to the Lessor the said MIDC Plot with rights to develop it and has covenanted with the Lessor to execute Lease for a period of 95 years in respect thereof in favour of the Lessor on the terms and conditions to be therein contained. The copy of Index II of the said Agreement to Lease is annexed hereto and marked herewith as "Annexure A".

- viii. The Lessor has obtained Consent to Establish ITP on the said property from the Maharashtra Pollution Control Board by its Consent No. BO/RO (P&P) EIC No. KN-3407-10 / E/ CC-2BO dated 23<sup>rd</sup> July, 2010 under Section 25 of Water (Prevention and Control of Pollution) Act, 1974, under Section 21 of Air (Prevention and Control of Pollution) Act, 1981 and under Rule 5 of Hazardous Waste (Management, Handling and Trans-boundary Movement) Rules, 2008.

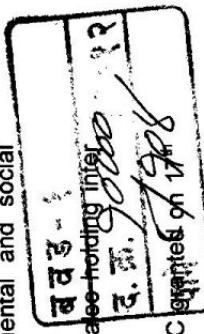
- ix. Title of the Lessor to develop the said property under the SITP and to deal with and dispose-off the Developed/constructed area has been certified as marketable title by M/s. Unisan & Co., Advocates, High Court, Bombay, by their Certificate of Title dated 03/03/2011, a copy of which is annexed hereto and marked herewith as Annexure "B".

- x. The Lessor is proposing to develop said ITP in accordance with the Guidelines of SITP of the MOT (GOI) and Development Control Rules of MIDC, on the said

Signature for Lessor

Signature for Lessee

Signature for Confirming Party





property, by constructing TB's, IEB's with Estate Unit's, CFCB's, CFCU's, Amenities, Facilities, other structures, etc on the said property in accordance with the Plans sanctioned and to be sanctioned by the Competent Authority from time to time.

xi. The Lessor has obtained approval to the proposed Common Lay Out and Specific Building Plan for development of the said property from MIDC. The copies of the sanctioned Layout Plan, Specific Building Plan from MIDC with marking on Estate Unit allotted to Lessee certified by Architect are annexed hereto and marked herewith as Annexure "C" Colly.

with the Plans  
 7-11-2011  
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xii. The Lessor is also developing portion of the said property as Recreation Ground and Effluent Treatment Plant in the said property for the purpose of integrated development of the said property for the Textile Park of high standard.

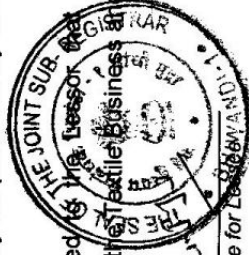
xiii. The Lessor by Resolution dated 14/10/2011, passed in its Extra Ordinary General Body Meeting has interalia resolved and granted and attached right to nominate any person or entity for Textile Building, Estate Unit, Residential Premises in the said property in proportion/ratio of "B" Class Equity Shares held by the Shareholders subject to terms and conditions prescribed by Board of Lessor from time to time and subject to terms and conditions mentioned in the said Resolution. The Lessor by another Resolution dated 05/10/2011, passed in its Extra Ordinary General Body Meeting has interalia resolved that any Lessee must become Member of the Lessor Company by holding prescribed minimum number of "B" Class Equity Shares of the Company on or before execution of the Deed of Lease by the Lessor. Pursuant to the said Resolution dated 14/10/2011 of the Lessor, the Confirming Party has agreed to nominate the Lessee herein for Estate Unit bearing No. 203, situated on Second floor, in Industrial Estate Building bearing No. E1, "B" Wing, measuring about 1510 sq. ft. carpet area in Asmeeta Texpa, (hereinafter referred to the "said Unit") on the terms and conditions hereinafter appearing.



xiv. At the request of the Confirming Party the Lessor has now agreed to execute this Tripartite Agreement for Lease with the Lessee for lease of the said Unit and transfer of 2,000 "B" Class equity Shares to the Lessee by the Confirming Party herein as hereinafter appearing.

xvi. The Lessor has informed the Lessee and the Lessee is / are aware that the Lessor is developing the said property as Common Lay Out and constructing Textile Buildings (TB), Industrial Estate Building (IEB), with Estate Unit/s, Common Facility Centre Buildings (CFCB), with Common Facility Centre Unit (CFCU), Residential Building (RB) with Residential Unit (RU), Amenities, Facilities, other structures, etc, thereon and proposing to give on lease TB/ EU/ CFCB/ CFCU and other structures to be constructed by the Lessor on the said property and retaining forever unto the Lessor right to develop the said property from time to time in accordance with the FSI available on the said property now and which may become available on the said property in future and as may be permitted by MIDC/ Competent Authority to the Lessor from time to time.

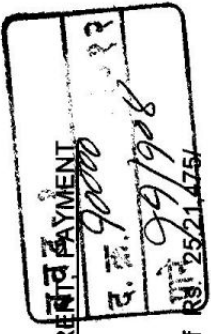
xvii. The Lessee has represented that he/they is/are in the business connected with or related to the Textile Business and intends to set up a Textile Unit



Signature for Lessor

Signature for Confirming Party





3. UNIT, TERM, CONSIDERATION, PREMIUM, LEASE RENT MILESTONES  
CONSIDERATION

3.1

FOR an aggregate and entire consideration amount of (Rupees Twenty Five Lac Twenty One Thousand Four Hundred Seventy Five only) agreed to be paid by the Lessee, out of which a sum of Rs. 24,91,475/- (Rupees Twenty Four Lac Ninety One Thousand Four Hundred Seventy Five only), being agreed to be paid to the Lessor and Rs. 30,000/- (Rupees Thirty Thousand only) being agreed to be paid to the to the Confirming Party and for conditions and covenants to be observed and performed by the Lessee, Lessee is entitled to the Lease of the said Unit (subject to Payment of the Entire Consideration amount as mentioned in this Agreement) on terms and conditions as contained herein. The entire consideration is payable towards the premium and lease rent to be paid to the Lessor, and towards nominating the said Lessee and having caused Lessor to execute this Agreement of Lease in respect of the said Unit and transfer of agreed number of "B" Class shares in favour of Lessee, to be paid to the Confirming Party.

3.2



UNIT, TERM, PREMIUM/CONSIDERATION  
 In consideration of the amount including Premium/Consideration, Lease-Rent, Service Tax/VAT, etc., agreed here within to be paid by the Lessee for the said Unit, and upon becoming member of the Lessor by acquiring of 2,000 "B" Class Equity Shares of the Company and upon regular and time to time Payment/s of all 'Other Payments & Outgoings, etc, reserved as more particularly enumerated hereunder, and upon the Lessee agreeing to observe and perform the terms, conditions, covenants and agreements as herein contained, the Lessor do hereby agrees to give on lease and Lessee do hereby agrees to take on lease, the Estate Unit bearing No. 203, situated on Second floor, in Industrial Estate Building bearing No. E1, "B" Wing, admeasuring about 1510 sq. ft. carpet area in Asmeeta Texpa, ("said Unit") to be constructed in the ITP as per 'Specifications' ('Annexure D'), as shown on the 'Plan's' (Annexure C colly) and delineated thereon in red coloured boundary line and more particularly described in the "Second Schedule" hereunder written, for a 'Term' which will be concurrent with the term of the Lease of the said property from MIDC in favour of the Lessor and co-terminus with the said MIDC Lease.

3.3

ADVANCE  
 Out of the total Entire Consideration amount, an amount of Rs. 5,04,295/- (Rupees Five Lac Four Thousand Two Hundred Ninety Five only) has been already paid by the Lessor to the Lessee prior to execution of this Agreement in the following manner. Receipt whereof the Lessor doth hereby admit and acknowledge.



Signature for Lessor

Signature for Confirming Party

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02/10/11

585019	12/04/2010	Bank of Maharashtra	1,00,000/-
340190	25/08/2011	Bank of Maharashtra	4,04,295/-
TOTAL PREMIUM			5,04,295/-

## 3.4


**BALANCE CONSIDERATION PAYMENT MILESTONES**


And the balance amount of the said Consideration of Rs. 19,87,180/- (Rupees Nineteen Lac Eighty Seven Thousand One Hundred Eighty only), shall be paid by the Lessee to the Lessor and the Confirming Party in the following manner:-

1 <sup>st</sup>	3,67,721/-	10,500/-	On Execution of Agreement for Lease.
2 <sup>nd</sup>	3,73,721/-	4,500/-	On Completion of Plinth.
3 <sup>rd</sup>	2,49,147/-	3,000/-	On Completion of Ground floor Slab
4 <sup>th</sup>	2,49,147/-	3,000/-	On Completion of First Floor Slab
5 <sup>th</sup>	2,49,147/-	3,000/-	On Completion of Second Floor Slab
6 <sup>th</sup>	2,49,147/-	3,000/-	On Completion of Third Floor Slab
7 <sup>th</sup>	1,24,573/-	1,500/-	On Completion of Utilities
8 <sup>th</sup>	1,24,577/-	1,500/-	On Possession
TOTAL	19,87,180/-	30,000/-	

Lessor shall notify to the Lessee the date on which each of the milestone is achieved by a letter/email at the address mentioned in this Agreement. The Lessee shall be required to pay the amount mentioned against each of the milestone to the Lessor and Confirming Party within Seven days of receipt of the letter of the completion of the milestone. It is expressly agreed that the Payment of balance consideration of time is essence of the contract. In case of default, interest thereon @ 21% from the date of default shall be payable.

  
Signature for Lessor

  
Signature for Lessee

  
Signature for Confirming Party

Lessor or Confirming Party at their discretion can at any time, take any legal action in event of default including termination of this agreement.

3.5 LEASE RENT (LR)

The Lessee shall pay the annual lease rent of Rs.1 /- (Rupees One only) to the Lessor.

बचत - ? (Rupees One only) to
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3.6 SERVICE TAX | VAT ETC

It is agreed that if any Service Tax or VAT or any other taxes are liable to be paid by reason of this AFL or by reason of Indenture of Lease to be executed between the Lessor and the Lessee or by reason of use and enjoyment of the said Unit by the Lessee, then in that event, the same shall be borne and paid by the Lessee alone and Lessor shall not be responsible or liable for the same. It is clarified that any Service Tax or VAT payable on account of the proposed construction of the said Unit by the Lessor and giving on lease of the said Unit to the Lessee shall always be borne and paid by the Lessee alone.

4. OTHER PAYMENTS AND OUTGOINGS

The Lessee do hereby agree and confirm that he is aware that after being handed over the possession of the said unit as per the terms of this Agreement all other Payments/Outgoings, etc in the said Project, as hereunder enumerated, shall be borne and paid by the Lessee on pro rata basis in proportion as to the area of the said Unit to the entire constructed area save and except the constructed area of the Amenities in the said ITP, whether demanded by the Lessor or not. All Payment Charges applicable on the said Project shall be mutatis mutandis applicable on the Lessee. The list of below mentioned and other miscellaneous payments and outgoings to be paid at the time of receiving possession is attached herewith as "Annexure E".



4.1 MIDC TRANSFER CHARGES

The Lessee shall not be required to pay any transfer fee/charges to the MIDC on the present transaction, but such transaction will be noted. However, if the said Unit is subsequently transferred by the Lessee to another entity, then as per the Policy of the MIDC, transfer fees / charges will be applicable. But if the said unit is given on rent, then the subletting charges will be payable to the MIDC as per the Policy of the MIDC.

4.2 WATER AND ELECTRICITY CONNECTION CHARGES

The Lessee shall be liable to pay the water connection and electricity connection charges to the Lessor at the time of receiving possession of the said Unit.

4.3 OPERATION AND MAINTENANCE CHARGES (O&MC)

The Lessee shall from the date of possession of the said Unit or from the date of intimation by the Lessor to take possession thereof whichever is early pay to the Lessor the O & MC @ Rs. 1.25/- (One Rupee and Twenty



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

Five Paise Only) per square feet per month being contribution and/or compensation (excluding the Taxes to be determined by the Lessor/FME) towards O & M Charges on provisional basis till the FME is appointed by the Lessor and thereafter the O&MC shall be at actual plus 15% thereof payable to FME.

15% thereof payable  
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4.4 PROPERTY TAX & OTHER TAX OUTGOINGS ETC

On receiving possession of the said Unit, the Lessee shall pay all the Taxes and Outgoings, viz Property Tax, education cess, other ancillary taxes levied by the MIDC/ Statutory Authority, viz, Recurring charges as Government Revenue, MIDC's share of Cesses & owner's share of municipal/village panchayat rates/ taxes, water charges, Gardening Charges, Rates, Cess, Dues, Liabilities, other Tax outgoings of every description, etc, in respect of the said Unit on or before 5<sup>th</sup> day of first month of every quarter in advance to the Lessor/ FME without any delay or default till the said Unit is separately taxed by the Authorities or MIDC and the Lessee hereby agrees to pay on pro-rata basis, for the said Unit, from the date of execution of these presents or from the date when such Taxes/Outgoings have begun to be levied with respect to the said Project, whichever is earlier, in advance without any delay or default.

4.5 CHARGES UNDER MID ACT '61/RULES THEREUNDER /GOM

Towards such yearly recurring fees or service charges as may from time to time be prescribed by the Govt. of Maharashtra (GOM) under Maharashtra Industrial Development Act, 1961 or Rules framed thereunder, in respect of any Amenities or Common Facilities provided by the MIDC in the said MIDC Plot, the Lessee shall pay charges to MIDC/Lessor, as and when communicated by MIDC on receiving the possession of the said Unit. If any further rents/taxes/charges/cess/duties etc are levied on the ITP in future by any MIDC/statutory authorities, then the pro-rata contribution towards the same shall be borne by the Lessee.

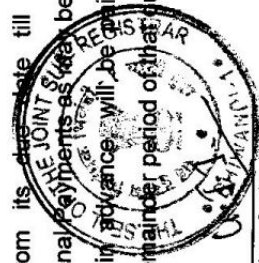


4.6 NA ASSESSMENT CHARGES

On receiving possession of the said Unit, Lessee shall pay its share of pro-rata NA assessment charges as would be levied by the MIDC/Competent Authority, from time to time if applicable.

4.7 MODALITY OF PAYMENT

4.7.1 All the above said Payments shall be paid quarterly in advance, in the office of the Lessor or at site of the Lessor, or as may be communicated by the Lessor/FME, as the case may be, on or before 5<sup>th</sup> day of first month of every quarter without any delay or default. In the event of delay in above said Payments the Lessee shall be liable to pay interest on the same @ 21 % p.a. calculated from its due date till such payment and realization thereof. Any Additional Payments as may become payable, after the quarterly charges are paid in advance, will be paid at the time when it becomes payable for such remainder period of that quarter.



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

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4.7.2 If any penalty would be levied on the ITP by the concerned authority, (which would cause delay/default in payment by the defaulters) the same shall be recovered from the defaulters.

4.7.3 In case of default, interest thereon @ 21 % from the date of default shall be payable. Lessor at his discretion can take any legal action against such default. Such interest rates are subject to revision and changes.

4.8 ANY OTHER CHARGES

On being offered possession of the said unit as per the terms of this Agreement, the Lessee shall be liable to pay any other charges/taxes/rates that may be levied by the MIDC or any other concerned authorities from time to time and the Lessor shall not be liable for the same. save and except any penalty/charges which the Lessor may have to pay to MIDC or any other concerned authorities for breach of any terms and conditions that may be imposed by them in executing the work as contemplated herein.

4.9 SECURITY DEPOSIT

On execution of this Agreement the Lessee has agreed to keep a sum of Rs. 50,000/- (Rupees Fifty Thousand only) as Interest Free Refundable Security Deposit ("Deposit") with the Lessor at all times to enable the Lessor to pay and/or adjust any amount or amounts which may remain in arrears to be paid by the Lessee towards any of the Payments & Outgoings as hereinbefore mentioned. It is expressly agreed that the said Deposit does not entitle the Lessee to commit any delay or default in making any of the Payments & Outgoings, to the Lessor on the due date and by reason of the said Deposit the Lessee is neither discharged nor relieved of his/her/ its / their obligations to pay the said Payments & Outgoings on the due date under this Agreement or otherwise in any manner whatsoever.



5. PAYMENT DEFAULT

5.1 If the Lessee commits any delay or default in making the payment of any of the installments of entire consideration amount payable under this Agreement, as enumerated hereinbefore, the Lessor shall send 15 (Fifteen) days demand notice to the Lessee to make such delayed/defaulted payment. If the Lessee fails to pay the said delayed/defaulted payment within 15 (Fifteen) days from the date of receipt of such demand notice, then Lessor shall give another 15 (Fifteen) days reminder notice to the Lessee to pay the delayed/defaulted payment alongwith interest thereon @ 21 % pa. However if the Lessee fails to pay the delayed/defaulted payment alongwith interest thereon @ 21 % pa within 15 (Fifteen) days from the date of receipt of the reminder notice from the Lessor, the Lessor shall without prejudice to any other rights/ interests that they may have against the Lessee, be entitled to cancel or terminate this Agreement by giving 30 days termination notice to



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Signature for Lessee

Signature for Confirming Party


the Lessee, and on such cancellation or termination, the Lessee shall forfeit the 20% of the consideration paid by them/her/him/it as hereinabove mentioned. On such cancellation or termination of this ~~agreement~~, the

Lessee shall cease to have any right, title, interest, claim or demand of any nature whatsoever in respect of the said Unit and "B" Class Equity Shares as the case may be and shall not raise any dispute with regard thereto and the Lessor shall further be entitled to deal with and dispose off the said Unit and the "B" Class Equity Shares to any other third party/ person(s) as it deems fit without any further act or consent of the Lessee. In the event of such termination or cancellation of this Agreement by the Lessor, the Lessee hereby irrevocably nominates and constitutes and appoints Lessor through any of its authorized person or its constituted attorney for execution of a cancellation deed for and on behalf of the Lessee and admitting the same before the registration authorities. All costs/charges/expenses of and incidental to such Cancellation Deed shall be recovered from the Lessee.

5.2 Other than entire consideration amount, if the Lessee commits any delay or default in making the payment of any of the amount/amounts as enumerated hereinbefore payable under this Agreement, the Lessor shall send 15 (Fifteen) days notice to the Lessee to make such delayed/defaulted payment alongwith interest thereon @ 21 % p.a. However, if the Lessee fails to pay the delayed/defaulted payment alongwith interest thereon @ 21 % pa within the stipulated time period, then this Agreement shall stand terminated on immediate basis without prejudice to any other rights/ interest that may be vested in the Lessor against the Lessee. On such cancellation or termination of this Agreement, the Lessee shall cease to have any right, title, interest, claim or demand of any nature whatsoever in respect of the said Unit and "B" Class Equity Shares as the case may be and shall not raise any dispute with regard thereto and the Lessor shall further be entitled to deal with and dispose off the said Unit and the "B" Class Equity Shares to any other third party/ person(s) as it deems fit without any further act or consent of the Lessee. In the event of such termination or cancellation of this Agreement by the Lessor, the Lessee hereby irrevocably nominates and constitutes and appoints Lessor through any of its authorized person or its constituted attorney for execution of a cancellation deed for and on behalf of the Lessee and admitting the same before the registration authorities. All costs/charges/expenses of and incidental to such Cancellation Deed shall be recovered from the Lessee.

5.3 Subject to a written understanding between the Lessor and the Lessee whether to accept delay in payment of premium/consideration or any installment thereof or of any payment as herewithin mentioned, if the Lessor ratifies the delay, which shall be at the absolute discretion of the Lessor, then in such event if there is delay in payment of premium/consideration or any installment thereof or of any payment as herewith in mentioned, then recovered from the Lessee.



  
Signature for Lessor

  
Signature for Confirming Party

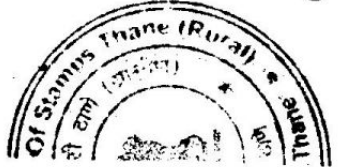


alongwith the payment of the delayed consideration/premium/installment/other payment, interest @ 21 % per annum shall also be payable on the delayed consideration/premium/installment as may be due to be paid by the Lessee to the Lessor. Provided always that the agreement to accept default charges with interest thereon shall always be without prejudice to other rights, and remedies of the Lessor including the right to receive damages or default charges or to terminate this Agreement.



5.4 Any delayed payment made by the Lessee under this clause shall be appropriated firstly towards interest on the delayed installments of premium/consideration/other payments. Acceptance of interest on the delayed payment shall not be implied as any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that too only for the time and to the extent therein stated. One or more express waivers by the Lessor in the delayed installments of premium/other payments by the Lessee shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

5.5 Before the registration of the Cancellation Deed as provided in clause no. 5.1 and 5.2, the Lessor shall refund/repay to the Lessee the consideration amount/premium received till date of cancellation or termination of the Agreement, without any interest, costs or other compensation or payment whatsoever and after deducting the 20% amount as mentioned herein above, within a period of 30 (Thirty) days from the date of receipt of 20% consideration amount from the prospective Lessee to whom the said Unit will be given on Lease, upon cancellation or termination of this Agreement.



6. LOAN AVAILMENT

6.1 In the event the Lessee is desirous of availing a loan from any bank/financial institution, the Lessee shall intimate about the same to the Lessor along with details of the loan sanctioned whereupon a lien shall be registered by the Lessor.

6.2 FIRST LIEN ON SAID UNIT

Notwithstanding anything contained herewithin in respect of the subject matter hereof, if the Lessee avails a loan from any bank for the payment of installment of the premium/consideration and the DRT auction is held on failure of payment of the amount of loan installment by the Lessee, on or before the final installment is paid or even otherwise, then the Lessor shall have the first charge over the said Unit to the extent of all dues/ liabilities, etc of the Lessee as may be pending in favor of the Lessor. Without prejudice to the aforesaid, such further transferee shall conduct only SITP-permitted textile business in the said Unit, after all terms and conditions as herein

Signature for Lessor

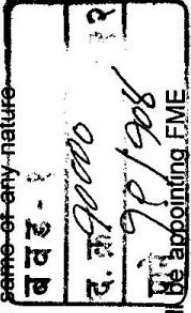


Signature for Confirming Party



the said alteration is insisted upon by the approving authorities/MIDC and the Lessee do hereby give his/her /its/ their irrevocable consent to the same.

7.4 The Lessor has informed the Lessee and the Lessee is aware that the Lessor intends to construct further floor or floors on the Industrial Estate Building and any adjoining wing or wings to the Industrial Estate Building in which the said Unit agreed to be taken on lease by the Lessee is located and Lessee shall not raise any objection with regard to the same of any nature whatsoever.



8. OPERATION AND MAINTENANCE OF THE ITP

8.1 The Lessor has informed the Lessee that the Lessor will be appointing FME for the operations and maintenance of the said Property and ITP, to maintain in uniform basis as per regulations/norms governing the said ITP.

8.2 The Lessee agrees and undertakes that it/he/they/she shall pay such M & O charges towards maintenance and upkeep of the said Unit, on the due date without any delay or default, and towards the necessary and incidental expenses in respect to the management and maintenance of the said ITP from time to time, as enumerated hereinabove. This rate may get revised from time to time. Maintenance and Operation charges exclude electricity charges, water charges, property taxes, N.A. assessment charges, gardening charges other taxes and outgoings etc, which are payable by the Lessee.

9. USE OF UNIT IN INDUSTRIAL ESTATE BUILDING

9.1 PERMITTED USE

The Lessee will use and occupy the said Unit only for the purpose of Textile Industry and Textile uses as may be permissible under the said SITP Consent, & renewals thereon and for no other purpose or purposes.

9.2 BUSINESS COMMENCEMENT TIMEFRAME

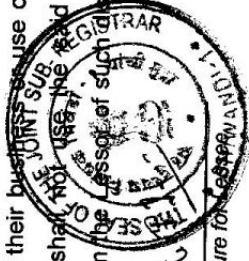
9.2.1 The Lessee shall commence business from the said Unit within six months from the date of getting physical Possession of the said Unit, or within such time as may be extended by the Lessor, at its sole discretion, and upon such terms and conditions as the Lessor may deem fit and proper.

9.2.2 CONSEQUENCES OF DEFAULT

Without prejudice to any other agreement contained hereiwhitin, on default of the aforesaid business commencement clause, this Agreement herein shall stand rescinded;

9.3 DISCONTINUANCE OF PERMITTED USE

In the event of the Lessee discontinuing the Textile or Textile related activities as part of their business use of the said Unit, then and in that event the Lessee shall not use the said Unit for any other purpose or purposes and inform the Lessor of such discontinuance by the Lessee. The



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Lessee will be entitled to dispose off the said Unit in accordance with the terms of the Lease and also in accordance with the SITP, to any other bonafide Textile Industry user with the previous written consent of the Lessor provided such proposed transferee will acquire the 'Lessee-Shares' of the Lessor from the Lessee and agree to execute similar Agreement for Lease in respect of the said Unit with the Lessor and covenant to observe and perform all the terms, conditions and covenants of this Agreement for Lease and or any other agreement as may have been executed by them with the Lessor in the same manner and to the same extent as the Lessee herein at the entire cost of such proposed Transferee including stamp duty, registration charges and all other Taxes or charges as may be payable in that behalf.

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9.4 NON-PERMITTED USE

The Lessee shall neither use the said Unit for the purpose of any industry specified in the Third Schedule to the MIDC Agreement to Lease, nor for any other purpose 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 MPCB & MoEF with utmost promptitude for the purpose of prevention of any kind of Air Pollution.



10. OBSERVANCE OF DC RULES OF MIDC AND LOCAL AUTHORITY

During the continuance of this Agreement and at all times the Lessee shall observe and perform all Laws, Development Control Rules/ Notices/Circulars/Regulations of MIDC and any Planning or Local Authority in that behalf as may be in force for the time being related in any way to the said Unit.

11. MAINTENANCE OF UNIT

11.1 Throughout the term of the Lease the Lessee shall at its own expenses, well and substantially repair, pave, clean and keep in good and substantial repair and condition (including all usual and necessary internal painting and white washing), and maintain in tenatable repair, the said Unit, and shall ensure that the interior and exterior of the said Unit are maintained, and the drains and all other fixtures & fittings thereto, to the satisfaction of the Lessor/MOT/MIDC and not do or suffer to be done anything in or to the said Unit, which may be against the rules, regulations or byelaws of concerned local or any other authority or 'DCR of MIDC' and shall not at any time permanently change/ alter or make addition in or to the said Unit without the previous written consent of the Lessor and the Statutory authorities as may be required. The Lessee shall also severally (and jointly with Lessee's of other Unit in the same IEP) be responsible for the general upkeep and maintenance of the said Industrial Estate Building and its surroundings. The



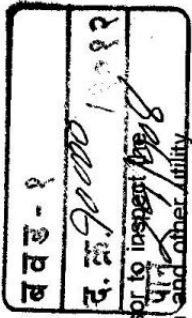
Signature for Lessor

Signature for Lessee

Signature for Confirming Party

Lessee or any other Unit-holder/s shall not store any kind of goods (pertaining to its own business conducted in its Unit) in the surrounding space around its respective IEB, and shall not use such surrounding space in respect of its own business conducted in its Unit, so as to ensure that nuisance/difficulty is not caused to any other Unit-holder's in the IEB. The Lessee shall however not be required to take permission from the Lessor for the purpose of doing the interior work (excluding the civil construction work) in the said unit, provided the Lessee shall follow all the rules and regulations of the safety and fire fighting norms.

11.2 The Lessee shall not alter the location of sewer, water, power, Tele-communication and other connections/utilities except with prior written approval of the Lessor.



**12. LESSOR'S RIGHT TO ENTER AND INSPECT**

The Lessee shall allow any person authorized by the Lessor to inspect the said Unit, the sewer lines, water meter, storm water drain and other utility services etc, in the said Unit. Whilst inspecting the said Unit if such authorized person of the Lessor detects any fault which in his opinion is due to act of the Lessee then in that event the Lessor shall call upon the Lessee to repair and/or restore the same immediately at his/its/their own cost failing which the Lessor though not obligated to shall repair and/or restore the same without any obstruction or hindrance by the Lessee and shall have right to recover the cost, charges and expenses thereof from the Lessee.

**13. DISPLAY**

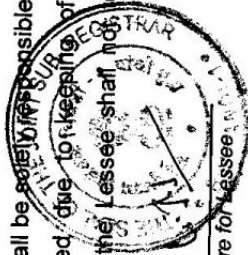
13.1 The Lessee will display their Name Board and/or their Name Plate at the specified space and of the specified size and dimension as prescribed in writing by the Lessor from time to time.

13.2 The Lessee shall not erect any Hoarding or Board or Neon sign outside the said Unit or in the said Unit or on the Building in which the said Unit is located at any time hereafter in any manner whatsoever, nor shall it affix or display or permit to be affixed or displayed any sky sign or Bill Board or Advertisement of any permanent or temporary nature over or from the said Unit.

**14. IMMORAL/UNLAWFUL ACTIVITY/NUISANCE/DANGER**

14.1 The Lessee shall not carry on or allow to be carried on in the said Unit any unlawful, illegal or immoral activities.

14.2 The Lessee shall not keep on the said Unit any horses, cattle, poultry or other animals except dog for security purpose. The Lessee shall obtain all the requisite statutory licenses/permissions for keeping the dog on the said Unit. The Lessee shall be solely responsible for any damages/consequences that may be caused due to keeping of dog in the said Unit though authorized. Further the Lessee shall not do or permit to be done any



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

annoyance, or disturbance to other occupiers of the said property in the vicinity of which is in breach of the general decorum and maintenance of the whole of the ITP.	7-11-2010
14.3 The Lessee shall not do either by himself/herself/itself or any person claiming through the Lessee anything which may be likely to endanger or damage the said Unit, and the ITP or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said ITP. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, or any other facility provided in the said ITP, or any other Unit personnel in the said ITP.	13-11-10

acts/deeds/matters/things which may be a nuisance, annoyance, or disturbance to other occupiers of the said property in the vicinity of which is in breach of the general decorum and maintenance of the whole of the ITP.

14.3 The Lessee shall not do either by himself/herself/itself or any person claiming through the Lessee anything which may be likely to endanger or damage the said Unit, and the ITP or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said ITP. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, or any other facility provided in the said ITP, or any other Unit personnel in the said ITP.

14.4 The Lessee shall not do or permit or suffer to be done anything in or upon the said Unit or any part of the said ITP which is or may, or which in the opinion of the Lessor is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, business, enjoyment, quite or comfort of the occupants of the adjoining Units or the ITP provided always that the Lessor shall not be responsible to the Lessee for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining Units of the said ITP and the Lessee shall not hold the Lessor so liable.

15. GARBAGE / WASTE DISPOSAL / EFFLUENT TREATMENT

15.1 The Lessee shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Units into compound or any portion of the said ITP, nor litter or permit any littering in the common passages/areas/roads in or around the said Units and/ or the said ITP.

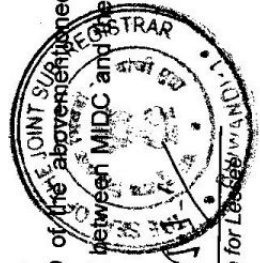
15.2 The Lessee shall not discharge, dump, leave or burn nor cause or permit the discharging, dumping, leaving or burning of any wastage into the surface or other drains or in or upon any part of the said Units and/or the said ITP.

15.3 The Lessee shall at his/her/their/its own cost and expense make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Units and/or the said ITP to the requirement and satisfaction of the Lessor/FME and/or relevant government and statutory authorities. Consequence of any violation by way of fine or punishment in this regard committed by the Lessee shall be faced by the Lessee alone.

15.4 The Lessee shall ensure that the effluents, as may be, discharged due to business process of the Lessee in the said Unit is processed at the preliminary treatment stage and meets the requirements stipulated by the concerned/relevant laws.

15.5 CETP COMPLIANCE

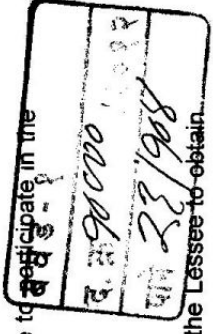
As per the Clause O of the abovementioned Agreement for Lease dated 05/02/2010, executed between MIDC and the Lessor, the Lessor shall have



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to become the member of the Common Effluent Treatment Plant (CETP) if established by the MIDC and to observe the rules and regulation prescribed for the disposal of effluent. The Lessee shall also have to participate in the scheme and adhere to the regulation of CETP.



16. INSURANCE

With respect to the said Unit, it shall be mandatory for the Lessee to obtain Insurance from anyone of the reputed Insurer/s, as would be approved by MIDC, in the joint names of the Lessor, Lessee and MIDC, at the cost of the Lessee. Regular and punctual payment of the insurance premium amount as the case may be shall be the responsibility of the Lessee, and receipt of such time-to-time payment shall be submitted to the Lessor/FME, whether demanded or not. In the event of destruction of the said Unit, such insurance amount as would be received from the Insurance Company shall be mandatorily utilized for the reconstruction or redevelopment of the said Unit. It is further made clear that if the Insurance Company rejects such claim due to the faults attributed to the Lessee then in such event the Lessee shall be liable to incur the entire cost of reconstruction or redevelopment of the said Unit.

17. SECURITY, SAFETY & UPKEEP OF THE ITP

After handing over possession of the said unit, the Lessor /FME shall manage the general Security, Safety & Upkeep of the Project and shall take necessary steps towards it, except against damages caused due to force majeure, or fire caused due to negligence or omission of any of the Lessee/s which will be liability of the Lessee.



18. TRANSMISSION

In the event of death of the Sole Proprietor / Individual/Partner / Director, (if the Lessee is/are a Sole Proprietary concern/Individual/Partnership Firm/Company, respectively), the Transmission of the said Unit, as the case may, shall be subject to production of the necessary succession certificate/heirship records/ NOC/ Nomination papers, etc, as applicable under relevant law of succession and other relevant laws of the land.

19. TRANSFER/ASSIGNMENT OF SAID UNIT

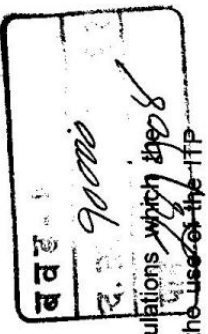
The Lessee shall not assign, sub-lease, sublet, underlet or part with the possession of the said Unit or any part thereof or any interest therein without the prior written consent/NOC of the Lessor. The Lessor shall issue the written consent/NOC for transfer/assignment of said Unit to a credible proposed transferee, engaged in manufacturing business with requisite track record in the textile industry as that of Lessee herein provided all the dues and liabilities are paid by Lessee in respect of the said Unit. While granting



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such consent/NOC the Lessor shall charge additional Premium @ Rs. 2/- per sq.ft., in respect of the said Unit. The said received premium shall be deposited in the capital expenditure/ maintenance account of the ITP. On submission of an application by the Lessee for NOC for the transfer/assignment of the said Unit, if the Lessor does not raise any objection within 1 (One) month from such submission, then it shall be considered as deemed NOC is issued by the Lessor.



**20. ENTRY/EXIT/SECURITY NORMS ETC**

The Lessee will be bound by all the Rules and Regulations which the Lessor/FME/MIDC may stipulate from time to time for the use of the ITP including at the Entry and Exit from the said ITP on the said property and Security verification by the staff of the Lessor/FME of the Lessee's visitors and employees from time to time.

**21. ACCESS TO AMENITIES**

On payment of the said Premium/Consideration in entirety and other payments as mentioned herewithin, and on performance and compliance with all the terms, conditions, stipulations and restrictions as mentioned under this Agreement or imposed by the Lessor from time to time and on becoming member of Lessor by purchase of 2,000 "B" Class equity shares, the Lessee may from time to time and at all times peacefully and quietly enter upon and enjoy the said Amenities a list whereof is annexed hereto and marked as Annexure G. However, it is clarified that the right of the Lessee under this Agreement or otherwise is only restricted to the said Unit agreed to be given on lease by the Lessor and agreed to be acquired by the Lessee, and all the other premises and portion/s of the said ITP including Amenities, shall be the sole property of the Lessor and the Lessor shall be entitled to develop and/or deal with the same in the manner deemed fit by it without any reference or recourse or consent or concurrence from the Lessee in any manner whatsoever, to which irrevocable right of Lessor, the Lessee hereby confirms and consents to.



**22. COMMON FACILITY CENTRE BUILDING (CFCB) & CFC UNITS (CFCU)**

The Lessor shall in addition to the Textile Buildings, Industrial Estate Buildings, Amenities etc., construct Common Facility Centre Building comprising of one or more "CFC Units" in the said Property, as shown in the Layout Plan/s annexed herewith, which would house the 'Facility/s' as enumerated in the List annexed hereto as "ANNEXURE H". Such CFCB/CFCU shall be leased by the Lessor to any entity on such terms and conditions and for such premium/consideration or on revenue sharing basis.



Signature for Lessor

Signature for Confirming Party





said unit stand in the event the said unit is partially and/or fully destroyed due to any reasons whatsoever during the pendency of Lease Term.

24.5 NOT OCCUPY ANY AREA OTHER THAN SAID UNIT

The Lessee shall not store or leave any belongings including any articles or goods outside the said Unit or in the common passage leading to the said Unit around the IEB in which the said Unit is situated. In the event of Lessee committing any default, the Lessor and/or FME will be entitled to remove such belongings or goods of the Lessee at the cost and risk of the Lessee and recover from the Lessee the charges incurred by the Lessor/FME for doing so alongwith penalty for such negligent/careless act. In the event any such belonging or any articles or goods so removed by the Lessor are incapable of being stored at any place, the Lessor shall have right to confiscate the same and dispose off the same at the price the Lessor may deem proper, and appropriate the proceeds thereof without being liable to give any account thereof to the Lessee. The Lessee will not be entitled to raise any dispute or claim regards destruction of the belongings or goods of the Lessee left outside the said Unit at any time in any manner whatsoever.

24.6 NO RESIDENTIAL USER

The Lessee shall not use any part of the said Unit for the residence or stay of his workers or any other persons without the prior written permission of the Lessor, which the Lessor may or may not grant at it's own sole discretion.

24.7 OWNERSHIP WITH LESSOR


The Lessee shall not claim any ownership on the said Unit and do hereby confirm that the absolute ownership of the said Unit shall always vest with the Lessor.

24.8 STRUCTURAL CHANGES

24.8.1 The Lessee will not make any structural changes in the said Unit and shall not do any addition or alteration in the said Unit which may damage the RCC frame of the said Unit in any manner whatsoever. The Lessor may cause an inspection to be conducted in the said Unit from time to time to check whether any structural changes have been done by the Lessee.

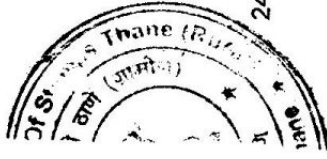
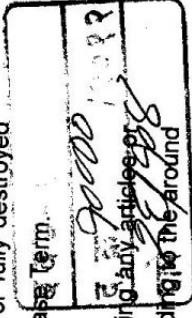
24.8.2 Save and except whatever stated in aforesaid clause, the Lessee may be allowed to carry out the work of additions and alterations in the said Unit subject to prior written approval of the Lessor, FME and the concerned Statutory Authorities, which written approval of Lessor would be at the latter's discretion.

24.8.3 Notwithstanding anything contained herewithin, all such improvements/attachments, when made to the said Unit by the Lessee, (whether at its/their own cost or not and whether with or without approval of the Lessor/statutory authority or not) shall belong to the Lessor and shall be deemed to be part of the said Unit and shall be subject to the terms and conditions of this agreement.

  
Signature for Lessor

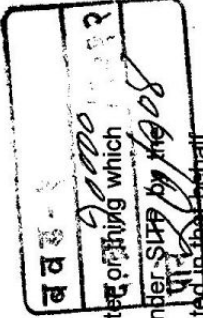


  
Signature for Confirming Party



**24.8.4 ELEVATION AS IT IS**

The Lessee shall not carry out any changes to the Elevation/ Facade /Architectural feature of the said Unit.



**24.9 APPROVAL UNDER SITP**

The Lessee shall not do or omit to do any act, deed, matter or thing which may render the status of the said ITP to be cancelled under SITP (GOI), or by any other Authority or Authorities appointed in that behalf, and the Lessee further undertakes to do and/or cause to be done all acts, deeds, matters and things as may be found necessary and expedient by the Lessor to be done by the Lessee to ensure that the recognition and approval under SITP on the said property by MOT (GOI) is maintained and continued by the GOI and appropriate Authority or Authorities in that behalf.

**24.10 CODE OF CONDUCT**

The Lessee shall ensure that all its/ their/ his/her employees, representatives, agents, workmen, clients and visitors shall strictly adhere to and observe the code of conduct prescribed by the Lessor/FME from time to time.

**24.11 ABIDE BY TERMS AND CONDITIONS OF ALL APPROVALS/DCR**

The Lessee do hereby agree, undertake and covenant with the Lessor that the Lessee will abide by all the terms, conditions and covenants contained in all the Approvals/ Consents / Sanctions/. Orders in respect of the said property obtained by the Lessor from the GOI, MOT, MPCB, MIDC, any other authority, viz DCR of MIDC, SITP Consent, Agreement to Lease between MIDC and Lessor, MIDC Possession (Land) Receipt, Sanctioned Common Lay Out with Revisions, Locational Clearance, MPCB Consent, the Communications/ Correspondence etc there-between, from time to time, any Indenture of Lease which may be executed by MIDC in favour of the Lessor, etc, and Lessee do hereby agree to indemnify and/or keep harmless the Lessor and/or their estate and effects, against all costs, charges, expenses, losses or damages which the Lessor may suffer or incur by virtue of or by reason of Lessee committing any act or omission or breach of any part of the Lease and Lessee will reimburse the Lessor all such costs, charges, expenses, losses and damages forthwith, whether demanded or not, without any delay, default or demur. All clauses binding the Lessor shall mutatis mutandis apply to the Lessee as well.



**24.12 INSURANCE POLICIES FOR PLANT/ MACHINERY**

The Lessee shall take and maintain adequate and comprehensive Insurance policies of plant/ machinery/assets in the said Unit, against acts of God/fire /riot / war/ earthquake/ flood/ terrorist attack/ strikes/ acts of force majeure and shall keep the same in force and valid at all times and pay the premium thereof punctually and regularly from time to time.

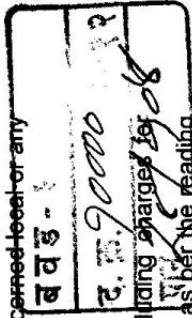


Signature for Lessor

Signature for Confirming Party

**24.13 NOT STORE HAZARDOUS GOODS**

The Lessee shall not store in the said Unit or in any part thereof or of the ITP any goods which are hazardous, combustible or of dangerous nature or storing of such goods is objected by the Lessor or the concerned local or any other authority.



**24.14 WATER/ELECTRICITY CHARGES**

The Lessee will bear and promptly pay all charges including charges for water/electricity consumed in the said Unit by the Lessee as per the reading of the water/electric meter from time to time. Provided however in case the meter/s is/are found faulty at any time then in that event and till such faulty meter is repaired the Lessee shall pay the average amount of the bill paid in the previous three months, or as the relevant authority may decide.

**24.15 ENVIRONMENTAL FRIENDLY MEASURES**

The Lessee will not use the said Unit to cause pollution or hazardous water or hazardous discharge from the said Unit amounting to violation of either Section 25 of Water (Prevention and Control of Pollution) Act, 1974, under Section 21 of Air (Prevention and Control of Pollution) Act, 1981 and under Rule 5 of Hazardous Waste (Management, Handling and Trans-boundary Movement) Rules, 2007 or Environment Protection Act, 1986 or any other Laws and amendments thereto applicable for the purpose of use of the said Unit in any manner whatsoever, and comply with conditions imposed by MPCB with regard to collection, treatment and disposal or discharge of effluent or waste or otherwise. It is agreed that any breach of this covenant will render this Lease in respect of the said Unit to be terminated by the Lessor, and for such breach the Lessee shall indemnify and keep indemnified the Lessor/MIDC against consequence thereof, and the Lessee will be liable to be evicted from the said Unit for such breach by the Lessee.



**24.16 PARKING/ TRAFFIC REGULATION**

The Lessee shall park its vehicles in the designated area as would be allocated within the ITP. The Lessee shall not park Light/Heavy Motor on the Internal Road or any Road leading to the said Unit so as to block the movement of Vehicles in the said ITP and the Lessee shall abide by Traffic Regulation inside the said ITP as may be prescribed by the Lessor and/or by the FME appointed by the Lessor from time to time for the management of the said ITP in the said property.

**24.17 SECURITY BY LESSEE**

The Lessee shall be responsible for the 24 hour round the clock security of the said Unit, at its own cost as to consequences.

**24.18 EXCAVATION**

The Lessee shall not make any excavation on any part of the said Unit or in any part within the premises thereery around its respective IEB, or remove any stone, gravel, earth or any other material therefrom.



Signature for Lessor

Signature for Confirming Party

**24.19 NOT DIG WELLE ETC**

The Lessee shall not dig open-well or bore-well in said Unit or in any part within the margin periphery around its respective IEB, or install plant for captive generation of electricity etc thereon. Any such unauthorized activity shall render this agreement void.

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**24.20 SANITATION**

The Lessee shall conform to all regulations and byelaws of local/statutory authority concerned with respect to public health and sanitation.

**24.21 LESSOR NOT RESPONSIBLE**

For any reason whatsoever, the Lessee shall not hold the Lessor responsible or liable for any loss whatsoever incurred by the Lessee in respect of its/their/his/her business in the said Unit.

**24.22 FIRE FIGHTING SYSTEM**

The main fire fighting system and its network upto each Unit will be provided by the Lessor. However the Lessee shall have to set up his/her/their/its own auto sprinkler in his/her/their/its Unit at his/her/their/its own cost as per requirement of CFO (Chief Fire Officer) and shall comply with all the rules and regulation with respect to the fire fighting system.

**25. LEASE DRAFT**

It is agreed that drafting of Indenture of Lease to be executed in favour of the Lessee in respect of the said Unit shall be prepared by the Advocates of the Lessor which shall always be subject to terms and conditions those may be contained in the Indenture of Lease to be executed by MIDC in favour of the Lessor and the Lessee shall not be entitled to raise any dispute or objection regards the same.



**26. COVENANTS OF THE LESSOR**

The Lessor do hereby agree with the Lessee as follows:-

**26.1 ENSURE PEACEFUL OCCUPATION TO LESSEE**

The Lessor shall ensure that the Lessee shall at all times be able to peacefully and quietly enter upon and occupy the said Unit to conduct his/their/its business therefrom, for the entire term of the said Lease, or any renewal thereto as the case may be, provided the Lessee is diligent in complying with payment of the said Premium/Consideration in entirety and other payments as mentioned herewithin, and on due performance and compliance with all the terms, conditions, stipulations and restrictions as mentioned herein or imposed by the Lessor from time to time.

**26.2 CLEAR AND MARKETABLE TITLE**

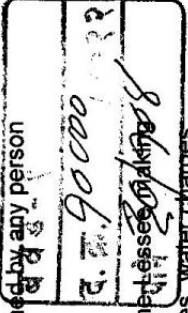
The Lessor herein covenants that the title of the said property is clear and marketable and free from all encumbrances. The Lessor hereby covenants with the Lessee that the Lessor will indemnify and will keep indemnified the



Signature for Lessor

Signature for Confirming Party

Lessee against any loss, costs, charges and expenses the Lessee may incur or suffer on account of any claim being made and established by any person or persons in respect of the said property.



26.3 LESSOR'S PAYMENT TO MIDC

The Lessor do hereby agree and confirm that subject to the Lessee's payment of maintenance charges, N.A. assessment charges, water charges, gardening charges, taxes and outgoings in respect of the said Unit regularly, the Lessor will bear and pay all other charges/payments/ Lease Rents and all other monthly outgoings in respect of the said property to MIDC and pay to the other concerned authorities on the due dates, regularly & punctually, from time to time.

26.4 ACCESS

The MIDC has vide Letter dated 19/04/2010, regarding approval of layout plan provided that there will be least two entries accordingly Entry 1 will be from 20 meter vide MIDC road on south side and Entry 2 will be on west side and has provided that Lessor should give the undertaking that it will allow access to the CRZ Green Belt on eastern side.

26.5 POSSESSION OF SAID UNIT

The Lessor shall handover the possession of the said Unit to the Lessee on the payment by the Lessee to the Lessor of the last 'payment milestone' amount as aforesaid laid out, provided the Lessee is diligent in complying with other payments as mentioned herewithin, and on due performance and compliance by the Lessee with all the terms, conditions, stipulations and restrictions as mentioned herein or imposed by the Lessor from time to time.

26.6 REQUISITE APPROVALS

The Lessor agrees to obtain approval of the Building Plans and/or any amendments from time to time thereto from MIDC and obtain all the requisite consent for the purpose of inception of functional ITP.

26.7 ELECTRICITY CONNECTION

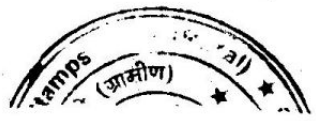
The Lessor will obtain electricity connection in the said property and also provide electricity connection in the said Unit as per specifications for the use of the Lessee and Lessee shall bear and pay the cost thereof and also the regular charges for the use of the electricity by the Lessee without any delay or default. If the Lessee would require additional electricity load, the Lessee shall pay additional charges to the Lessor for the said additional electricity load connection.

26.8 WATER CONNECTION

The Lessor will provide water connection to the said Unit and Lessee agree to bear and pay the costs thereof and also bear and pay regularly the bills for the water consumed by the Lessee in the said Unit.



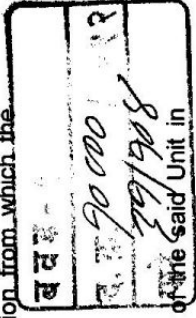
26.9 LESSOR'S RIGHT TO CREATE CHARGES  
At present the Lessor has not created any charge, encumbrance on the said property for raising funds, however, the Lessor has informed the Lessee that



Signature for Lessor

Signature for Confirming Party

the Lessor may create a charge on the said property or any part thereof by way of creation of mortgage in favor of any Bank or Financial Institution or any Private Party(s) for raising of funds for the development of the ITP, provided the Lessor shall ensure that the said property shall be free from all charges, lien, encumbrances at the time of execution of Lease Deed in favor of the Lessee in respect of the said Unit. However if any Lessee intends to avail bank loan then Lessor shall obtain letter of release/NOC in respect of the said Unit from the bank/financial institution from which the Lessor has raised funds.



27. LEASE DEED

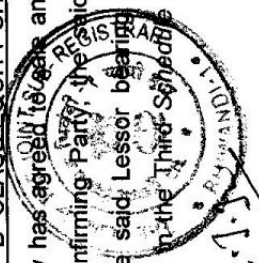
The Lessor will execute the Deed of Lease in respect of the said Unit in favour of the Lessee within six (6) months from the date of registration of Lease Deed executed between MIDC and the Lessor, provided the Lessee has fully paid the premium/consideration payable by the Lessee to the Lessor under this Agreement and has timely complied with other payments as mentioned herewithin and otherwise with respect to the said Unit and time to time performed and complied with all the terms, conditions, stipulations and restrictions as mentioned under this Agreement or imposed by the Lessor from time to time. The Lessee shall bear and pay the Stamp Duty, Registration Charges, Scanning Charges, out of pocket expenses, etc, and ancillary expenses as may be payable in respect of the said Lease and the Lessor shall not be responsible or liable to pay such charges.

28. FSI/TDR

Notwithstanding anything contained herein to the contrary, it is agreed between the Lessor and the Lessee that the Lessor alone is entitled to the said property and to any FSI available in respect of the said property now and/or to be available in future and to FSI which may be available from any adjoining property or properties or by way of use of TDR etc, and to utilize such FSI and construct building or buildings or any adjoining building or buildings and revise or modify the layout and shift the location of recreation ground area/s and amenities and facilities and deal with any further area or areas which may be constructed by the Lessor in the said property and receive consideration thereof and appropriate the same without being liable to account for the same to the Lessee or their successors whomsoever in any manner whatsoever.

29. TRANSFER OF 2,000 "B" CLASS EQUITY SHARES

The Confirming Party has agreed to ~~transfer~~ and the Lessee has agreed to acquire from the Confirming Party, the said 2,000 number of "B" Class Equity Shares of the said Lessor bearing distinctive numbers as more particularly described in the ~~Third Schedule~~ hereunder written, hereinafter



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

referred to as the said "B" Class Shares". The Confirming Party shall execute Share Transfer Form and handover original Share Certificate/s evidencing 2,000 "B" Class Equity Shares of the Lessor hold by the Confirming Party in the Lessor Company on receipt of the entire consideration amount under this agreement by Lessor and Confirming Party. On Receipt of the Entire Consideration amount by the Lessor and Confirming Party, the "B" Class shares shall be effectively transferred to the Lessee. On transfer of the shares in the registers of the Company in favour of Lessee, Lessee shall then be the member of the ITP.

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**30. RIGHTS ATTACHED TO THE "B" CLASS SHARES**

The Lessee is aware and confirms that the said "B" Class Equity Shares have no voting rights on any resolutions or matter relating to company including no right of vote on dividend for any Financial Year to be declared by the Lessor/company. The entire issued "B" Class shares shall be entitled to dividend not exceeding 5% (Five percent) of the total amount of the Dividend declared by the company in any financial Year. The "B" Class Shareholders shall have no right to amend or modify or add or alter any of the provisions of the Memorandum and Articles of Association of the company nor the consent of the "B" Class Shareholders shall be required for declaring Dividend or amending, adding, altering or modifying any of the provisions of Memorandum or Articles of Association of the Company. No Resolution of the company shall be required to be put up for the approval of the "B" Class shareholders.



**31. NOC / ACKNOWLEDGEMENT FROM THE LESSOR**

The Company shall issue No Objection Certificate (NOC) stating no objection and acknowledgment for the transfer of its shares from the name of the Confirming Party to the name of the Lessee herein on Confirming Party confirming receipt of the entire consideration to the Lessor.

**32. TRANSFER OF SHARES BY LESSEE**

On Payment of the entire consideration and any other amount due to the Lessor or Confirming Party under this Agreement. The Lessee shall have the right to get the transfer of the said shares in its name from the Company. On submission of an application by Lessee for NOC for transfer/assignment of the said shares, if the Lessor/Confirming Party does not raise any objection within 1 month from such submission, then it shall be considered as deemed NOC is issued by the Company.

**33. TRANSFER CHARGES**

There shall be no transfer charges for the transfer of the said shares to the Lessee, if any charges are applicable, the same shall be borne and paid by the Confirming Party only.



Signature for Lessor

Signature for Confirming Party





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### 37. NOTICE

It is agreed between the Lessor and Lessee that the notice to be given by the Lessor to the Lessee will be either by registered post or by hand delivery at the address as herewithin contained. Any Notice transmitted in the aforesaid manner shall be deemed to have been received by the Lessee within four working days of the Lessor transmitting such notice irrespective of the Lessee having actually received such notice from the Lessor or not.

### 38. TERMINATION

38.1 The Lessor shall be entitled, without prejudice to any other right or remedy which the Lessor may have under this Agreement or otherwise in law and notwithstanding any subsequent acceptance of Fees, to terminate this Agreement ipso facto, and/or Indenture of Lease (if executed in favour of the Lessee), with prior notice of Twenty One (21) days, at any time after the occurrence of the following events:-

38.2 if the Lessee fails or neglects to observe or perform or commits or allows to be committed any delay or default or breach in performing any of the obligations, terms, conditions, provisions or stipulations contained in this Agreement for Lease, Undertaking, or any other documents/undertakings executed by Lessee from time to time, on its part to be observed and performed (other than failure to pay any sum hereunder agreed when due and payable, & other than failure to use the said Unit as agreed herewithin) and if such breach is remediable, fails to remedy the same.

38.2.1 If the Lessee, being a company, passes any resolution for winding up or allows a petition for winding up presented against it or if a receiver is appointed for the whole or part of the said Unit, or if on account of loan of any Bank, the DRT auction is held, or if the Company is declared sick under BIFR.

38.2.2 If the Lessee does or suffers any act or thing or omits to do or suffer any omission hereby or in consequence of which the said Unit may be or is likely to be endangered, attached or taken in execution under the legal process or by public authority.

38.2.3 If the Lessee by act or omission gives to the Lessor reasonable grounds to consider that its rights may be prejudiced or be in jeopardy.

38.2.4 If the Lessee being a partnership firm, & if the partnership firm is dissolved or in case the Lessee being an individual is declared insolvent.

38.3 The above termination clauses are in addition to the specific termination/cancellation clauses for breach/s of some specific terms and conditions as provided herewithin in such respective clauses.



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

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I hereby confirm that the said possession is of mine	

**39. CONSEQUENCES OF TERMINATION**

39.1 The Lessor shall without any further notice be entitled to enter upon the said Unit and/or evict the Lessee from the said Unit and take possession of the same and Lessor shall not be responsible for any damage, which may be caused by such action. For this purpose the Lessee irrevocably authorizes the Lessor to remove all his/her/its/their belongings lying in the said Unit.

39.2 The Lessor shall be entitled to recover from the Lessee and the Lessee shall be bound to pay to the Lessor the following amounts:-

39.3 The cost incurred towards repairs and maintenance of the said Unit to render and maintain it in good working order and conditions and all costs charges and expenses incurred by the Lessor pursuant to this Agreement and in repossessing the said Unit and in enforcing its remedies however occasioned.

39.3.1 All other sums which have become due and payable by the Lessee under or pursuant to this Agreement along with interest calculated at the rate of 21 % per annum from the due dates.

39.4 Notwithstanding anything to the contrary herein contained, in the event of such termination the Lessor shall also be entitled to give on lease or otherwise dispose off the said Unit in such manner as the Lessor may think fit and Lessor shall not be bound to account to the Lessee in any manner whatsoever.



**40. INDEMNIFICATION**

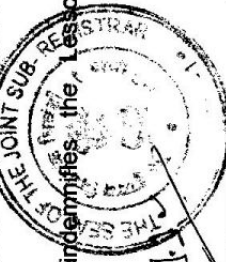
40.1 The Lessee hereby indemnifies in advance the Lessor and other Lessees/Occupiers etc, in the said property and holds them harmless from and against any and all claims, demands, causes of action, losses, liabilities and expenses that may result or arise from the act, omission or deed of the Lessee or its employee, staff, visitor or any other such person associated with the Lessee.

40.2 The Lessee hereby indemnifies the Lessor other Lessees/Occupiers etc, in the said property and holds them harmless from and against any and all claims, demands, causes of action, losses, liabilities and expenses that may result or arising from any incident such as fire, strike, blast etc irrespective of the fact that the Lessee took all prudent steps to prevent the same.

40.3 The Lessee agrees to indemnify the Lessor, other Lessees/Occupiers etc, in the said property for the loss and inconvenience that may be caused to them for any illegal construction by the Lessee /Occupiers etc, in the said property

40.4 The Lessee hereby indemnifies the Lessor other Lessees/Occupiers etc, in the said property against violation or non performance and/or non-adherence to the norms and terms of Notice-Notification and Rules, etc and other Approvals of ITP.

40.5 The Lessee hereby indemnifies the Lessor in concurrence of any contingency.



*[Signature]*

*[Signature]*

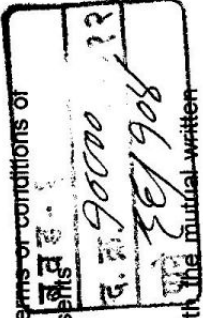
Signature for Lessor

Signature for Lessee

Signature for Confirming Party

**41. HEADINGS**

The headings of the paragraphs of this Agreement are for convenience only and for better clarity and in no way limit or affect the terms or conditions of this Agreement. They shall be integral part of these presents.



**42. AMENDMENTS**

Any term of this Agreement may be amended only with the mutual written consent of both the Parties hereto.

**43. DISPUTE RESOLUTION**

**43.1 ARBITRATION**

In the event of there being any dispute or difference between the parties concerning the validity or interpretation of this Agreement or anything contained herein, or in connection therewith or relating to any of the rights, duties, obligations, or the performance thereof, such dispute shall, failing mutual agreement of the Parties to settle it in any other way, be referred to arbitration in accordance with the Indian Arbitration laws enforceable at that time,

43.2 Each party to this Agreement shall be entitled to appoint one (1) Arbitrator of their choice and the two Arbitrators appointed hereinbefore by the parties shall mutually appoint one (1) Arbitrator who shall be a presiding Arbitrator.

43.3 The venue of such arbitration shall be Mumbai.

43.4 The arbitration award shall be final and binding upon the Parties and shall not be subject to appeal. Judgment upon the award rendered may be entered in any court having jurisdiction, or application may be made to such court for a judicial acceptance of the award and an order for enforcement, as the case may be.

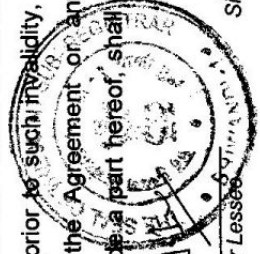


**44. JURISDICTION**

This Agreement shall be governed and interpreted by and construed in accordance with the laws of India and the Courts at Mumbai shall have jurisdiction over all matters arising out of or related to this Agreement.

**45. SEVERABILITY**

If for any reason whatsoever, any provision of this Agreement becomes void, or is declared by Court of competent jurisdiction to be invalid, illegal or unenforceable, then the Parties shall negotiate in good faith to agree on one or more provisions to be substituted thereof, which provisions shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability and the remainder of the Agreement or any Agreement or document appended hereto or made a part hereof, shall not be affected thereby and

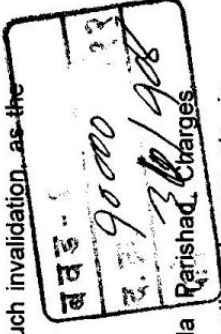


Signature for Lessor

Signature for Lessee

Signature for Confirming Party

shall be construed as it would have been prior to such invalidation, as the case may be.



**46. STAMP DUTY AND REGISTRATION CHARGES**

The Stamp Duty and Registration Charges, Zilla Scanning Charges, out of pocket expenses, and any other charges, etc., in respect of this Agreement for Lease in respect of the said Unit including all costs, charges and expenses of Advocates of the Lessee shall be borne and paid by the Lessee alone.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their hands and seals at \_\_\_\_\_ on the day and year first hereinabove written.



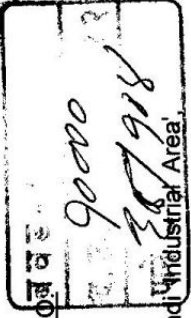
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Signature for Lessor

\_\_\_\_\_  
Signature for Lessee

\_\_\_\_\_  
Signature for Confirming Party

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)



The MIDC Plot, being Plot No.1, in 'Additional Kalyan Bhiwandi Industrial Area', situate, lying and being within the Village Limits of Kone and outside limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Bhiwandi, and Registration District Thane, admeasuring 2,42,814 Sq. Mts or thereabouts and bounded as under:-

On or towards the East : CRZ Green Belt and Private Land  
 On or towards the West : Land of Dairy Development Department  
 On or towards the North : Road (RIW 20 Mtrs)  
 On or towards the South : Road (RIW 20 Mtrs) and Private Land

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Unit)


Estate Unit bearing No. 203, situated on Second floor, in Industrial Estate Building bearing No. E1, "B" Wing, admeasuring 1510 sq. ft. carpet area or thereabouts in Asmeeta Texpa, situated on said MIDC Plot in 'Additional Kalyan Bhiwandi Industrial Area', situate, lying and being within the Village Limits of Kone and outside limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Bhiwandi, and Registration District Thane, delineated in the annexed Plan in red colour boundary, :-


THE THIRD SCHEDULE ABOVE REFERRED TO:


(Description of the said "B" Class Shares)

The said 2,000 number of "B" Class Equity Shares of Asmeeta Infrotech Ltd. ("said Company") @ Rs. 15/- each bearing distinct Numbers from B232301 to B234300








  
 Signature for Lessor

  
 Signature for Lessee

  
 Signature for Confirming Party





SIGNED, SEALED AND DELIVERED BY WITHIN NAMED

90000  
30/1/98

<p><b>ASMEETA INFRA TECH LIMITED</b></p>	<p>through its Director <b>MR. HOSHIAAR SINGH KUNDU</b></p> 	 
<p>ON BEHALF OF <b>MR. HOSHIAAR SINGH KUNDU</b>, CONSTITUTED ATTORNEY TO ADMIT EXECUTION <b>MR. SANJAY BABA DOKE / MR. SATISH VASANT FALKE</b></p>		

<p><b>MR. GAVRAV J. JAIN</b> as the Proprietor of <b>M/s. RAJGURU CREATION</b></p>		
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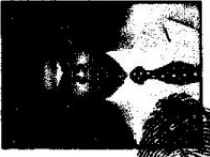

of Stamps Thane (Rural) (Imp)

<p><b>M/s. AGARSEN MERCANTILE PRIVATE LIMITED</b> through its Director <b>MR. E. C. PAULOSE / MRS. CHARUTA MALSHE</b></p>		
<p>ON BEHALF OF <b>MR. E. C. PAULOSE / MRS. CHARUTA MALSHE</b> CONSTITUTED ATTORNEY TO ADMIT EXECUTION <b>MR. RAGHUNATH JAGANNATH HARMALKAR / MR. AMAR PANDURANG PAWAR / MR. MANOJ MANOHAR DHAMEJA</b></p>		

REGISTRAR  
MUMBAI

Signature for Lessor

Signature for Confirming Party

Mr. Harish Magan Patil		
Mr. Pavan Ratnakar Patil		

बवड  
 र. १००० २  
 पान १०/१०४





Signature for Lessor



Signature for Confirming Party



**RECEIPT**

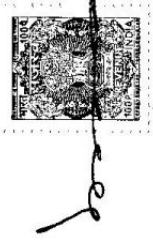
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र. म.	१००००	

१०/११/११

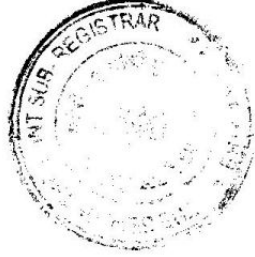
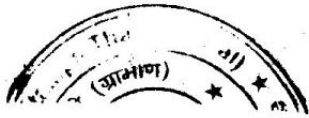
RECEIVED on the day and year first hereinabove written of and from the within-named Lessee, a sum of Rs. 5,04,295/- (Rupees Five Lac Four Thousand Two Hundred Ninety Five only) as hereunder detailed, being booking amount paid by the Lessee in respect of the said Unit in terms of this Agreement for Lease hereof:-

585019	12/04/2010	Bank of Maharashtra	1,00,000/-
340190	25/08/2011	Bank of Maharashtra	4,04,295/-
TOTAL PREMIUM			5,04,295/-

WE SAY RECEIVED



**FOR ASMEETA INFRA TECH LTD.**  
**LESSOR**  
 (Authorized Signatory)



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

ब ध ट	१०००	२
११/१०८		

मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) मुंबई समोर

मुंबई मुद्रांक अधिनियम १९५८ चे अंतर्गत कलम ३१ खालील प्रकरणातील असेवक:

अर्जदार :- मे राजगुरु क्रिएशन

जा.क्र. अभिनियम/प्र.क्र. ७६७/१२ | ५१४८१  
सह विल्हा निबंधक वर्ग-१ तथा मुद्रांक  
जिल्हाधिकारी, ठाणे ग्रामीण यांचे कार्यालय,  
जिल्हाधिकारी इमारत, चौथा मजला, रुम  
नं. ४०६, ठाणे (प)- ४०० ६०१.  
दिनांक: १५/०७/२०१२.

२/- दस्तातील माहिती पुढीलप्रमाणे,

१. लेसॉर/कंपनी - मे अस्मिता इन्फोटेक लि
२. मा. देणार - मे अश्वमेध मर्कटाईल प्रा लि
३. लेझी - मे. राजगुरु क्रिएशन
३. दस्तऐवजाचा प्रकार - अॅग्रीमेंट फॉर लिझ
४. निष्पादित दिनांक - निष्पादित नाही.
५. मिळकतीचे वर्णन - प्लॉट नं १ वरील विल्डींग नं ई-१ बी पिंग मधील युनिट नं २०३, दुसरा मजला, क्षेत्र १५१० चौ फूट कार्पेट (प्रभावक्षेत्र) अति कल्याण भिवंडी इंडस्ट्रियल एरीया, गौजे कोन, ता भिवंडी - रक्कम रु. २५,२१,४७५/-

२/- प्रस्तुत अर्जदार यांनी मुंबई मुद्रांक अधिनियम १९५८ चे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचेकडे दिनांक ६/६/२०१२ रोजी अभिनियम अर्ज दाखल केले आहेत. अर्जासोबत निष्पादन केलेले अॅग्रीमेंट फॉर लिझ चे प्रारूप व प्रतिलिप, इत्यादी कागदपत्रे सादर केली आहेत. संश्लेषण सल्लेखातील मुद्रांकाबाबत अभिनियम मिळण्यासाठी विनंती केली आहे. त्यांनी अभिनियम फी रु. १००/- पावती क्रमांक ४९०१९०३ अन्वये दिनांक ६/६/२०१२ रोजी शासनाच्या ताब्यात जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत अॅग्रीमेंट फॉर लिझ चे हस्तांतरण सल्लेखावर किती मुद्रांक शुल्क आकारता येईल, या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम ३१ (२) नुसार खालील कागदपत्रे सादर केली आहेत.

१. मुंबई मुद्रांक अधिनियम १९५८ चे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.

२ अॅग्रीमेंट फॉर लिझ चे प्रारूप

४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणेकरिता अॅग्रीमेंट फॉर लिझ लिहून घेणार यांनी जोडलेल्या कागदपत्रावरून प्लॉट नं १ वरील विल्डींग नं ई-१ बी पिंग मधील युनिट नं २०३, पहिला मजला, क्षेत्र १५१० चौ फूट कार्पेट (प्रभावक्षेत्र) अति कल्याण भिवंडी इंडस्ट्रियल एरीया, गौजे कोन, ता भिवंडी येथील आहे. प्रस्तुत प्रकरण हे अति. कल्याण भिवंडी औद्योगिक विभाग या क्षेत्रातील मिळकतीचे भाडेकरार आहे. लेसॉर यांनी सदर मिळकत म्हणजेच प्लॉट नं १ ही MTC याचेकडून ९५ वर्षांचे भाडेपट्टयाने दि. ५/२/२०१० चे भाडेकराराने घेतलेली आहे. तसेच लेसॉर यांनी या पट्ट्यावर मर्कटाईल पार्क बांधून त्यातील वर नमूद युनिट मे. राजगुरु क्रिएशन कंपनी यांस ९५ वर्षांपर्यंत भाडेव्यवहार देत आहेत. सदर मिळकत भिवंडी औद्योगिक



क्षेत्रातील असून त्याचे औद्योगिक वर्गीकरणानुसार C असे वर्गीकरण केले आहे. सदर प्रकरणांत नमूद प्रमाणपत्र/२०१२/१२२९, दि. ३०/५/२०१२ अन्वये बिल्डींग न ई -१ बी विंग मधील युनिट नं २०३, पहिला मजला, क्षेत्र १५१० चौ फुट कारपेट अस्मिता इन्फोटेक प्रॉ.लि. अति.कल्याण भिवंडी इंडस्ट्रियल एरीया, प्लॉट क्र.१, सरावली, मौजे कोन ता. भिवंडी करीता नवीन लघु उद्योग घटक (New Industry) बाबत मुद्रांक शुल्काची माफी मिळणेबाबत प्रमाणपत्र दिले आहे. सोबत प्रमाणपत्र दिनांक ३०/५/२०१२ ची मुळ प्रत सादर केली आहे. त्यानुसार एकूण चटई क्षेत्रफळ १४०.३३ चौमी यावर शासन आदेश क्र. मुद्रांक-२००७/प्र.क्र. १९६(१)/म-१, दिनांक १२/६/२००७ व तद्नंतरचा महसूल व वन विभाग यांचे आदेश दिनांक १७/५/२०१२ अन्वये मुद्रांक शुल्क माफीची मुदत वाढविण्यात आलेली आहे त्यानुसार, मुंबई मुद्रांक अधिनियम १९५८ चे परि.१ मधील अनु. ३६/२५ब चे या संलेखास रु. १,३३,७२०/- इतके आकारणीयोग्य मुद्रांक शुल्काची माफी मिळणेश हरकत नाही असे वाटते. परंतु अनु. ५(h) नुसार रु.१००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक वाटते.

खालील उपरोक्त विषयांकित अटी व शर्ती याच्या अधिन राहून आदेश पारीत करण्यात येत आहे.  
 १. मुंबई मुद्रांक अधिनियम १९५८ चे कलम-५,३अ चे अधिन राहून आदेश पारीत करणेत येत आहे.  
 २. मुंबई मुद्रांक अधिनियम १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क /मुल्यांक आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती सूळाधी C संलेखात पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री करून घ्यावी आहे. कलम २८चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२अन्वये शासनाचे कायदाही करणेचे आधिन राहून आदेश देत आहे.  
 ३. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेबाबत राहून आदेश देणेत येत आहे.

वर नमुद केलेल्या बाबीच्या पार्थ्व्यमुनीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी,

ठाणे ग्रामीण प्रशाधिन अॅग्रीमेंट फॉर लिट्टा या दस्तांचे संलेखावर शासन आदेश क्र. मुद्रांक-२००७/प्र.क्र. १९६(१)/म-१, दिनांक १२/६/२००७ व तद्नंतरचा महसूल व वन विभाग यांचे आदेश दिनांक १७/५/२०१२ नुसार, मुंबई मुद्रांक अधिनियम १९५८ चे परि.१ मधील अनु. ३६/२५ब चे या संलेखास रु. १,३३,७२०/- इतके आकारणीयोग्य मुद्रांक शुल्काची माफी मिळणेश हरकत नाही असे वाटते. परंतु अनु. ५(h) नुसार रु.१००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक वाटते.

ठिकाण :- ठाणे

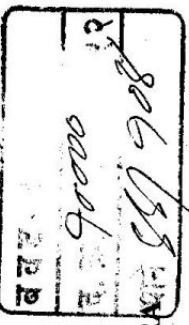
दिनांक :-

(ज श्री वसकर)

प्र मुद्रांक जिल्हाधिकारी  
ठाणे ग्रामीण

प्रत :- १. मे. राजयुक्त विभाशन  
२. सहाय्यक जिल्हाधिकारी, मुद्रांक क्र १ व २





**GOVERNMENT OF MAHARASHTRA**

महाव्यवस्थापक, जिल्हा उद्योग केंद्र, ठाणे

General Manager, DIC, Thane

कर्मशियल कॉम्प्लेक्स बिल्डिंग पहिला मजला, मुलुंड चेकनाका समोर, वागळे इस्टेट, ठाणे ४००६०४.

1<sup>st</sup> Flr. Commercial Complex Bldg., Opp. Mulund Check naka, Wagle Estate, Thane-400604  
Phone - 022-25822013, Fax - Extn. 28, email:-didichane@maharashtra.gov.in

जा क्र. जिउकेवा/मुद्रांक शुल्क माफी प्रमाणपत्र /२०१२/१२२९

दिनांक : ३०/०५/२०१२

**प्रमाणपत्र**

मे. राजगुरु क्रिपेशन्स, इमारत क्र. ई-१/बी, इस्टेट युनिट क्र. २०३, दुसरा मजला, अस्मिता इन्फ्राटेक ली, मओविम, अति.कल्याण भिवंडी इंडस्ट्रीयल एरीया, प्लॉट क्र १, सरावली, मौजे कोन, ता. भिवंडी, जि. ठाणे येथे नवीन उद्योगासाठी सदर घटक मुंबई मुद्रांक शुल्क अधिनियम - १९५८ अंतर्गत शासन आदेश क्र. मुद्रांक - २००७/प्र.क्र. १९६ (१)/म-१, दिनांक १२.०६.२००७ व तद्नंतरचा शासन आदेश दिनांक १७.०५.२०१२ प्रमाणे "नवीन लघु उद्योग घटक" म्हणून प्रमाणित करण्यात येत आहे.

मुंबई मुद्रांक शुल्क अधिनियम - १९५८ (१९५८ चा मुंबई ६०) मधील कलम ९ च्या खंड (अ) प्रमाणे (अनुच्छेद ३६ खालील) भाडेपट्टासाठी (एकूण चढई क्षेत्रफळ १४०.३३ चौमी) निष्पादित करणेसाठीच्या संलेखावर आकारणीयोग्य असलेले मुद्रांक शुल्क माफीकरिता पात्रता प्रमाणपत्र देण्यांत येत आहे.

सोबत जोडलेल्या प्रपत्रातील माहिती दस्तऐवज निष्पादित केल्यानंतर तात्काळ या कार्यालयास दाखर करावी.



*(Signature)*

महाव्यवस्थापक

जिल्हा उद्योग केंद्र, ठाणे

**कार्यालयीन पत्ता :-**

मे. राजगुरु क्रिपेशन्स, १०४, ॲटलॅटा प्लाझा, पहिला मजला, गॅरिज गल्ली, टिळक भवन, दादर मुंबई-४०००२५

**कारखान्याचा पत्ता :-**

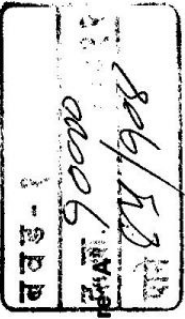
मे. राजगुरु क्रिपेशन्स, इमारत क्र. ई-१/बी, इस्टेट युनिट क्र. २०३, दुसरा मजला, अस्मिता इन्फ्राटेक ली, मओविम, अति.कल्याण भिवंडी इंडस्ट्रीयल एरीया, प्लॉट क्र १, सरावली, मौजे कोन, ता. भिवंडी, जि. ठाणे

**प्रत:-**

- १) जिल्हा सह निबंधक तथा मुद्रांक जिल्हा अधिकारी, ठाणे
- २) उद्योग सहसंचालक, कोंकण विभाग, ठाणे
- ३) निवड नस्ती (मुद्रांक शुल्क माफी प्रमाणपत्र)



LIST OF ANNEXURES



a. Copy of Index II of Agreement dated 05/02/2010 between MIDC and Lessor

"Annexure A"

b. Copy of Certificate of Title issued by M/s. Unisan & Co., dated 03.03.2011

"Annexure B"

c. The copies of the sanctioned Layout Plan, Specific Building Plan from MIDC with marking on Estate Unit allotted to Lessee certified by architect

"Annexure C" Colly.

d. List of Specifications of the said Unit

"Annexure D"

e. List Of Other Outgoings And Payments To Be Paid at The Time Of Receiving Possession

"Annexure E"

f. The Plan showing the future development on the said property and the balance additional land that would get added to the said property

"Annexure F"

g. List of Amenities in the ITP

"Annexure G"

h. List of Facilities in the ITP

"Annexure H"



*[Handwritten signature]*

Signature for Lessee

*[Handwritten signature]*

Signature for Confirming Party

Signature for Lessor

ब ब ड - १
द. नं. १०००
पाने १६/१०८



दस्तावेज क्रमांक व वर्ष: 876/2010

Tuesday, January 18, 2011  
5:47:37 PM

दुय्यम निबंधक: भिवंडी 1

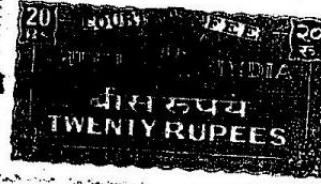
मोदणी 63 म

Regn 63 m.c

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोन

- (1) गिलेखाचा प्र.कार, गोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबदला रु. 384,221,000.00 वा.भा. रु. 509,911,500.00
- (2) भू-मापन, फोटोहरिस्ता व घरकमांक (अपत्याचा)
- (3) क्षेत्रफल
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (5) दरतऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दरतऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 08/02/2010
- (8) नोंदणीचा 08/02/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 876 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 25495580.00
- (11) बाजारभावप्रमाणे नोंदणी रु 30000.00
- (12) शेरा
- (1) फायनल प्लॉट क्र. 11 वर्गना: मोजे कोन ता भिवंडी येथील प्लॉट नं. 1 अॅडिशनल कल्याण भिवंडी इंड. एरिया (एग्रायडीसी) क्षेत्र 242814 चौ.मी खुली जमीन (अभिनियम क्र. 1038/09 दि. 19/12/09 अन्वये मु.शु.2,54,95,580/- भरले)
- (1) 242814 चौ.मी खुली जमीन
- (1) एम आय डी सी तर्फे मॅनेजर सुदाम डी. मदन - ; घर/प्लॉट नं. - ; गल्ली/रस्ता - ; इमारतीचे नाव: पहिला मजला एम आयडीसी रिजबल ऑफिस वागळे इस्टेट, ठाणे; ईमारत नं. - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (1) मे. अस्मीता इन्फ्राटेक प्रा.लि. तर्फे अधिकृत स्वाक्षरी कर्ता अजय मा. पवार - ; घर/प्लॉट नं. - ; गल्ली/रस्ता: - ; इमारतीचे नाव: बी-8, सुयर्स चौक, दुसरा मजला 132 आपटे रोड शिवाजी नगर पुणे-04; ईमारत नं. - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - AAHCA0477H.



सह दुय्यम

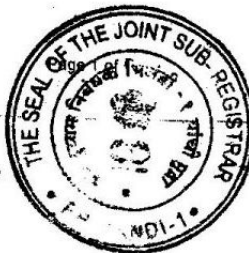
अर्ज क्र...१४५.....दि.१९/१२/२०११

मन्मध्ये नकल दिली असे

अस्सल बरहुकुम नकल

सह दुय्यम निबंधक, भिवंडी-१

मी नकल करी  
मी वाचकी  
मी हजेरत करी



बपदं	
र. नं.	90000
दिनांक	19/08/10

:: 2 ::

5. On 25.09.2009 the MIDC has handed over possession of the said Plot.
6. By Agreement dtd. 5<sup>th</sup> February, 2010 made between Maharashtra Industrial Development Corporation as the Grantor of the One Part AND M/S. ASMEETA INFRA TECH PVT. LTD. as the Licensee of the Other Part, the Grantor has agreed to demise unto the Licensee the said Plot for the period of 95 years as provided under clause 7 of the Agreement. A lease of the said land and the said Special Integrated Textile Park for the term of 95 years shall be executed on completion of the construction of the said Park and on the terms and conditions stated in Form of Lease annexed to the Agreement.
7. On the above referred Agreement dtd. 5<sup>th</sup> February, 2010 the Stamp Duty of Rs. 2,54,95,580/- is paid under Bombay Stamp Act, 1958 and the same is Registered under SL. No. BVD-1/876/2010 and registered in duplicate under SL. No. BVD-1/877/2010 both on 08.02.2010 with Sub-Registrar, Bhiwandi-1.
8. We have also gone through the letter bearing Ref. No. MIDC/ROT(2)/KBI/1/1534 dtd. 4<sup>th</sup> June, 2010 issued by Area Manager, MIDC, Thane (ID) to M/s. Asmeeta Infrotech Pvt. Ltd. inter alia stating that, its request for execution of predetermined Lease Deed is being considered subject to compliance of the conditions stated therein.
9. In view of the above and from the searches and documents furnished to us in our opinion the title to the above referred land is clear, marketable and free from encumbrances, charges and

SCHEDULE

Land bearing Plot No. 1, admeasuring 2,42,814 Sq.mtrs. or thereabouts in "ADDITIONAL KALYAN BHIWANDI INDUSTRIAL AREA", situate lying and being at Village Kongaon and outside the limits of Municipal Council in rural area, Taluka and Registration Sub-District Bhiwandi, District and Registration District Thane, and bounded as follows ;

- |                     |  |
|---------------------|--|
| On or towards East  | : CRZ Green Belt & Pvt. Land           |
| On or towards West  | : Land of Dairy Development Department |
| On or towards North | : Road (R/W 20 mtrs)                   |
| On or towards South | : Road (R/W 20 mtrs) & Pvt. Land.      |

Dated this 3<sup>rd</sup> day of March, 2011.

UNISAN & CO.

**UNISAN & CO.**  
ADVOCATES.



# UNISAN & Co.

## ADVOCATES

Andheri : 6622 0818 / 19, 9897 0889,  
2874 1650 / 51  
Fort : 2267 5181 / 1485  
Mobile : 98260 98691

PORT : 216, COMMERCE HOUSE, NAGINDAS MASTER RD., NEAR RHYTHM HOUSE, MUMBAI-28.  
ANDHERI : 406, 4TH FLOOR, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITE MALL, ANDHERI (W), MUMBAI-53  
Website : www.unisan.co.in, E-mail : unisan-adv@gmail.com, contact@unisan.co.in

To,

M/S. ASMEETA INFRA TECH PVT. LTD.  
Aeknani City World,

6<sup>th</sup> Floor, Road No. 7,  
MIDC, Marol, Andheri (East)  
Mumbai.

Sir,

March 3, 2011

बवड - ?
र. नं. १००० / ?
पाने ८०/१०८

### CERTIFICATE OF TITLE

In Re.: Land bearing Plot No. 1, admeasuring 2,42,814 Sq.mtrs. or thereabouts in "ADDITIONAL KALYAN BHIWANDI INDUSTRIAL AREA", situated at, Village Kongaon and outside the limits of Municipal Council and outside the limits of Registration Sub-District Bhiwandi, District and Registration District Thane.

AND

Re.: Agreement dtd. 5<sup>th</sup> February, 2010 made between

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
..... Grantor

AND

M/S. ASMEETA INFRA TECH PVT. LTD.

... Licensee.

In the above matters, we have perused copies of the following documents and also caused the search through search clerk at the offices of Sub-Registrar of Assurances, Bhiwandi.

1. From such searches, it is found that, Maharashtra Industrial Development Corporation (MIDC) was absolutely seized, possessed of and/or otherwise well and sufficiently entitled to the Land viz. Land bearing Plot No. 1, admeasuring 2,42,814 Sq.mtrs. or thereabouts in "ADDITIONAL KALYAN BHIWANDI INDUSTRIAL AREA", situated at, Village Kongaon and outside the limits of Municipal Council in rural area, Taluka and Registration Sub-District Bhiwandi, District and Registration District Thane, and more particularly described in the Schedule thereunder written (hereinafter referred to as "the said Plot").
2. M/S. ASMEETA INFRA TECH PVT. LTD. has applied to MIDC for grant on lease, the said Plot more particularly described in the Schedule thereunder written.
3. MIDC by an Allotment Letter bearing Ref. No. TOWNSHIP/ALLOTMENT/2909 dt. 02.06.2009 allotted to M/S. ASMEETA INFRA TECH PVT. LTD. the said Plot for making of "SPECIAL INTEGRATED TEXTILE PARK" on the said Plot.



6.1.11



# UNISAN & Co.

## ADVOCATES

Andheri : 6902 0518 / 19, 6907 0680,  
2674-1650 / 81  
Fort : 2267 5181 / 1485  
Mobile : 98200 98691

PORT : 216, COMMERCE HOUSE, NAGINDAS MASTER RD., NEAR RHYTHM HOUSE, MUMBAI-92.  
MUMBAI : 2267 5181 / 1485  
Website : www.unisan.co.in, E-mail : unisan.adv@gmail.com, contact@unisan.co.in

To,

M/S. ASMEETA INFRA TECH PVT. LTD.  
Akruti City World,  
Akruti Trade Centre,  
6<sup>th</sup> floor, Road No. 7,  
MIDC, Marol, Andheri (East)  
Mumbai.

March 03, 2011

ब व ढ
२.२.१०००
पाने ४४/१०६

Sir,

### SEARCH REPORT

Re.: Searches of property viz. Plot No. 1, admeasuring 2,42,814 Sq.mtrs. or thereabouts in "ADDITIONAL KALYAN BHIWANDI INDUSTRIAL AREA", situated at, Village Kongaon and outside the limits of Municipal Council in rural area, Taluka and Registration District Bhiwandi, District and Registration District Thane.

In the above matter we have caused search taken in the Offices of the Sub-Registrar through search clerk Mr. Sachin Kadam at Thane and Bhiwandi.

Following are details of such searches;

S.R.O. Thane and Bhiwandi from 1981 to 2010 (13 years) :

1981 - 1986	Nil	1987	Nil (Some Pages are torn)
1988 - 1994	Nil (Some Pages are Torn)		
1995 :	Chhapil-Nil, Photo-Nil		
1996 :	Chhapil-Nil, Photo-Nil		
1997 :	Chhapil-Nil, Photo-Nil		
1998 :	Chhapil-Nil, Photo-Record Books are not available		
1999 :	Chhapil-Nil, Photo-Nil		
2000 :	Chhapil-Nil, Photo-Nil		
2001 :	Chhapil-Nil, Photo-Record Books are not available		
2002 :	Nil		
2003 :	Nil		
2004 :	Nil		
2005 :	Nil		
2006 :	Nil		
2007 :	Bhiwandi-1 - Nil, Bhiwandi-2 - Nil		
2008 :	Record Books of Bhiwandi-1 are sent for binding, Bhiwandi-2 - Nil		



G-11-1

...2/-

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₹. 2,00,000	12
११/१०/१९८८	

:: 2 ::

2009 : Bhiwandi-1 & 2 - Nil  
2010 : Record Books are not ready (INDEX NO. II ENTRY)

Agreement dated 5<sup>th</sup> February, 2010 Registered under SL. No. BVD-1/876/2010 and registered in duplicate under SL. No. BVD-1/877/2010 both on 08.02.2010 with Sub-Registrar, Bhiwandi-1 and made between Maharashtra Industrial Development Corporation as the Grantor of the One Part AND M/S. ASMEETA INFRA TECH PVT. LTD. as the Lessees of the Other Part.

SCHEDULE

Plot No. 1, admeasuring 2,42,814 Sq.mtrs. or thereabouts in "ADDITIONAL KALYAN BHIWANDI INDUSTRIAL AREA", situate lying and being at Village Kongaon and outside the limits of Municipal Council in rural area, Taluka and Registration Sub-District Bhiwandi, District and Registration District Thane, and bounded as follows;

- On or towards East : CRZ Green Belt & Pvt. Land
- On or towards West : Land of Dairy Development Department
- On or towards North : Road (R/W 20 mtrs)
- On or towards South : Road (R/W 20 mtrs) & Pvt. Land.

Dated this 3rd day of March, 2011.

UNISAN & Co.

UNISAN & Co.  
ADVOCATES.



8

6.1.11

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EIB-203



LOCATION PLAN

DEPARTMENT OF REVENUE  
 GOVERNMENT OF PUNJAB  
 LAND RECORDS DIVISION  
 DISTRICT OFFICE  
 JALANDHAR

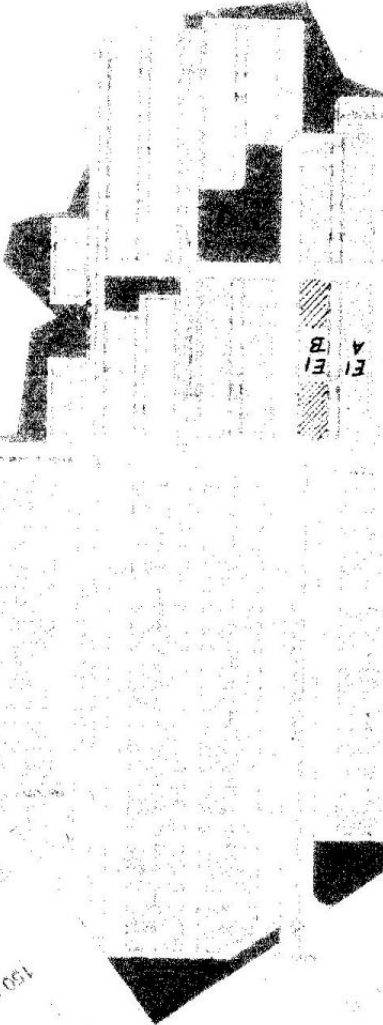
LEGEND  
 OPEN SPACE AREA (GREEN)  
 ROAD (BLACK)  
 BUILDING (Hatched)

REVENUE  
 DEPARTMENT  
 JALANDHAR

बवड - १  
 द. १०००/१९१२  
 पाने ५९/१०८



100 GOM  
 150 GOM



LAYOUT PLAN

SCALE: 1:200

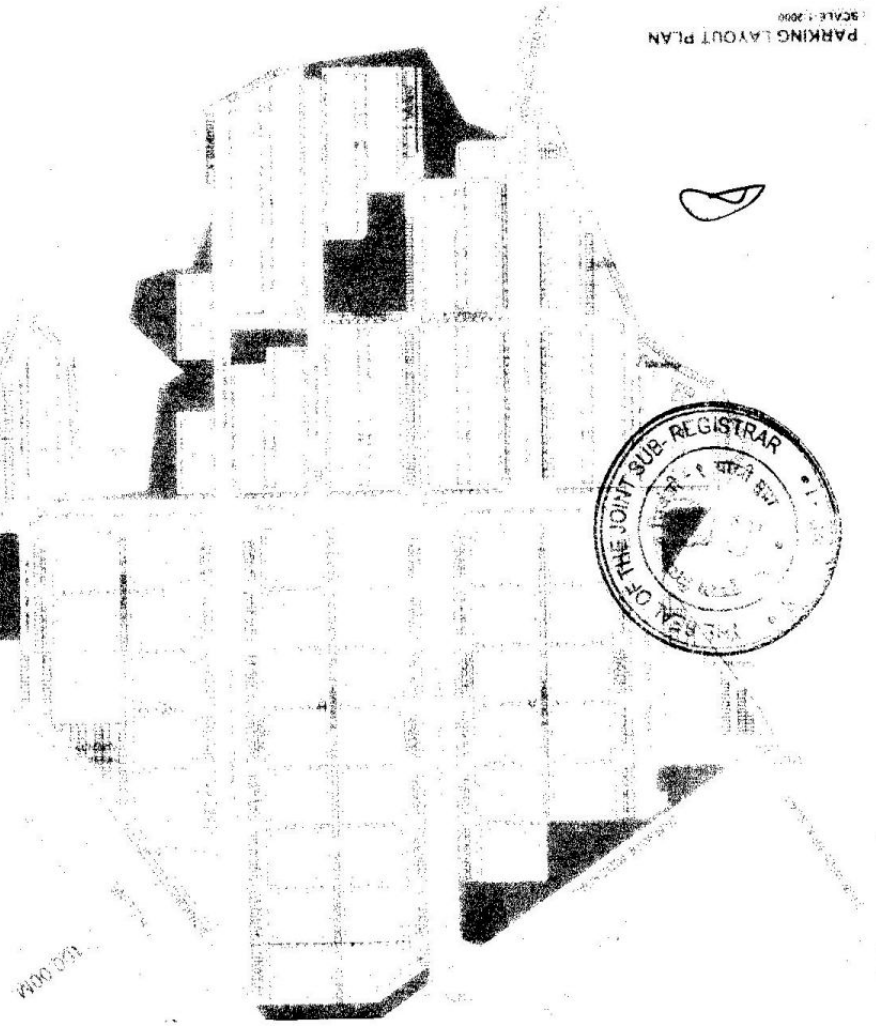
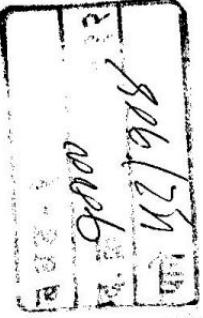
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Annexure - 4 C 'colly.

PARKING LAYOUT PLAN

SCALE: 1:2000



Blue

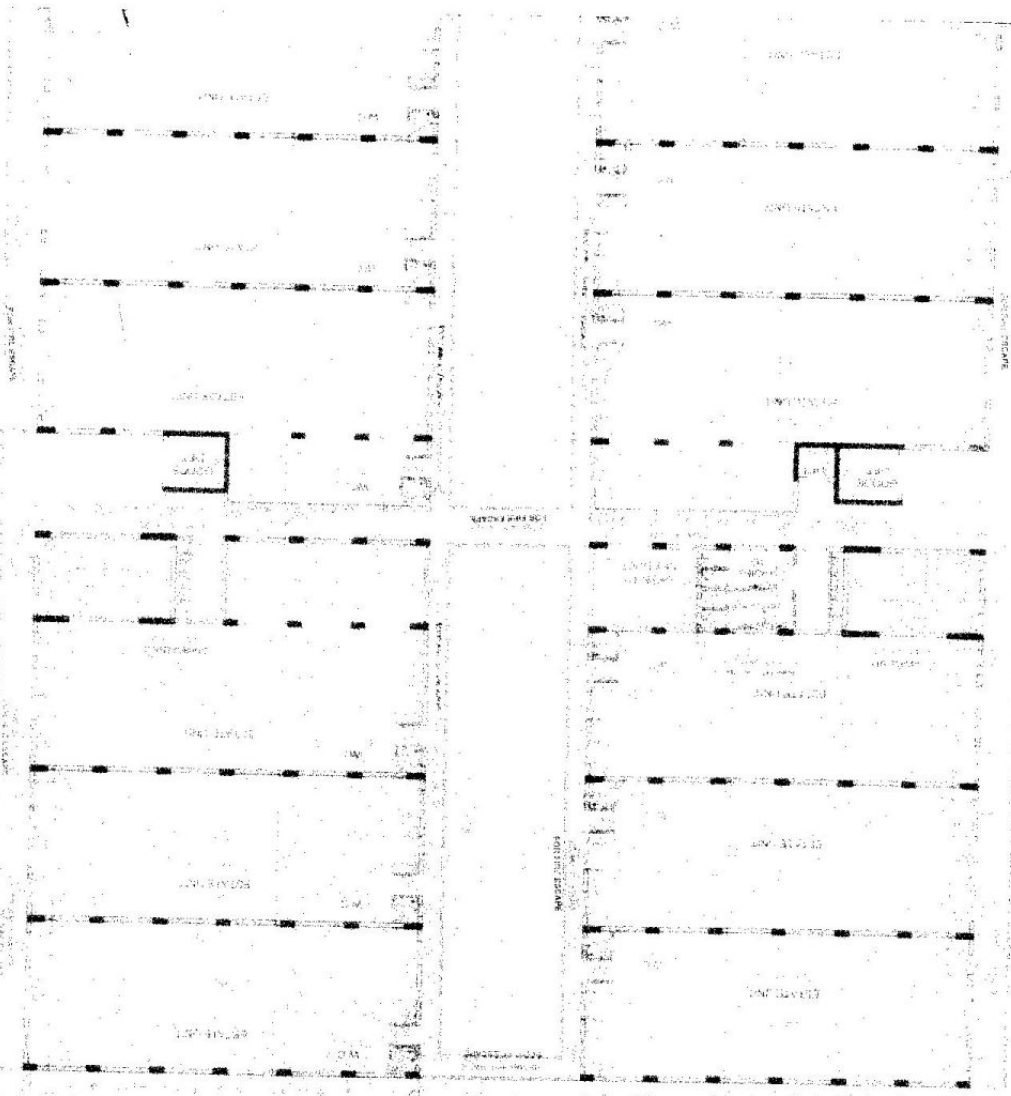


Technical specifications and notes at the top of the page, including 'MARCH CONSULTING PVT. LTD.' and 'SCALE: 1:2000'.

Approved by the Joint Sub-Registrar

Table with multiple columns and rows, likely a schedule of parking spaces or technical specifications. Includes a large black redaction box.

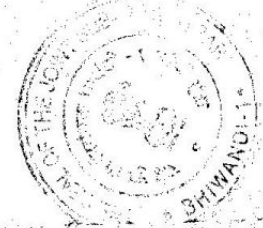
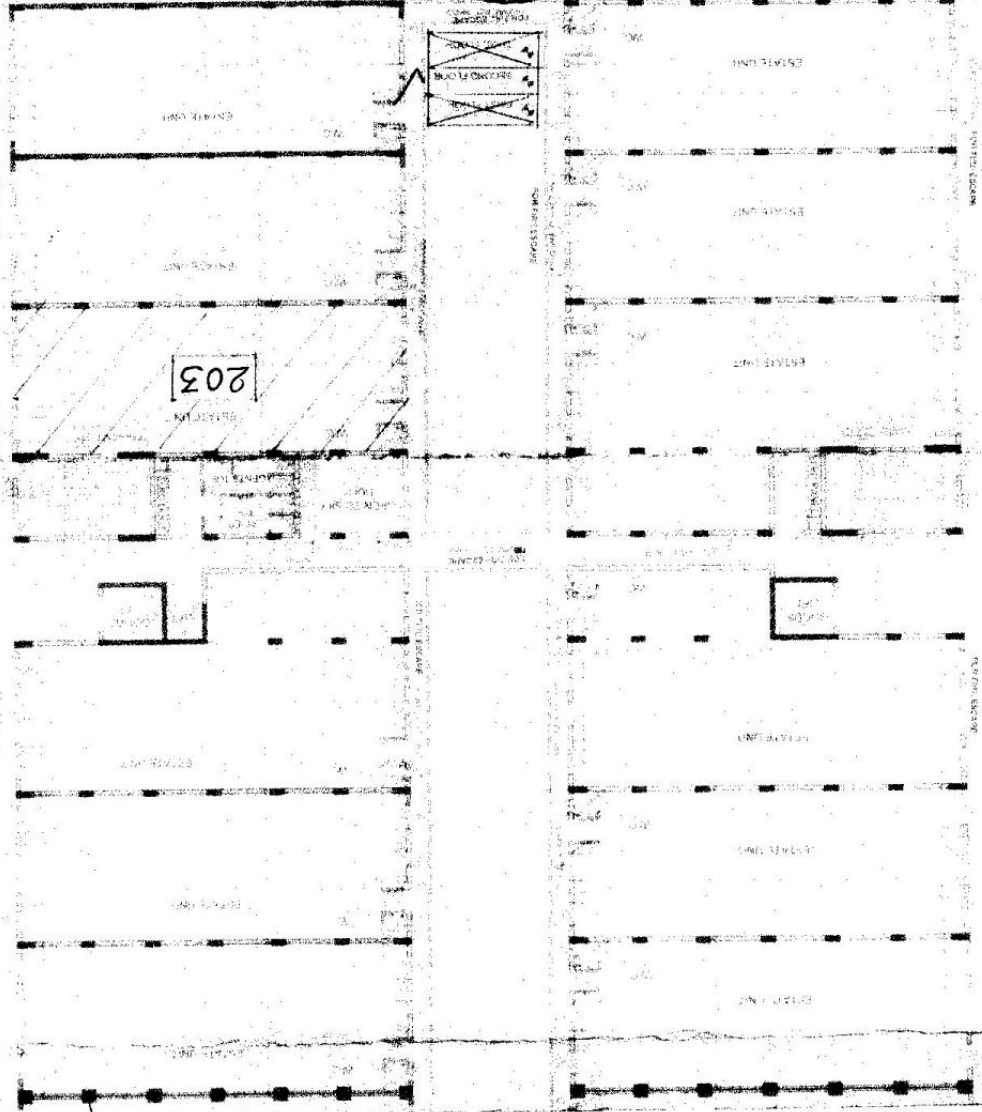
बवड - १  
 प. नं. १०००० / १२  
 पाने ५९/१०८





E1 (B'WING)

E1 (A'WING)



बवड-९  
र. २०९००० / २२  
पाने ५५११०८

Small text and stamps in the top left corner, including a small circular logo and some illegible text.



Small text at the bottom left corner, possibly a scale or reference note.

ANNEXURE-D

The Industrial Estate Specifications

806/11/11/1088  
3.23

1	A Structure	G+3	
2	A RCC Structure	G+3 RCC structure	
	B Plinth	Plinth Height 4 Feet Height with loading unloading platform concrete paver blocks around the building.	
	C Back Yard & Surrounding Area	Individual meter for individual unit owner	
	F Meter Room	Provision of overhead tank	
	H Water	Well Connected network for entire project	
	J Sewerage network	Provision of Passenger and service lift (2 tonnes)	
	K Lift		
3	A Floor to Floor	Slab height 16'-0" (4.88 m) inclusive of slab thickness	
	B Slab, Columns, Beams	R.C.C. slab in Concrete to take a safe live load of 500 kg/sqmt	
	C Flooring	Kotah Stone	
	D Walls	Brick work - 9" thick with internal plaster 12 mm thick and external 18 mm thick sand faced plaster	
	E Openings	M.S. Rolling shutters/both side laminated flush doors.	
	F Window	Aluminium Sliding windows 4'0" x 4'0" with 20" high fixed Rcc ventilator above lintel level	
	G Staircase	RCC staircase with Kotah stone finish	
	I Plumbing	B class GI Pipes as per IS Code	
	H Internal Paint	PVC Rainwater pipes as per I.S. Code	
	I External Paint	Oil bound distemper on walls and whitewash for ceiling	
4	A Floor to Floor height	2 coats Water proof cement paint	
	B Slab, Column		
	C Flooring		
	D Walls		
	E Openings		
	F Window		
	H Staircase		
	I Plumbing		
	J External Paint		
	K Internal Paint		
5	A Water	Oil bound distemper on walls and whitewash for ceiling	
	B Water proofing terrace	Common OH Tank per building	
	C parapet wall		
	D Ladder		
6	A Fire hydrant with Hose Reels	R.C.C. slab in Concrete to take a safe live load of 200 kg/sqmt	
	B Fire Egress Exit Doors	Waterproofing in brickbat coba	
	C Emergency Exit Signs	1m parapet wall plastered with double coat plaster	
		8 feet long M.S Cage ladder for O.H tank	
7	A Assumed Electrical Load :	8KW/9KW	
	B L. T. Metering	Main Switch with busbars for 10/12 units and individual KWH meters and consumer. Main switches are provided in meter room.	
	C M.C.B	32A TPN MCB provided in each unit with double earthing.	
	D Mandatory requirement :	Earthing Stations & earth conductors for all Ele. Switchgear/ outlets for power	
	E Transformer	Common Outdoor Substation for 2/4 buildings and max. size of 630KVA. Transformers provided, as per regulations.	
	Disclaimer : The Specifications given herein are for indicative purpose only. The Developer reserves the discretion to make alterations in the indicative specifications without any notice of information.		



C. J. D.

#

ANNEXURE E

OTHER OUTGOINGS AND PAYMENTS TO BE PAID AT THE TIME OF RECEIVING POSSESSION:

Sr. No.	Head	Amount
1	Water Connection Charges	10,000/-
2	Power Connection Charges	15,000/-
3	Electric Meter Deposit	7,600/-
4	Development Charges	9,179/-
5	Legal Charges	12,500/-
7	Security Deposit	50,000/-
8	Annual Maintenance Charges	28,545/-
TOTAL		1,32,824/-

बचत - ?  
 रु. 9000/-  
 15/9/08



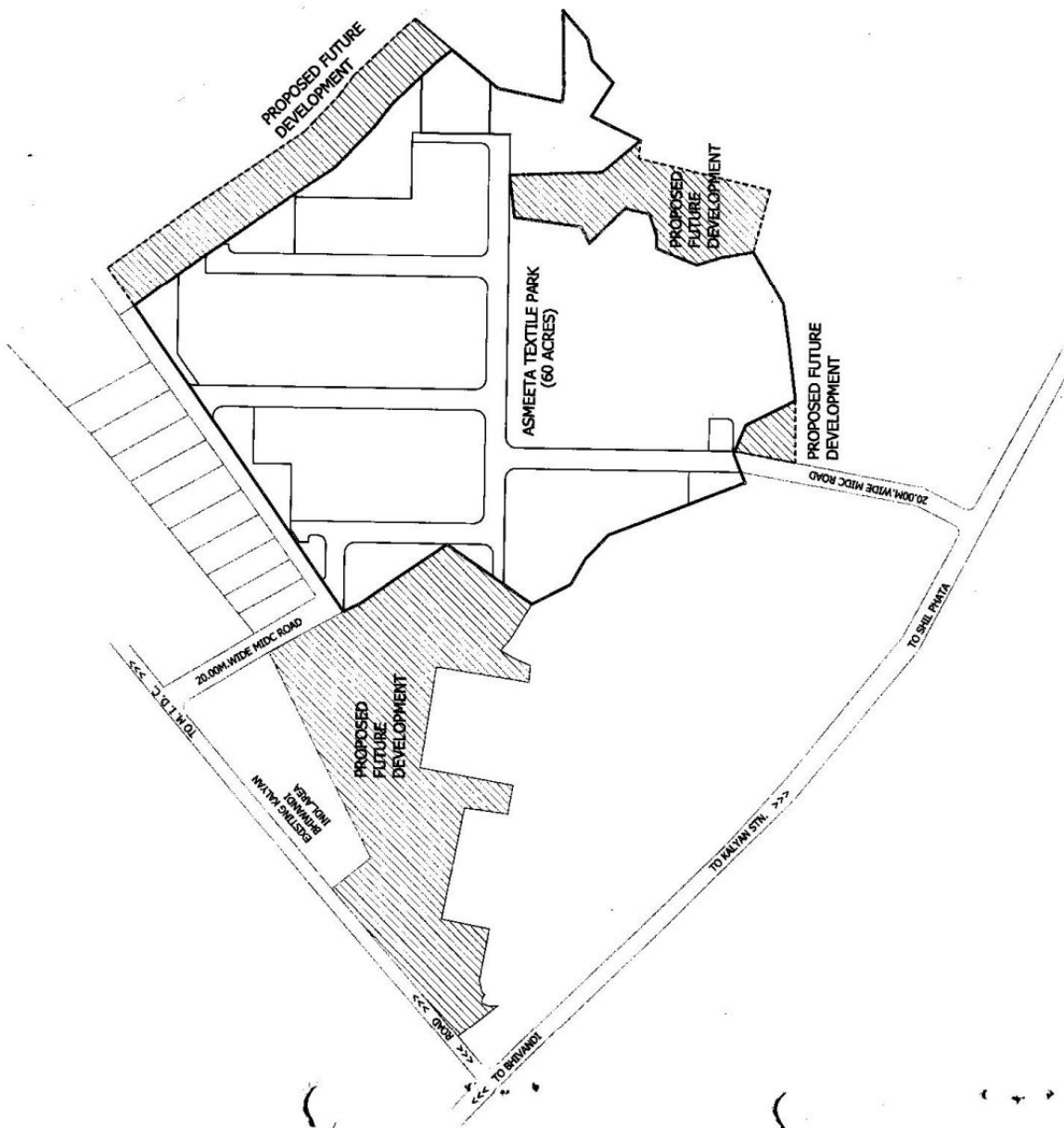
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द. नं. 9000	?
पा. नं. 1908	

ANNEXURE-F



**ASMEETA TEXTILE PARK- PLAN SHOWING  
FUTURE DEVELOPMENT PROPOSAL**



6.7.7

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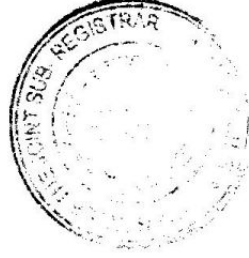
ITP AMENITIES

ASMEETA ANNEXURE "G"

LIST OF AMENITIES

1. 10 % open spaces distributed at ITP level.
2. 5 % land reserved for amenity purpose.
3. 10 m-22 m wide internal driveways/ pathways with Utility Corridors
4. Electrical Infrastructure with Street lights
5. Electrical Switching Station for the ITP.
6. Well laid Storm water drain network
7. Well laid Water supply and fire fighting network at ITP level
8. Provision of sewage Network
9. Sewage treatment Plant
10. Provision of common Underground water tanks
11. Solid Waste Management system
12. Compound wall along the project boundary
13. Landscaped gardens

**DISCLAIMER:** Any Amenity mentioned in the list may be discontinued or not be provided by the Lessor, if not found commercially viable by the Lessor/ by the Facility-providing-Entity.



ITP FACILITIES

ASMEETA ANNEXURE "H"

LIST OF FACILITIES

Banks

- Atm
- Banks

General, commercial/offices

- General store
- Cyber café
- Courier
- Telephone booth/cable service
- Stationary shops
- Grocery shop
- Office areas
- Conference room
- Trade centre
- Business centers
- Exhibition halls

Industrial

- Industrial shop electrical goods accessories/ spare parts centre
- laboratory
- labeling/ packaging
- repairs and maintenance
- goods handling service
- electrical goods servicing
- spare parts provider
- mechanical workshop

Welfare and training

- Design & R&D centre
- Training centre

Recreation

- Multipurpose hall
- Recreation Centre
- Crèche

Medical

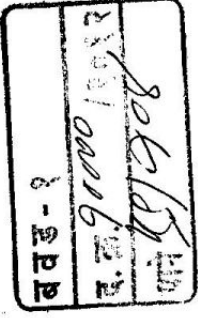
- Dispensary
- Medical Shop

Travel

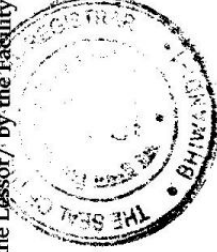
- Travel Agent
- Transport Service Provider

Eateries

- Food Court
- Restaurant/Lunch Home
- Tea Stalls
- Kitchen/pantry



DISCLAIMER: Any Facility mentioned in the list may be discontinued or not be provided by the Lessor, if not found commercially viable by the Lessor/ by the Facility-providing-Entity.



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बचत - 3  
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 20/12/11

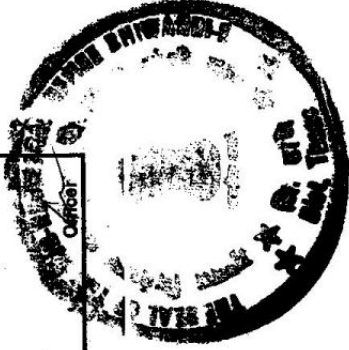
**Customer's Copy**  
**THE KAPOL CO-OP. BANK LTD.**  
**FRANKING DEPOSIT SLIP**

Branch: 48434 Date: 20/12/11  
 Pay to: Acct. Stamp Duty Rs. 500/-  
 Franking Value Rs. 10/-  
 Service Charges Rs. 50/-  
**TOTAL**

Name & Address of the Stamp duty paying party  
 M/s Agarsen Agarsen Mercantile Private Ltd  
 A3/A4, Additional Kalyan Bhiwandi  
 Dist. Thane-421302, SEND GREETINGS

Tel./ Mobile No. 98024 4833 4088  
 Desc. of the Deposit  
 DD/Cheque No.  
 Drawn on Bank  
 Tran ID A254 Rs. 500/-  
 PL-546 Rs.  
 Franking Sr. No.  
 Cashier

For THE KAPOL CO-OP. BANK LTD.  
 The Kapol Co-operative Bank Ltd.,  
 Ghatkopar Branch, Laktorbai Kapol  
 Wadi, Ghatkopar (W), Mumbai-400 086.  
 Anthony... C/S/STP/V/C.R.1061/04/05/1985-88



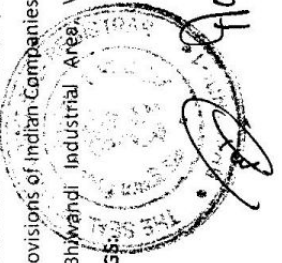
**DELIVERED**  
 (For Bank's Use Only)

उमट प्रदातः फ्रॉकिंग अल्स्रा थायलेट लेख खाली  
 तपासले व एस.एम.एल./संशोधित प्राप्तिकृत  
 अधिकाऱ्याशी दुरध्वनीवरुम संपर्क साधून,  
 मेल्ल बरोबर आढळून आला

सह. दुय्यम निवर्षक भिवंडी-2

**SPECIFIC POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, 1) MR. E. C. PAULOSE 2) MS. CHARUTA MALSHHE, Directors of M/S AGARSEN MERCANTILE PRIVATE LIMITED, a private limited company duly incorporated and registered under the provisions of Indian Companies Act, 1956, and having its office at A3/A4, Additional Kalyan Bhiwandi Industrial Area, Village Kone, Taluka Bhiwandi, Dist. Thane-421302, SEND GREETINGS



*(Signature)*  
 Signature of Executant

*(Signature)*  
 Signature of Constituted Attorney

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 MAHARASHTRA  
 DEC 29 2011



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 YES  
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१२/१०/११  
 १२/१०/११

**Definition:**

**1. Executed Documents**

"Executed Documents" means all those documents which are executed (signed) by, 1) MR.

**E. C. PAULOSE, 2) MS. CHARUTA MALSHE, the Directors M/S AGARSEN MERCANTILE**

**PRIVATE LIMITED, ("The Company"), jointly or severally on behalf of the Company,**

in relation to the below mentioned project with regards to nominating the prospective Lessee's

of the components i.e. Textile Building/s (Tex. Bldg), Industrial Estate Building/s (IEB) comprising of the Estate Unit/s, Common Facility Centre Building/s (CFCB), Common Facility

Centre Unit/s (CFCU), Residential Building/s (RB), Residential Unit/s (RU), Facility/s etc. to be

set up by the Asmeeta Infratech Pvt. Ltd., (SPV) in the below mentioned Textile Park and

transferring of Class "g" equity shares to such prospective Lessee's. Such executed

documents include Agreement for Lease/Lease Deed/Deed of Cancellation/Deed of

Rectification/and/or any other deed/s and or document/s as may be necessary and/or

incidental thereto, etc, as the case may be.

**WHEREAS:**

1. The Asmeeta Infratech Pvt. Ltd., (SPV) is setting up an Integrated Textile Park known as

"Asmeeta Textile Park, (hereinafter referred to as **"the Textile Park"**), situated, lying

and being at the MIDC Plot, being Plot No. 1, in 'Additional Kalyan Bhiwandi Industrial

Area' within the Village Limits of Kon and outside limits of Municipal Council in Rural

Area, Taluka Bhiwandi, District Thane, admeasuring 2,42,814 Sq. Mts. (hereinafter

referred to as the "said Property") The Textile Park would comprise of interalia Textile

Building/s (Tex. Bldg.), Industrial Estate Building/s (IEB) comprising of the Estate Unit/s,

Common Facility Centre Building/s (CFCB), Common Facility Centre Unit (CFCU),

Residential Building/s (RB), Residential Unit (RU), Facilities etc.

2. The SPV by Resolution dated 05/10/2011, passed in its Extra Ordinary General Body

Meeting has interalia resolved that any prospective Lessee of the abovementioned

components must become Member of the SPV by holding prescribed minimum

number of "B" Class Equity Shares of the SPV.

3. The Company is a shareholder of SPV and interalia holding "B" Class shares of SPV. The

SPV has by Resolution dated 14/10/2011 passed in its Extra Ordinary General Body

Meeting resolved and granted and attached right to nominate any person as a prospective

or entity as a prospective Lessee's of the components i.e. Textile Building/s (Tex. Bldg),

Industrial Estate Building/s (IEB) comprising of the Estate Unit/s, Common Facility

Centre Building/s (CFCB), Common Facility Centre Unit/s

(RB), Residential Unit (RU), Facility/s etc. in the said proportion of ratio of "B"

Class Equity Shares held by the Company subject to terms and conditions prescribed by

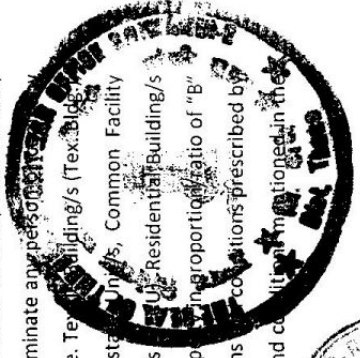
Board of SPV from time to time and subject to terms and conditions mentioned in the

said Resolution.

4. In pursuance to the aforesaid resolutions the Company is nominating the prospective

Lessee's to give on Lease to the said prospective Lessee's the abovementioned

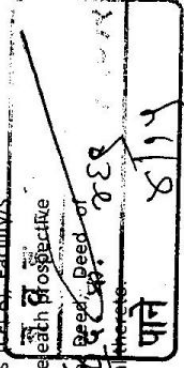
components i.e. the said Textile Building/s (Tex. Bldg), Industrial Estate Building/s (IEB)



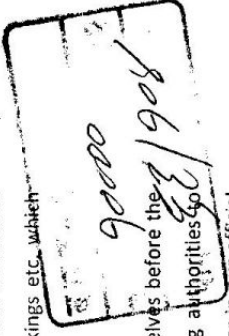
*Charuta Malshe*  
 Signature of Executant

*Amit*  
 Signature of Constituted Attorney

comprising of the Estate Unit/s, Common Facility Centre Building/s (CEFCB) Facility/s etc, in the Textile Park and transferring Class "B" Equity Shares to the each prospective Lessee's vide documents such as Agreement for Lease, Lease Deed, Deed of Cancellation, Deed of Rectification and all other documents incidental thereto.



5. We, as such Directors of the Company and in our personal capacity have to execute /executed various documents, deeds, declarations, writings, undertakings etc, which are of registrable nature;



6. In view of our official pre-occupation, we are unable to present ourselves before the concerned Sub Registrar of Assurances and/or such other registering authorities to lodge and admit execution of all such documents executed by us either in our official capacity or in our personal capacity as aforesaid;

7. We therefore, propose to appoint, nominate and constitute jointly and severally 1) **MR. AMAR PANDURANG PAWAR**, an adult Indian inhabitant having address as Building No.A-2/ Room No.9, Sahyadri Nagar, Kandivali (West), Mumbai- 400 067, & **MR. MANOJ MANOHAR DHAMEJA**, an adult, Indian inhabitant, having address as 203, A Wing, Vivek Apartment, Sankalp Society, Film City Road, Goregaon (East), Mumbai 400 063, to be our true and lawful attorney/s to lodge and admit execution before the concerned registering officials all such deeds, documents, writings, undertakings etc. executed/to be executed by us as aforesaid;

*luc*  
*Chakr*

**NOW KNOW YOU ALL AND THESE PRESNETS WITNESSETH THAT We, 1 ) MR. E. C. PAULOSE 2)**

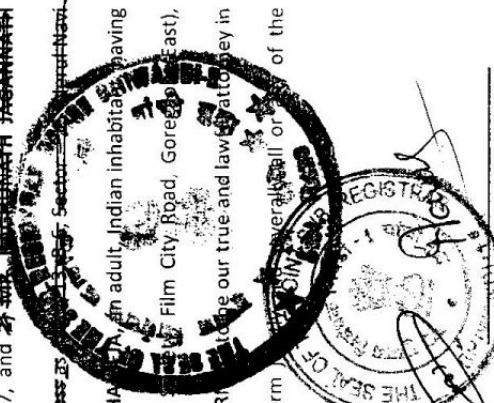
**MS. CHARUTA MALSHE**, in our individual and personal capacity and also in our capacity as Director of **M/S AGARSEN MERCANTILE PRIVATE LIMITED**, a private limited company duly incorporated and registered under the provisions of Indian Companies Act, 1956, and having its office at A1/A2, Additional Kalyan Bhiwandi Industrial Area, Village - Kon, Taluka - Bhiwandi, Dist -Thane 421302, do hereby, constitute, nominate and appoint jointly and severally 1) **MR. AMAR**

**PANDURANG PAWAR**, an adult Indian Inhabitant having address as Building No.A-2/ Room No.9,

Sahyadri Nagar, Kandivali (West), Mumbai- 400 067, and **MR. MANOJ MANOHAR DHAMEJA**, an adult, Indian inhabitant, having address as 203, A Wing, Vivek Apartment, Sankalp Society, Film City Road, Goregaon (East), Mumbai 400 063, hereinafter called "**THE SAID ATTORNEYS**" to execute and perform on our name and on our behalf to execute and perform following acts, deeds, matters and things that is to say,

*luc*  
*Chakr*

**MR. MANOJ MANOHAR DHAMEJA**, an adult, Indian inhabitant, having address as 203, A Wing, Vivek Apartment, Sankalp Society, Film City Road, Goregaon (East), Mumbai 400 063, hereinafter called "**THE SAID ATTORNEY**" to execute and perform on our name and on our behalf to execute and perform following acts, deeds, matters and things that is to say,



*Chakr*  
Signature of Executant

Signature of Constituted Attorney

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 Registrar of  
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1. To appear for and on our behalf before the concerned Registrar or Sub-Registrar of Assurances, Bhiwandi or in such other place where such registering officers are located

within the Union of India or before the other Officers, to present and lodge for registration all such deeds, documents and writings, executed by us jointly or severally in our personal and/or official capacity and for acknowledging and admitting execution by us in our personal capacity and/or official capacity in our name and on our behalf all such documents.

2. To sign all such memoranda and endorsements on such documents so executed by us and to take all necessary steps to properly register and complete all registration formalities of all such documents executed by us as aforesaid in accordance with law.

3. To do all such acts, matters, deeds and things as shall be necessary or required for effecting and completing the registration formalities thereof as required in law before all such concerned registering authorities.

4. To pay for all charges and meet all expenses in connection with completing the registration formalities of all such documents and obtaining certified copies of documents, Index-II etc. in respect thereof from the concerned registering officials.

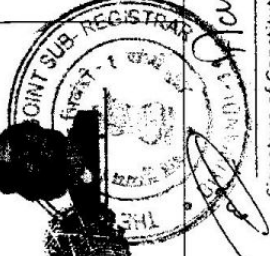
5. To receive back after registration original copy/s of the said executed Documents, as the case may be, as registered, from the Sub- Registrar's office;

We do hereby ratify and confirm that all acts, deeds and things done by the said lawful attorney shall be deemed to have been acts, deeds and things done by us and We undertake to ratify and confirm all and whatsoever that the said attorney shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, We, 1) MR. E. C. PAULOSE 2) MS. CHARUTA MALSHHE, Directors of M/S AGARSEN MERCANTILE PRIVATE LIMITED, have hereunto set and subscribed our hand at Mumbai to this Power of Attorney on this 29<sup>th</sup> day of December 2011



EXECUTANT	PHOTO	SIGN & SEAL
1) MR. E. C. PAULOSE		
2) MS. CHARUTA MALSHHE, Directors of M/S AGARSEN MERCANTILE PRIVATE LIMITED,		





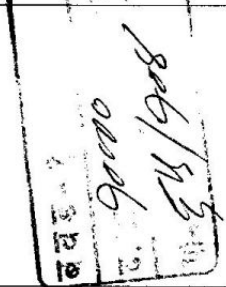


Signature of Executant

Signature of Constituted Attorney







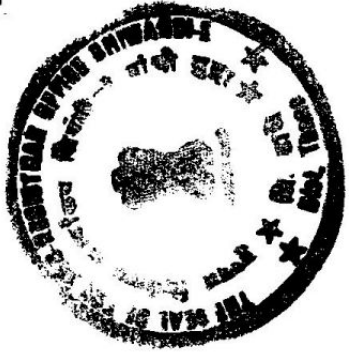
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(४)

CONSTITUTED ATTORNEY/S	PHOTO	SIGN
1) MR. AMAR PANDURANG PAWAR,		
2) MS. KASHIWATH JAGANNATH HARIWARAR		
3) MR. MANOJ MANOHAR DHAMEJA		

  
 \_\_\_\_\_

WITNESS	PHOTO	SIGN
1. Mr. Satish Vengat Falke		
2. Mr. Sanjay Baban Dake		



  
 \_\_\_\_\_  
 Signature of Executant

  
 \_\_\_\_\_  
 Signature of Constituted Attorney

Handwritten notes in a box: 727, 9000, 506/908

Handwritten notes in a box: 727, 7. 7, YES, 0/17

**AGARSEN MERCHANTILE PRIVATE LIMITED**

Regd. Off: A3/A4, Additional Kaliyan Bhiwandi Industrial Area, Village Kone, Taluka : Bhiwandi,  
Dist Thane: 421302

**EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON SEPTEMBER 03, 2011.**

"RESOLVED THAT the Company do act as a confirming party in connection with the lease of industrial constructed premises being developed by **ASMEETA INFRA TECH PRIVATE LIMITED** Bhiwandi MIDC, and that anyone of the Directors of the Company and/or Mr. Manoj Dhameja, Amar P. Pawar, and Mr. Raghunath J Harmalkar, authorized officials of the Company, be and are hereby severally authorized to execute all such agreements, deeds , documents, writings, etc in connection therewith and to do all such acts, deeds, matters and things as may be necessary in connection therewith AND THAT the Common Seal of the Company be affixed thereto, wherever necessary, in the presence of and under the signatures of any one of the Directors of the Company;

**RESOLVED FURTHER THAT** anyone of the Directors of the Company and/or Mr. Manoj Dhameja, Amar P. Pawar, and Mr. Raghunath J Harmalkar, be and are hereby jointly and severally authorized to present the executed documents before the appropriate registering authorities and represent the Company before them for registering the executed documents and to do all such acts and things as may be necessary or expedient in the matter for giving effect to the resolution;

**RESOLVED FURTHER THAT** a copy of the foregoing Resolution, certified to be true by any Director of the Company, be furnished to the appropriate authorities and they be requested to act thereon."

**CERTIFIED TRUE COPY**

**FOR AGARSEN MERCHANTILE PRIVATE LIMITED**

*Handwritten signature*

Director/Authorized Signatory



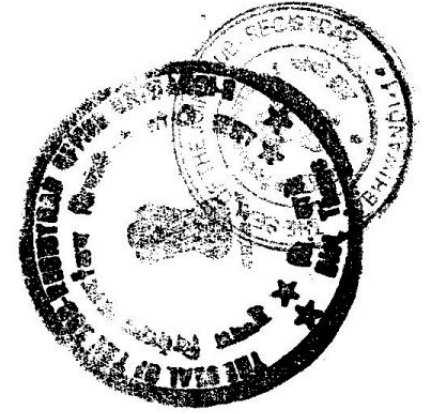
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CERTIFIED TRUE COPY



Chetan S. Mody.

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भारतीय  
सर्वकार  
DEPARTMENT

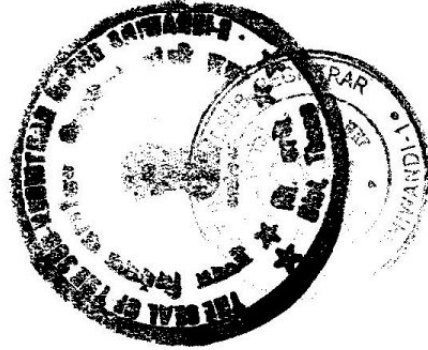
SANJAY B DOKE  
BABAN SONABA DOKE

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Passport Account Number  
AMTPD3231D

Signature

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पानि

*Doke*



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द. १००००/१०१२२  
पाने ३६७९०४

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SATISH VASANT FALKE  
VASANT LAXMAN FALKE  
18/06/1982

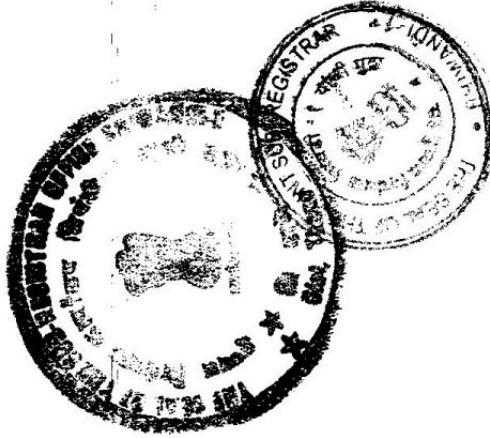


Registration Account Number

ABFPF5778G

Signature

बवड - १  
द. १००००/१०१२२  
पाने ३६७९०४



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बवड  
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 900  
 99/99



बवड बवड बवड / PERMANENT ACCOUNT NUMBER  
**AAFPP2808G**

बवड / NAME  
**EDAMALA CHACKO PAULOSE**

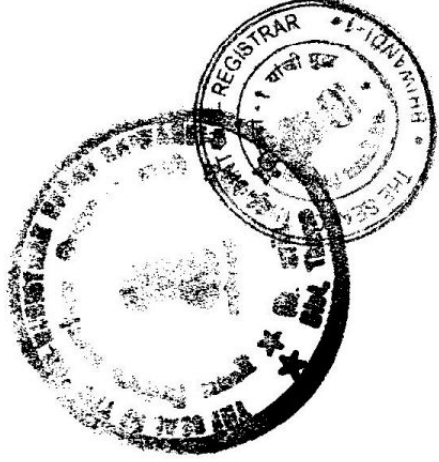
बवड बवड / FATHER'S NAME  
**THONDOOR PAILY CHACKO**

बवड बवड / DATE OF BIRTH  
**15-01-1943**

बवड / SIGNATURE  
*[Signature]*

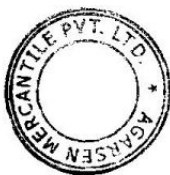
बवड बवड (बवड बवड बवड)  
 Commissioner of Income-tax (Computer Operations)

*100*

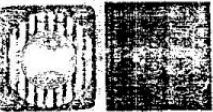


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पाने 09/908

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र. क्र. ०००  
पाने ९२१५



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA



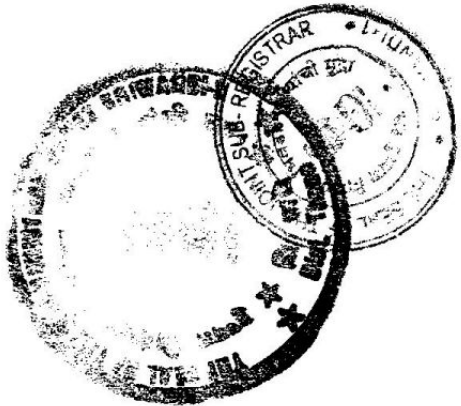
C. HARUTA MILIND MALSHE  
AT MARAM PULKANTH SADIHALE  
6512/1453  
Permanent Account Number  
AAJHPM2766L

*[Signature]*  
Signature

*[Signature]*



*[Signature]*



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रु. १०००  
पाने 19/908

बचत -  
रु. १०००  
पाने 93/94

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMAR P PAWAR

PANDURANG BHIKAJI PAWAR

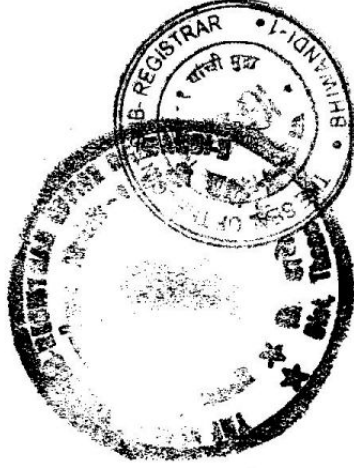
17/12/1980

Permanent Account Number

AZVFF0141M

Signature

*Pawar*







16/01/2012  
12:16:27 pm  
दुय्यम निबंधक:  
भिवंडी 2

दस्त गोषवारा भाग-1

बचत

दस्त क्र 469/2012

9899

दस्त क्रमांक: 469/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगाक्याचा ठसा

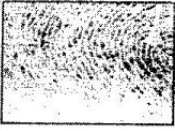
1 नाव: अगारसेन मर्कटाईल प्रा.लि. तर्फे डायरेक्टर  
ई.सी. पाऊलसे -  
पत्ता: घर/फ्लॅट नं: कल्याण भिवंडी इंड. एरिया, कोन,  
ता. भिवंडी  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
शहर/

लिहून देणार  
वय 68  
सही



2 नाव: मे. अगारसेन मर्कटाईल प्रा.लि. तर्फे डायरेक्टर  
चारुता मिलिंद मालसे -  
पत्ता: घर/फ्लॅट नं: सदर

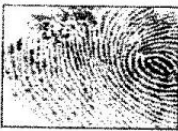
लिहून देणार  
वय 59  
सही



3 नाव: मनोज मनोहर धमोजा -

पत्ता: घर/फ्लॅट नं: फिल्म सिटी रोड, विवेक अपा,  
नोर्गेगाव पू, मुंबई  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
जिल्हा: -  
पं नं: -  
पं नं नंबर: -

लिहून देणार  
वय 43  
सही

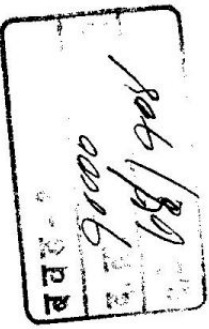


4 नाव: अमर पांडुरंग धवार -

पत्ता: घर/फ्लॅट नं: चारकोप, कांदीवली प., मुंबई  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
जिल्हा: -  
पं नं: -  
पं नं नंबर: -

लिहून देणार  
वय 30  
सही





दस्त गोषवारा भाग - 2



बवड2

दस्त क्रमांक (469/2012)

93/93

दस्त क्र. [बवड2-469-2012] चा गोषवारा बाजार मुल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

पावती क्र.:469 दिनांक:16/01/2012

पावतीचे वर्णन

नांव: मं. अगरसेन मर्कटाईल प्रा.लि. तर्फे डायरेक्टर ई.सी. पाऊलस

दस्त हजर केल्याचा दिनांक :16/01/2012 12:11 PM निषादनाचा दिनांक : 29/12/2011

दस्त हजर करणा-याची सही :

- दस्ताचा प्रकार :48) मुखयारनामा
- शिकका क्र. 1 ची वेळ : (सादरीकरण) 16/01/2012 12:11 PM
- शिकका क्र. 2 ची वेळ : (फी) 16/01/2012 12:14 PM
- शिकका क्र. 3 ची वेळ : (कबुली) 16/01/2012 12:16 PM
- शिकका क्र. 4 ची वेळ : (ओळख) 16/01/2012 12:16 PM

- 100 :नोंदणी फी
- 300 :नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),
- रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी
- 400: एकूण

दस्त नोंद केल्याचा दिनांक : 16/01/2012 12:16 PM

डु. निबंधकाची सही, निवडी 2

ओळख :

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

1) फलके सतिश वसंत - - , घर/फ्लॅट नं: धोबीघाट, वाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) संजय बबन डोके - - , घर/फ्लॅट नं: कोपरी, ठाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

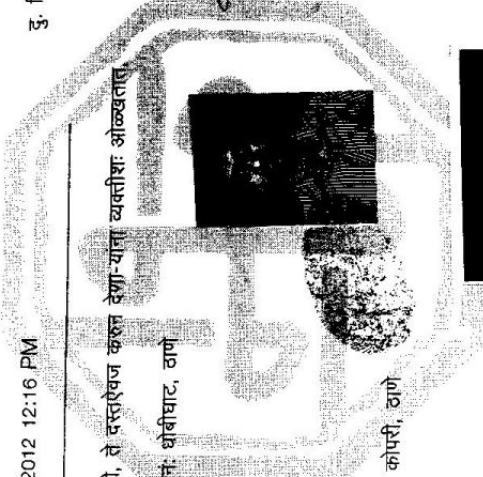
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



डु. निबंधकाची सही

निवडी 2

गणेश जोडलेला कागदपत्र मुळमहल्या पत्र ब्यबत। इत्याद। बनाबट भाडळून आल्यास याची संपूर्ण जबाबदारी रसब विषयादकाची राहिल.



प्रमाणिती करून घेते की या दस्तामध्ये एकूणचे नोंदणी क्र. 93/93 मंडळी नोंदला आहे.



सह मुख्य निबंधक निवडी-2

दिनांक 9/1 माई जाने. सन 2012

बवड - ?
90000
06/11/2012



Monday, May 21, 2012  
11:07:40 AM

## पावती


Original  
नोंदणी 39 म.  
Regn. 39 M

पावती क्र.: 4149  
दिनांक 21/05/2012  
दस्ताऐवजाचा अनुक्रमांक बवड2 - 04148 - 2012  
दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: शे. अस्मिता इन्फोटेक लि. तर्फे सध्यालक हॉशियार एस. कुंढू - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रजवात (अ. 12) व छापाचित्रण (अ. 13) -> एकत्रित फी (13)	:-	260.00
<b>एकूण</b>	<b>रु.</b>	<b>360.00</b>

आपणास हा दस्त अंदाजे 11:22AM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
मिवडी 2

बाजार मुल्य: 0 रु. मोबदला: 0 रु.  
भरलेले मुद्रांक शुल्क: 500 रु.



ब व ड - २  
 अ. क्र. ४९६८ / २०१२  
 पाने १/१३

बत ३ - १  
 १०००  
 ०४/१९०४

Customer's Copy  
**THE KAPOL CO-OP. BANK LTD.**  
 FRANKING DEPOSIT SLIP

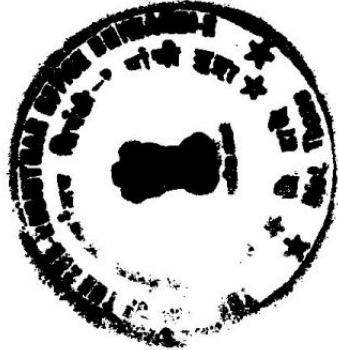
Branch: 225043  
 Pay to: Acct. Stamp Duty Date: 16/5/12  
 Rs. 500  
 Rs. 10  
 Rs. 510  
 TOTAL

Name & Address of the Stamp duty paying party  
 Asmeeta Infotech Pvt  
 Plot no. 1, Saravli Kon, 1  
 Bhiwandi, Thane  
 Tel./ Mobile No. 67354720  
 Desc. of the Document Invoice of

DD/Cheque No. OF THE KAPOL CO-OP. BANK LTD.  
 Drawn on THE KAPOL CO-OP. BANK LTD.  
 RECEIVED  
 (For Bank's Use Only)  
 16 MAY 2012  
 Rs. 510  
 Man ID  
 Franking No. 0454  
 Cashier

FOR THE KAPOL CO-OP. BANK LTD.  
 The Kapol Co-operative Bank Ltd.,  
 Ghatkopar Branch, Ladtorbai Kapol  
 Wadi, Ghatkopar (W), Mumbai-400 086.  
 Authorised Signatory  
 DISTRICT/C.R.1061/04/05/1985-88

भारत 80889  
 194012  
 SPECIAL ADHESIVE  
 महाराष्ट्र  
 MAY 16 2012  
 11:38  
 R.0000500/-PB5500  
 INDIA  
 STAMP DUTY  
 MAHARASHTRA



२६०२  
 उमट मुद्राक प्रॉकिग अल्ट्रा व्हायलेट लेम्ब खाली  
 तपासले व एस.एम.एस./संबंधित प्राधिकृत  
 अधिकार्याशी दुसऱ्यावेळी संपर्क साधून,  
 मेळ बरोबर आढळून आला

सह. दायम निवडक सिव्ही

**SPECIFIC POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME I MR. HOSHAR SINGH KUNDU, Director of ASMEETA INFRA TECH LIMITED, a public limited company duly incorporated and registered under the provisions of Indian Companies Act, 1956, and having its office at Asmeeta Texpa, Plot No. 1, Saravli-Kon MIDC, Bhiwandi, Thane, SEND GREETINGS.



*[Signature]*

Signature of Executant

*[Signature]*

Signature of Constituted Attorney



ब व ड - २	12092	ब व ड
द. क्र. 848C	9000	
पाने 3 93	06/908	

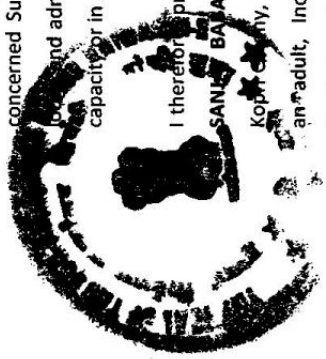
**Definition:**

**1. Executed Documents**

"Executed Documents" means all those documents which are executed (signed) by Mr. Hoshier Singh Kundu, the Director of ASMEETA INFRA TECH LIMITED ("The Company"), on behalf of the Company, in relation to the below mentioned project with regards to giving on lease to the prospective Lessee the components i.e. Textile Building/s (Tex. Bldg.), Industrial Estate Building/s (IEB) comprising of the Estate Unit/s, Common Facility Centre Building/s (CFCB), Common Facility Centre Unit/s (CFCU), Residential Building/s (RB), Residential Unit/s (RU), Facility/s etc. to be set up by the Company in the below mentioned Textile Park. Such executed documents include Agreement for Lease/Lease Deed/Deed of Cancellation/Deed of Rectification/and/or any other deed/s and or document/s as may be necessary and/or incidental thereto, etc, as the case may be.

**WHEREAS:**

1. The Company is setting up an Integrated Textile Park known as "Asmeeta Textile Park, (hereinafter referred to as "the Textile Park"), situated, lying and being at the MIDC Plot, being Plot No.1, in 'Additional Kalyan Bhiwandi Industrial Area' within the Village Limits of Kon and outside limits of Municipal Council in Rural Area, Taluka Bhiwandi, District Thane, admeasuring about 2,42,814 Sq. Mts. The Textile Park would comprise of interalia Textile Building/s (Tex. Bldg.), Industrial Estate Building/s (IEB) comprising of the Estate Unit/s, Common Facility Centre Building/s (CFCB), Common Facility Centre Unit (CFCU), Residential Building/s (RB), Residential Unit (RU), Facilities etc.
2. The aforesaid components i.e. the said Textile Building/s (Tex. Bldg.), Industrial Estate Building/s (IEB) comprising of the Estate Unit/s, Common Facility Centre Building/s (CFCB), Residential Building/s, Facility/s etc, in the Textile Park are being given on lease basis to the prospective Lessee vide documents such as Agreement for Lease, Lease Deed, Deed of Cancellation, Deed of Rectification and all other documents incidental thereto.
3. I, as such Director of the Company and in my personal capacity have to execute / executed various documents, deeds, declarations, writings, undertakings etc. which are of registrable nature;
4. In view of my official pre-occupation, I am unable to present myself before the concerned Sub Registrar of Assurances and/or such other registering authorities to execute and admit execution of all such documents executed by me either in my official capacity or in my personal capacity as aforesaid;  
I therefore propose to appoint, nominate and constitute jointly and severally 1) MR. ~~SANJAY BAJAN DOKE~~, an adult, residing at 406, J-Dipti C.H.S. Ltd., Kothary, Parshiwadi, Thane (East) - 400 603 and 2) MR. SATISH VASANT FALKE, an adult, Indian inhabitant, residing at Kothary Colony, Behind Building No. 13, Dhobighat, Thane (East) - 400 603, to be my true and lawful attorney/s to lodge and admit execution before the concerned registering officials all such deeds, documents, writings, undertakings etc. executed/to be executed by me as aforesaid;



Signature of Executant \_\_\_\_\_  
 Signature of Constituted Attorney \_\_\_\_\_

१५७-२  
 ३. ३४.९४८ १२०९२  
 ४९९३  
 M. C. HOSHIAR SINGH KUNDU

३३  
 under the  
 १०००  
 Plot No.1,  
 ४९९३/९०८

**NOW KNOW YOU ALL AND THESE PRESNETS WITNESSETH** that, I **M. C. HOSHIAR SINGH KUNDU**

in my individual and personal capacity and also in my capacity as Director of **ASMEETA**

**INFRA TECH LIMITED**, a public limited company duly incorporated and registered under the

provisions of Indian Companies Act, 1956, and having its office at Asmeeta Texper, Plot No.1,

Saravli-Kon MIDC, Bhiwandi, Thane, do hereby, constitute, nominate and appoint jointly and

severally **1) MR. SANJAY BABAN DOKE**, residing at 406, J-Dipti C.H.S. Ltd., Kopri Colony,

Parshiwadi, Thane (East) - 400 603., and **2) MR. SATISH VASANT FALKE**, an adult, Indian

inhabitant, residing at Kopri Colony, Behind Building No. 13, Dhobighat, Thane (East) - 400 603.,

hereinafter called "**THE SAID ATTORNEY**" to be my true and lawful attorney in my name and on

my behalf to jointly and severally execute and perform all or any of the following acts, deeds,

matters and things that is to say :

1. To appear for and on my behalf before the concerned Registrar or Sub Registrar of

Assurances, Bhiwandi or in such other place where such registering officer/s are located

within the Union of India or before the other Officers, to present and lodge for

registration all such deeds, documents and writings, executed by me in my personal

and/or official capacity and for acknowledging and admitting execution by me in my

personal capacity and/or official capacity in my name and on my behalf all such

documents.

2. To sign all such memoranda and endorsements on such documents so executed by me

and to take all necessary steps to properly register and complete all registration

formalities of all such documents executed by me as aforesaid in accordance with law.

3. To do all such acts, matters, deeds and things as shall be necessary or required for

effecting and completing the registration formalities thereof as required in law before

all such concerned registering authorities.

4. To pay for all charges and meet all expenses in connection with completing the

registration formalities of all such documents and obtaining certified copies of

documents, Index-II etc. in respect thereof from the concerned registering officials.

To receive the registration original copy/s of the said executed Documents, as

the case may be as required, from the Sub-Registrar's office;

I do hereby ratify and confirm that all acts, deeds and things done by the said lawful

attorney shall be deemed to have been acts, deeds and things done by me and I

in writing do hereby confirm all and whatsoever that the said attorney shall do or

do or cause to be done by virtue of these presents.




Signature of Executant






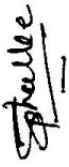
Signature of Constituted Attorney







बवड - 1  
 9000  
 68/908

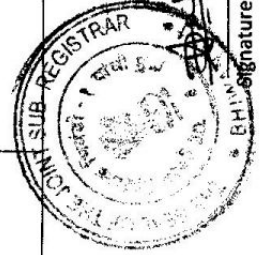
बवड - 2  
 द. क्र 8182 / 2092  
 Asmeeta Infrotech 9/13

IN WITNESS WHEREOF, I, MR. HOSHIAR SINGH KUNDU, Director of ASMEETA INFRA TECH LIMITED have hereunto set and subscribed my hand at Mumbai to this Power of Attorney on this 21<sup>st</sup> day of May 2012.

<p>MR. HOSHIAR SINGH KUNDU, Director of ASMEETA INFRA TECH LIMITED</p>	
--	---

<p>1) MR. SANJAY BABAN DOKE</p>			
<p>2) MR. SATISH VASANT FALKE</p>			

<p>Jyeshth Mr. Luptay        27, Wheeler Colony        Mumbai (E)        Mumbai</p>			
<p>Vishal D. Chopade</p>			





Signature of Executant



Signature of Constituted Attorney



बवड-१  
१०००  
६१/१०४

ब व ड - २  
द. क्र. ८१६६१२०१२  
प्रति ०१/१३

आयकर विभाग  
INCOME TAX DEPARTMENT

SATISH VASANT FALKE  
VASANT LAXMAN FALKE  
18/08/1982

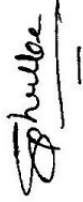
Permanent Account Number  
ABFPF5778G

  
Signature



भारत सरकार  
GOVT. OF INDIA







बयट  
१०००  
२१/१०८

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
DEPARTMENT

श्री बाबु डोके  
BABAN SONABA DOKE

१९७२/१९८२  
Permanent Account Number  
AMTPD3231D

Signature

ब व ड  
द. १८७६८ २०१२  
१९७३

*Doke*



बवड - १  
 द. क्र. १००० १०१२  
 पाने ९३/१०८

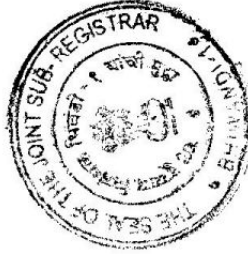
ब व ड  
 द. क्र. ~~SATC~~ २०१२  
 पाने ९०/९३

Applicant's Copy

**Acknowledgment for Changes or Correction in PAN Data**

Application Number: 010222760782803		Date: 07 May 2012	
PAN: AMIC 304771		Status: Company	
Name of Card: YSMFFVAINERATECH LIMITED		Father's Name: NA	
Date of Birth / Incorporation: 19 January, 2008		Tel / Mobile No.: 022-887450163	
Fee paid (inclusive of service tax as applicable): 96.00		E-mail Id:	
Reason for Issuance: Certificate of Registration issued by Registrar of Companies			
Form of Address: Certificate of Registration issued by Registrar of Companies			
Documents submitted:			
For queries and information, please contact: PAN Call Centre: 011-0201 271 8080, Fax: 011-0201 2721 8081 PAN Services Unit, 1st Floor, 1st Floor, Sapphire Chambers, Near Panch Telephone Exchange, Block: Zone - 411 015 E-mail: <a href="mailto:pan@nsdl.com">pan@nsdl.com</a> If possible, we have been notified then you will receive SMS on status of your application. You may track the status of your application using 15 digit Acknowledgement No. on our website <a href="http://www.insdl.com">www.insdl.com</a> or by using SMS facility. Type NSDI PAN +spaces+ 15 digit Acknowledgement No. and send it to 57575			
on behalf of National Securities Depository Limited (NSDL) Managed by NSDL TIN-FC ID: 01022 Atankar Assignments Ltd Service Tax Code (Reg. Number) AAAG 238 SHOP NO-12 GROUND FLOOR RADHAKRISHN M V ROAD, OPP VISHAKHAI ANDIH RLY		Signature: SAVI S. S.	

Online Tax Statement helps you in filing your income return. Register at [www.in-nsdl.com](http://www.in-nsdl.com)



बवड - १  
रु. १००००  
पां २४/१००८



21/05/2012 दुय्यम निबंधक:  
11:08:45 am भिवंडी 2

दस्त गोषवारा भाग-1

बवड  
दस्ता क्र 4148/2012  
१०१३

दस्त क्रमांक : 4148/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

1 नाव: सजय बबन डोके  
एस. कुंडे  
पत्ता: घर/फ्लॉट नं: अस्मिता टेक्सटाईल पार्क, प्लॉट नं. 58  
1, अतिरिक्त कल्याण भिवंडी औद्योगिक वसाहत, कोन, सही  
ता. भिवंडी

लिहून देणार



गल्ली/रस्ता: -

2 नाव: सजय बबन डोके  
पत्ता: घर/फ्लॉट नं: कोपरी, ठाणे

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: 400603  
पैन नंबर: -

लिहून देणार

वय 30

सही



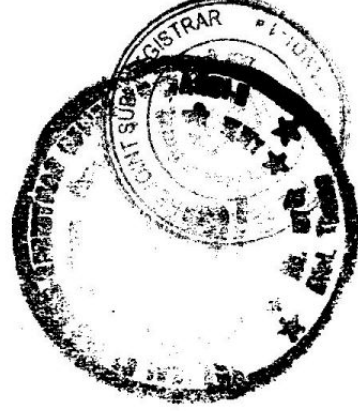
3 नाव: सतिश वसंत फाळके  
पत्ता: घर/फ्लॉट नं: सांवर

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: 400603  
पैन नंबर: -

लिहून देणार

वय 30

सही



बवड - १
१००००
२४/१००८

**दस्त गोषवारा भाग - 2**

बवड2
दस्त क्रमांक (4148/2012)
१२/१११

दस्त क्र. [बवड2-4148-2012] चा गोषवारा  
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 21/05/2012 11:05 AM  
निषादनाचा दिनांक : 21/05/2012  
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/05/2012 11:05 AM  
शिकका क्र. 2 ची वेळ : (फ्री) 21/05/2012 11:07 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 21/05/2012 11:08 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 21/05/2012 11:08 AM

दस्त नोंद केल्याचा दिनांक : 21/05/2012 11:08 AM

ओळख :

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

1) गुप्ता जयेश एम. - - , घर/फ्लॅट नं. : स्याखा कॉलनी, गुलुड पु. मुंबई

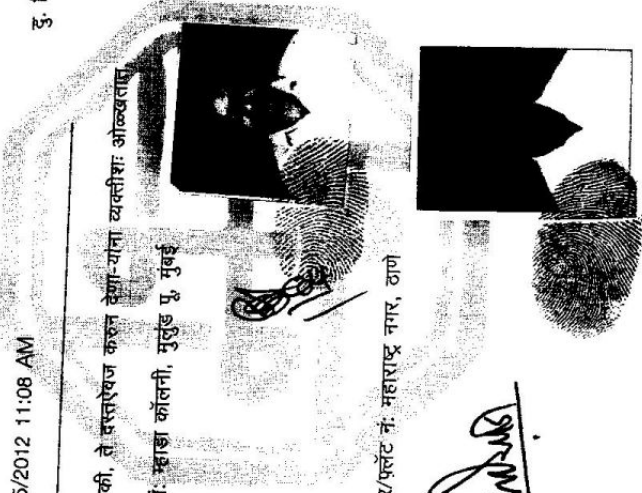
गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं. : -  
पेट/वसाहत : -  
शहर/गाव : -  
तालुका : -  
पिन : -

2) घोरपडे विशाल दत्ताजीराव - - , घर/फ्लॅट नं. : महाराष्ट्र नगर, ठाणे

गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं. : -  
पेट/वसाहत : -  
शहर/गाव : -  
तालुका : -  
पिन : -

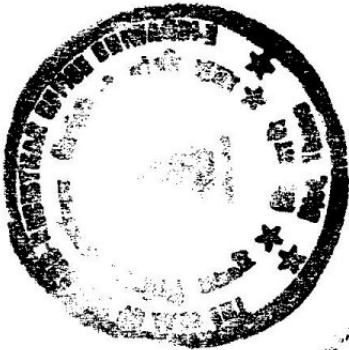
डु. निबंधकाची सही, पिवंडी 2

*[Signature]*



डु. निबंधकाची सही  
पिवंडी 2

दत्तारवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यापत्र वगैरे इत्यादी वनाबाब  
बाटळून अहमाम गोपनी संपूर्ण जबाबदारी  
रस्त तहपादकाची राहिल



प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण १३ पाने असून  
१००८ नं. च्या नोंदला



सह कुळमुखत्यापत्रे सक्षम पिवंडी-२

दिनांक २१/०५/२०१२ माहे २१  
सन २०१२

बचत - २
र. १०००
पान ६९/१०८



Monday, January 16, 2012  
12:14:50 PM

Original

नोंदणी ३९ म.  
Regn. ३९ M

पावती

पावती क्र. : 469

दिनांक 16/01/2012

गावाचे नाव कोन दस्तऐवजाचा अनुक्रमांक बवड 2 - 00469 - 2012

दस्ता ऐवजाचा प्रकार मुखत्यारवागा

सादर करणाराचे नाव:मे. अगरसेन मर्कटाईल प्रा.लि. तर्फे डायरेक्टर ई.सी. पाऊलस

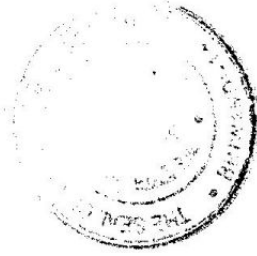
नोंदणी फी	-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	300.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)		400.00
<b>एकूण</b>	<b>रु.</b>	<b>400.00</b>

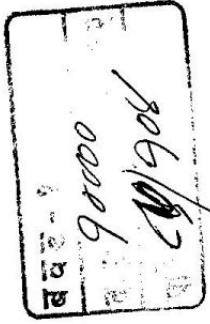
आपणास हा दस्त अंदाजे 12:29PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
सिवडी 2

बाजार मुल्य: 0 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 500 रु.





No.19/11/2005-SITP Cell  
Government of India  
Ministry of Textiles

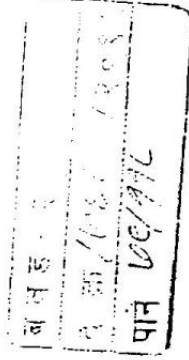
Udyog Bhawan, New Delhi  
Dated May 29, 2008

To,

Shri Jayant Shah,  
Director

Asmeeta Infinatech Pvt Ltd  
25 B, 12th Floor,

Navjeevan Commercial Premises Co-op. Society Ltd.,  
Dr. D. B. Marg, Mumbai - 400 008, Maharashtra.



**Subject: - Sanction of Project under the Scheme for Integrated Textile Park (SITP).**

Sir,

I am directed to say that the proposal of M/s Asmeeta Infinatech Pvt Ltd for sanction of Textiles Park project under the Scheme for Integrated Textile Park (SITP) was considered by the Project Approval Committee (PAC) in its meeting held on 16.05.2008. The PAC approved the project. The project cost eligible under the SITP is Rs.200 80 Crores, out of which Rs. 10 Crores would be provided as Government of India grant under the SITP.

You are requested to take immediate action fulfilling the conditions stipulated for release of 1<sup>st</sup> part of 1<sup>st</sup> instalment of Government of India Grant and submit the claim through the Project Management Consultant

Yours faithfully,

J.S. N. Pash  
Section Officer

Copy to:

to B-2000





# MIDC

No.EE/SPA/DMB/ 3343/2011,  
Office of the Executive Engineer,  
MIDC, Division Dombivli,  
Date :- 27/07/2011.



To,  
M/s. Asmeeta Infretech Private Limited,  
B - 8, Success chambers, 2nd Floor,  
1232 Apte road, Deccan Gymkhana,  
Shivaji nagar, Pune - 411014.

Sub :- MIDC, Addl. Kalyan Bhiwandi Industrial Area, Plot No. 1  
Approval to building plans for proposed Textile park of  
building of M/s. Asmeeta Infretech Private Limited. Pune.

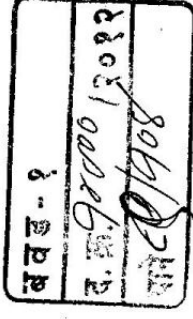
Ref :- 1) Your letter No. Nil Dtd. 27/10/2010 addressed to the Chief  
Planner, (MIDC), Mumbai.  
2) Undertaking for use of access to MIDC plots Dtd. 18/07/2011  
vide letter No. ACL/ENGG/0718/A Dtd. 18/07/2011.  
3) Receipt No. 199-05C/200-5C&201-5C Dtd. 19/07/2011 for  
Rs. 61,46,300/-, Rs. 1000/- & Rs. 1,53,65,700/- respectively  
for Development charges, scrutiny charges & Labour cess.

Dear Sir,

1. The set of plans received from you vide your letter cited above, is hereby approved subject to condition, that you will comply the following points. One set is returned to you for your reference and record
2. You had submitted the plans and drawings for 61,518.71 Sq.M. of plinth area in the plot area of 2,42,814.00 Sq.M. At present, this office has approved the plans for 1,53,656.90 Sq.M. of built up area. This office approved only 5 Nos. of drawings details of which are attached in the accompanying statement.
3. The building plans need to be got approved from :
  - i) Factory Inspector's Department of Govt. of Maharashtra.
  - ii) Department of Explosive of Govt. of Maharashtra
- 4) You are required to submit the certified copies of the letter of approval in triplicate from the above authorities to the office of the Executive Engineer before any work is started OR within three months from the date of this letter whichever is earlier
- 4) (a) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per w.c. or Urinal.
- 5) For necessary approach road to the plot from the edges of MIDC road, 900mm dia CD works or a slab drain as may be approved by the Executive Engineer, shall be provided







- 6) Temporary structures shall not be allowed except during construction period ( after obtaining prior approval from Executive Engineer) and the same shall be demolished immediately after building work is completed.
- 7) During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacking along MIDC land, road open plot area.
- 8) The boundary marks demarcating the boundary of the plot shall be properly preserved and kept in good condition and shown to Departmental staff as and when required.
- 9) No tube well, borewell or open well shall be constructed by the plot-holder in the plot.
- 10) Work of water supply and drainage shall be carried out through the agency of licansed plumber only as per MIDC water supply Regulations 1973 and further modifications to the same. Separate approval for effluent/water supply connection is to be obtained from the Executive Engineer. prior to start of the actual construction work.
- 11) Plans for any future additions, alterations or extensions will have to be got approved from this office as well as departments competent to do so.
- 12) The present approval to the plans does not pertain to approval to the structural design and RCC members, foundations etc. It is only locational approval to the structure with reference to the plot.
- 13) In case any power line is passing through the plot, the plot holder should approach MSEB and obtain their letter specifying the vertical and horizontal clearance to be left and plans his structures accordingly.
- 14) Whenever a compound wall and gate is constructed, the gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15m. away from the corner of junction or roads.
- 15) The waste effluent from the treatment work shall be soaked in a soak pit, if sewer lines are not available in the area. In case sewerage system of MIDC is functioning, effluent shall be connected to the drainage manhole after getting the drainage plans approved from competent authority. The effluent shall be pretreated conforming to the standard by Maharashtra Pollution Control Board of Govt. of Maharashtra, after obtaining their consent under section 23 of the MPWA Act.
- 16) Plot holders shall make his own arrangement for 24 hours storage of water, as uninterrupted water supply cannot be guaranteed.
- 17) In case, water stream is flowing through the plot allotted, the plot-holder has to be ensure that the maximum quantity of rain water that flow at the point of entry of stream is allowed to flow uninterrupted through the plot and upto the point of out flow of the

DRAWN/PLAN/Approval





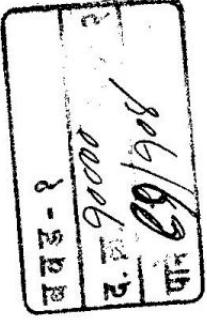
original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to the office and no filling of plot and diversion of nalla should be undertaken unless a written permission for the work proposed, is taken from the Executive Engineer.

- 18) This permission stands cancelled, if no construction work is started within 12 ( Twelve) months from the date of issued of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer incharge immediately. The construction shall be completed as per the lease agreement, within 3 (Three) years from the date of agreement.
- 19) The breach of any rules stipulated will render the plot-holder liable for action as provide in MIDC., Act, 1961 ( II of 1962 and regulations made thereunder and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
- 20) Department has got powers to add, amend, vary or rescind any provisions of regulations from time to time as it may deem fit, and the plot holder has to be abide by these rules and regulations.
- 21) As soon as the building work is completed, the plot holder shall approach the Executive Engineer, MIDC., Division Dombivli to get the work verified and building shall not be occupied unless building completion certificate is obtained from this office.
- 22) This approval is subject to permission of competent authority under Urban Land ( Ceiling & Regulations) Act, 1976.
- 23) The plot holder within a period of one year from the date of agreement to lease, shall plot at least one tree per 100 sq.m. of plot area along the plot area along the periphery of the plot. In addition, he should also plant one tree per 15m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease and lease agreement.
- 24) The basement, if provided is to be used only for storage purpose. No manufacturing activities are allowed, provision of toilet is not allowed at the basement.
- 25) The plot holder shall inform the Executive Engineer/Deputy Engineer to check up the layout of the building when the plinth level of building is completed. This is an obligatory condition to be done at the initial stage only at the time of getting of

**BUILDING COMPLETION CERTIFICATE.**



D:\NEWSPA\PLAN-Approval



26) The plot holder has paid :

1. Development charges, amounting to Rs. 61,46,300/- paid vide DR bearing No. 000199-05C Dated : 19/07/2011.
2. Scrutiny fees, amounting to Rs.1000.00/- paid vide DR No. 000200-05C Dated : 19/07/2011.
3. Labour cess Rs. 1,53,65,700/- vide Dr. No. 000201-05C Dtd. 19/07/2011.

27. The list of requirements to be complied which will facilitate issue of Building Completion Certificate, is enclosed herewith for information.

28) The plot number shall be displayed at main entrance of plot.

29) The plans are approved subject to the approval given to the layout by the Chief Planner, MIDC, Mumbai vide letter No. MIDC/CP/438/10 Dtd. 19/04/2010.

30) This approval is also subject to the condition of allowing access road to MIDC plots through your plots undertaking is submitted by you as per reference No. 2 above for this consent.

You are, hereby requested to go carefully through the conditions of this letter and take necessary actions accordingly.

Please acknowledge the receipt of this letter.

Thanking you,

Yours faithfully,

DA: 1. One Statement showing  
of drawing approved.

2. Copy of approved drawings.

  
Executive Engineer  
MIDC., Division Dombivli.

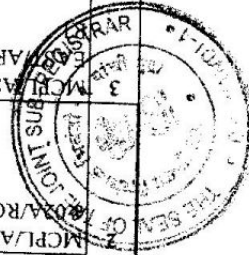
- Copy to the Regional Officer, MIDC Wagle Estate, Thane for information please.
- Deputy Engineer, MIDC., Sub-Dn., PA.III, Dombivli for information please..
- Copy f.w.cs. to Architect Ms. Neeraja Purandare, of M/s. Magus consulting pvt. Ltd., 501, Neeloy square next to Railway Station, Ghatkoper (E), Mumbai 77.
- Copy to guard file.



बवड-१  
 र. १०००  
 पान १०६/१०८

BUILDING PLAN APPROVAL  
 ACQUATION TO EE/SPA/AKRIA/  
 /OF 2011  
 OFFICE OF THE EXECUTIVE ENGINEER, MIDC, DIVISON DOMBIVLI  
 NAME OF INDL. AREA :- Addl. Kalyan Bhiwandi Indl. Area  
 Address to. :- M/s. Asmeeta Infotech Private Limited, Addl Kalyan Bhiwandi Industrial Area..Plot No. 1 Village Sarwadi Dist. Thane.

Sr. No	Drg. No.	Name of Architect	Description	Ground floor Area In M2.	Mezzanine in Area M2.	1 <sup>st</sup> floor Area in m2	2 <sup>nd</sup> floor Area in m2	3 <sup>rd</sup> floor Area in m2	Service platform	Addl. for addl. height	Service platform for extra height	TOTAL M2
1	For Layout	Ms. Neerja Purandare	Proposed Textile park building on Plot No. 1 on Add. Kalyan Bhiwandi Indl. Area	56705.97	---	59599.14	18675.91	18675.91	---	---	---	133656.9
			For Textile building									
2	MCP/ASM/MP/01A/RO (2 Nos.)	Ms. Neerja Purandare	Proposed Textile park building on Plot No. 1 on Add. Kalyan Bhiwandi Indl. Area	---	---	---	---	---	---	---	---	---
3	MCP/ASM/TB-AR/01/R1&R02/ (2 Nos.)	Ms. Neerja Purandare	Proposed Textile park building on Plot No. 1 on Add. Kalyan Bhiwandi Indl. Area	---	---	---	---	---	---	---	---	---
4	MCP/ASM/TB-WEST/AR/01/R1&02/ (2 Nos.)	Ms. Neerja Purandare	Proposed Textile park building on Plot No. 1 on Add. Kalyan Bhiwandi Indl. Area	---	---	---	---	---	---	---	---	---





**REMARKS**

1. Area mark as NIL as under demolition.
2. Plot area 242814.00m<sup>2</sup> Net plot Area = 218532.60 Sq. M.
3. Up to date ground coverage in M2 61581.71 Sq. M.
4. Total built up area 1,53,656.90 Sq. M.
5. Total FSI proposed.

$\frac{1,53,656.90 \text{ Sq. M.}}{218532.60 \text{ Sq. M.}} = 0.70 < 1.0 \text{ OK}$

*S. Shinde*  
 Executive Engineer,  
 MIDC Division, Dombivli.

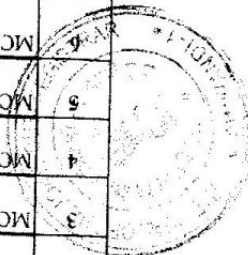
806/1008  
 0006  
 3122  
 3

5	MCP/L/ASM/TB/8/ARCI/	Ms. Neerja Purandare	Proposed Textile park building on Plot No. 1 on Add. Kalyan Bhitwandi Indl. Area	Total	56705.97	---	59599.14	18675.91	18675.91	---	---	153656.9
---	----------------------	----------------------	--	-------	----------	-----	----------	----------	----------	-----	-----	----------

**BUILDING PLAN APPROVAL**  
**ACCPATION TO E/SP/AKBIA/ 543 /2011 dated 27/07/2011.**  
**OFFICE OF THE EXECUTIVE ENGINEER, MIDC, DIVISON DOMBIVLI**

Address to :- M/s. Asmeta Infratech Private Limited, B - 8, Success chambers, 2nd Floor, 1232 Apte road, Deccan Gymkhana, Shivaji nagar, Pune - 411014.

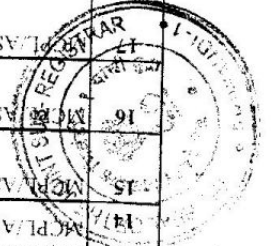
Sr.No	Drng. No.	Name of Architect	Description	Ground floor Area in M2.	1 <sup>st</sup> floor Area in m2	2 <sup>nd</sup> floor Area in m2	3 <sup>rd</sup> floor Area in m2	Total Area in Sq. M.
A	ASMT/04/SITE-MP/01/SD-01.	Ms. Neeraj Purandare(CA/9 7/21443)of M/s Magus consulting Pvt.ltd, Chalkper, Mumbai - 077	Layout plan of proposed textile park on Plot 1 in Addl. Kalyan Bhiwandi Industrial Area.	-----	-----	-----	-----	-----
B	Proposed Textile Buildings on Plot No. 1 of Addl. Kalyan Bhiwandi Industrial Area							
2	MCP/ASM/TB-EAST/ARC/01/R1		All Floor plans Area	18412.64	19363.04	---	---	37775.68
3	MCP/ASM/TB-EAST/ARC/02/R1		Elevation and section.	---	---	---	---	---
4	MCP/ASM/TB-WEST/ARC/01/R1		All Floor plans Area	19,563.43	20,573.23	---	---	40,136.66
5	MCP/ASM/TB-WEST/ARC/02/R1		Elevation and section.	---	---	---	---	---
6	MCP/ASM/TB-B8/ARC/01/R1		All Floor plans & Area	955.47	986.96	---	---	1942.43
7	MCP/ASM/TB-B8/ARC/02/R1		Elevation and section.	---	---	---	---	---
<b>Total for Textile bldg. 79,854.77</b>								



Handwritten notes and stamps in the top right corner, including a date stamp '22/07/11' and a signature 'Neeraj Purandare'.

बवड - ?  
 20.06.2000  
 806/908

Sl. No.	Description	Area Diagram & Ground Floor plan				Total Area (sq. m)
		Area Diagram & Section AA (3 bldg.)	West Elevation & Section BB	Ground Floor plan	Typical Floor plan	
19	E5 Type Building MCP/ASM/E/ES/ARC-01/R1	11594.82	---	---	---	---
18	MCP/ASM/E/D3,E1,&E2/ARC-05/R1	12134.52	---	---	---	---
17	MCP/ASM/E/D3,E1,&E2/ARC-04/R1	12134.52	---	---	---	---
16	MCP/ASM/E/D3,E1,&E2/ARC-03/R1	---	---	---	---	---
15	MCP/ASM/E/D3,E1,&E2/ARC-02/R1	---	---	---	---	---
14	D3,E1&E2 Type Building MCP/ASM/E/D3,E1,&E2/ARC-01/R1	---	---	---	---	---
13	MCP/ASM/E/D2/ARC-04/R1	---	---	---	---	---
12	MCP/ASM/E/D2/ARC-03/R1	---	---	---	---	---
11	MCP/ASM/E/D2/ARC-02/R1	---	---	---	---	---
10	D2 Type Building MCP/ASM/E/D2/ARC-01/R1	2,205.23	2,329.08	2,329.08	9,192.47	---
9	MCP/ASM/E/D1/ARC-01/R1	---	---	---	---	---
8	D1 Type Building MCP/ASM/E/D1/ARC-02/R1	1,086.91	1,156.48	1,156.48	4,556.35	---
Industrial Estate Buildings on Plot No. 1 of Adil. Kalyan Bhiwandi Industrial Area						
Ms. Neerja Purandare (CA/9/7/2143) of M/s. Magnus consulting Pvt. Ltd. Chakper. Mumbai - 077 Registration valid upto 31/12/2018						





**REMARKS**

1. Area mark as NIL as under demolition.
2. Plot area 242814.00m<sup>2</sup> Net plot Area = 218532.60 Sq. M.
3. Up to date ground coverage in M2 61581.71 Sq. M.
4. Total built up area 1,53,656.90 Sq. M.
5. Total FSI proposed.

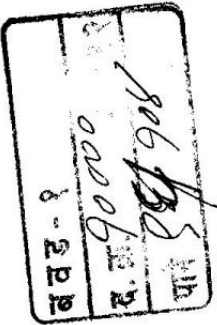
$$\frac{1,53,656.90 \text{ Sq. M.} / 218532.60 \text{ Sq. M.}}{= 0.70 < 1.0 \text{ OK}}$$

Executive Engineer,  
MIDC, Division Dombivli

*M. Neeraj*

Grand Total = 1,53,656.90 sq. M.

Total for Industrial Estate Bldg. = 73802.13 Sq. M.						
C	Total					
20	MCP/ASM/TE/ES/ARC-02/R1	Ms. Neeraj Purandare (CA/971)	21443 of M/s Magnus consulting Pvt. Ltd, Ghalkoper, Mumbai - 077	Registration valid upto 31/12/2018	Area Diagram & North Elevation & Section AA (3 bldg.)	56,705.97
21	MCP/ASM/TE/ES/ARC-03/R1				Terrace floor plan	---
22	MCP/ASM/TE/ES/ARC-04/R1				Area Diagram & Section AA (3 bldg.)	2887.47
23	MCP/ASM/TE/ES/ARC-05/R1				East Elevation & Section BB	73802.13 M <sup>2</sup>
					Total for IE bldg. =	---
						59,599.14
						18675.91
						18675.91
						153,656.90





भारत सरकार-कॉर्पोरेट कार्य मंत्रालय  
कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई

लिमिटेड कम्पनी के रूप में परिवर्तित होने के परिणामस्वरूप, कम्पनी के नाम में परिवर्तन का नया  
निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200MH2008PLC177979

संघर्ष Asmeeta Infrotech Private Limited

के मामले में, मैं एतद्वारा सत्यापित करता हूँ कि मेसर्स

Asmeeta Infrotech Private Limited

जो मूल रूप में दिनांक 20/01/2008 को हज़ार आठ को कम्पनी अधिनियम, 1956 (1956 का 1) के अर्धी नियमों

Asmeeta Infrotech Private Limited

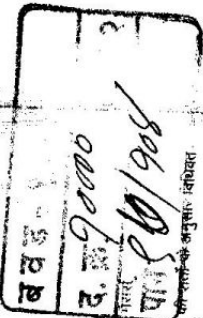
के रूप में निर्मित की गई थी, और उसके द्वारा कम्पनी अधिनियम, 1956 की धारा 44 के साथ पठित धारा 31/21

आवश्यक विनिश्चय दिनांक 12/12/2011 को पारित किया है, उक्त कम्पनी का नाम परिवर्तित होकर आज मेसर्स

ASMEETA INFRA TECH LIMITED

हो गया है तथा यह प्रमाण-पत्र उक्त अधिनियम की धारा 23(1) के अनुसार जारी किया जा रहा है।

यह प्रमाण-पत्र, आज दिनांक सोलह अगस्त दो हजार बारह को मुंबई नगर में जारी किया जाता है।



GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS  
Registrar of Companies, Maharashtra, Mumbai

Fresh Certificate of Incorporation Consequent upon Change of Name on  
Conversion to Public Limited Company

Corporate Identity Number U45200MH2008PLC177979  
in the matter of M/s Asmeeta Infrotech Private Limited

I hereby certify that Asmeeta Infrotech Private Limited which was originally incorporated on Nineteenth day of January Two Thousand Eight under the Companies Act, 1956 (No. 1 of 1956) as Asmeeta Infrotech Private Limited having duly passed the necessary resolution on 12/12/2011 in terms of Section 31/21 read with Section 44 of the Companies Act, 1956; the name of the said company is this day changed to ASMEETA INFRA TECH LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given at Mumbai this Sixteenth day of April Two Thousand Ten.

\*Note: The corresponding form has been approved by RAJENDER SINGH MEENA, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule-5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006  
The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

कम्पनी रजिस्ट्रार के कार्यालय अधिनियम में संशोधन के अन्तर्गत  
Mailing Address as per record available in Registrar of Companies office  
ASMEETA INFRA TECH LIMITED  
CFC 5, Shop no 011, Asmeeta Textile Park, Plot 1, Adal, Kalyan(Bhiwandi) Industrial Estate  
Area, Village Koria,  
Bhiwandi - 421311  
Maharashtra, INDIA



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

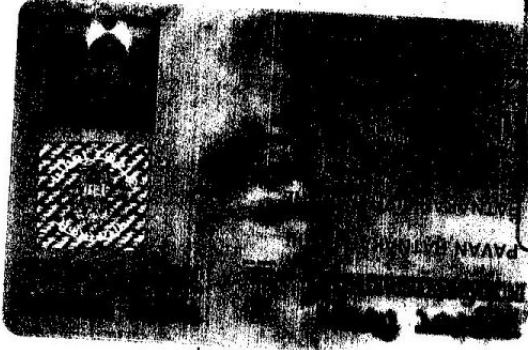
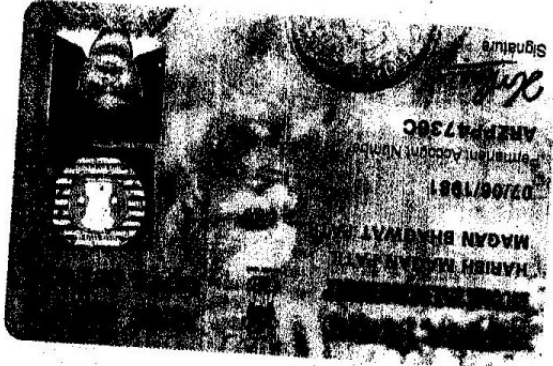
GAVRAV J JAIN  
 J B JAIN  
 2/08/1980  
 Permanent Account Number  
**AFDPJ7598L**

Signature: *[Signature]*

बचत - 7  
 द. नं. 90000  
 रकम ₹ 4908

*रकम*





आयकर विभाग  
 INCOME TAX DEPARTMENT  
 ASMEETA INFRA TECH LIMITED

19/01/2008  
 Permanent Account Number  
 AAHCA4711

भारत सरकार  
 GOVT. OF INDIA

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 MANOJ MANOHAR DHAMEJA  
 MANOHAR RAMCHANDRA DHAMEJA

08/1988  
 Permanent Account Number  
 ALGPD9060F

भारत सरकार  
 GOVT. OF INDIA

₹. 90000  
 28/1/98



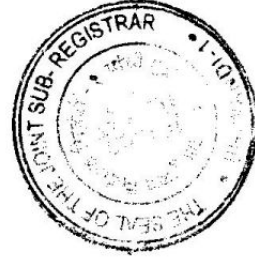
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सं. नं. १००००/१२०२२
पाने १००/१०५



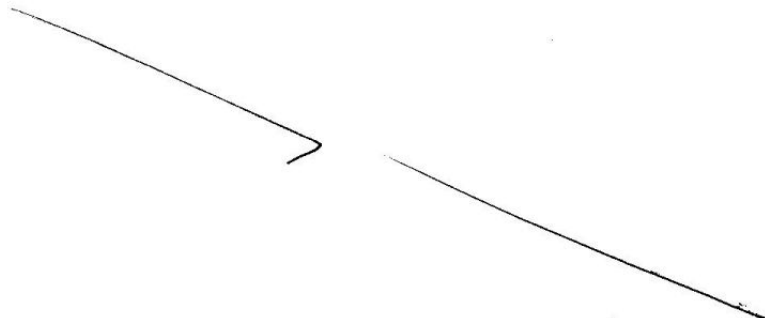
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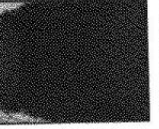

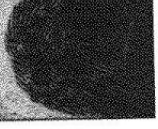

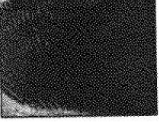
23/11/2012 5 47:06 PM

दस्त गोपवारा भाग-2

बबड 1

दस्त क्रमांक:10000/2012

दस्त क्रमांक :बबड1/10000/2012  
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे अगसेन मर्कटाइल प्रायव्हेट लिमिटेड तर्फे संचालक ई सी पॉलोस तर्फे कु मु धारक मनोज मनोहर धामेजा पत्ता:प्लॉट नं: ए3/ए4, माळा नं: तळ, इमारतीचे नाव: एमआयडीसी, ब्लॉक नं: अति कल्याण मिबंदी इंडस्ट्रीयल एरीया , रोड नं: कल्याण, महाराष्ट्र, ठाणे. पिन नंबर:AAICA4812F	मान्यता देणार वय :-40 स्वाक्षरी:		
2	नाव:मे अस्मीता इन्फ्रॉटेक लिमिटेड तर्फे संचालक होशियार सिंग कुंहु तर्फे कु मु धारक संजय वसन डोके पत्ता:प्लॉट नं: 0, माळा नं: तळ, इमारतीचे नाव: अस्मीता टेक्स्टा, ब्लॉक नं: प्लॉट न 1 कोन एम आय डी सी , रोड नं: कोन एम आय डी सी रोड , महाराष्ट्र, ठाणे. पिन नंबर:AAHCA0477H	भाडेकरू वय :-30 स्वाक्षरी:		
3	नाव:मे राजगुरू क्रिप्टेन तर्फे प्रोफ्रा सौरव जे जैन पत्ता:प्लॉट नं: 18, माळा नं: तळ, इमारतीचे नाव: भावना अपार्टमेंट, ब्लॉक नं: गणेश टाकीज बबळ, रोड नं: एंडुलजी रोड बरई ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर:AFDPJ7508L	भाडेकरू वय :-31 स्वाक्षरी:-		

बरील दस्तोबज करून देणार तथाकथीत भाडेपट्टा चा दस्त रोज करून दिल्याचे कबुल करतात. शिक्षा क्र.3 ची वेळ:23 / 11 / 2012 05 : 43 : 41 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:हरीश मगन पाटील वय:31 पत्ता:क्रामोठे बसाहत नवीमुम्बई पिन कोड:410209

स्वाक्षरी



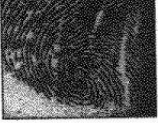
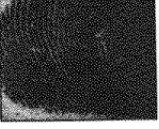
2 नाव:पवन रत्नाकर पाटील

वय:26 पत्ता:महामिरी मार्केट ठाणे प. पिन कोड:400601

स्वाक्षरी



अंगठ्याचा ठसा



शिक्षा क्र.4 ची वेळ:23 / 11 / 2012 05 : 45 : 26 PM

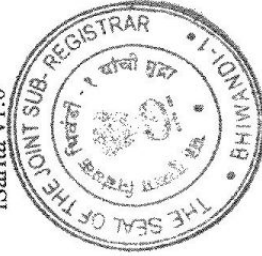
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Sub Registrar, Bhivandi 1

दस्तऐवजासोबत खोडलेले कागदपत्रे, कुळमुबत्यारपत्रे  
व्यक्ती इतरांची बनावट आढळून आल्यास याची संपुर्ण  
बाबतवारी निधपादकांची राहिल;

10000 /2012

iSarita v1.0



प्रमाणित करण्यात येते की या दस्तामळे

एकूण १ ते ३...: पाने अपूर्ण

१ लहान्हाचे

१०००० नंबरी नोंदला

सह दु.नि. भिवंडी - १

दिनांक २३ महि ११

सन २०१२