



OFFICE OF THE COLLECTOR OF STAMPS

Adj. Case No. 1018/07 Received Adj. Fee Rs. 100/-  
 Vide Receipt No. CH/NO. 11 Dated 11/11/06 Received from  
 M/s./Shri/Smt. Chemical & Alkali Industrial & Warehousing Co-op Society  
 Address Himalaya House Palton Road, Bombay Ltd.  
 Stamp Duty Rs. 81050/- Eighty one thousand  
 Branch - Thane Vide Challan No. 108 Dated 6/12/03  
 Certified under Section 32 of the Bombay Stamp Act, 1958 that the full  
 Stamp Duty of Rs. 81050/- with which this instrument is chargeable  
 has been paid Vide Article No. 36 of Schedule I.  
 This Certificate is subject to the provisions of Section 53(A) of Bombay  
 Stamp Act, 1958 Determined market value is Rs. 1621000/-  
 Place: Thane  
 Date: \_\_\_\_\_  
 Collector of Stamps, Thane

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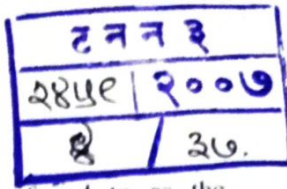
SUB-LEASE

THIS SUB-LEASE made at Mumbai this 28th day of March in the year Two Thousand ~~Six~~ <sup>Seven</sup> BETWEEN CHEMICAL AND ALKALI INDUSTRIAL AND WAREHOUSING CO-OP. SOCIETY LIMITED, a society registered under the Maharashtra Co-operative Societies Act, 1960 and having its registered Office at Himalaya House, Palton Road, Bombay 400 001, herein after called "Sub-Lessor" (which expression shall unless the context does not so admit include its successor or successors in business and permitted assigns) of the One part AND Shri Ashok K. Parikh having his registered office at 6/104, 10<sup>th</sup> Floor, Varma Nagar Co-op. Housing Society Ltd. Andheri (East), Mumbai - 400 069. Hereinafter called "The Sub-Lessee" (which expression shall unless repugnant to the context or meaning thereof mean and include his/its successor or successors and assigns) of the Other part :-



a) WHEREAS by an Agreement dated 9<sup>th</sup> June 1978 and made between the Maharashtra Industrial Development Corporation (for brevity described hereinafter as "MIDC") as

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the Lessor of the one part (hereinafter referred to as the "Lessor") and the Sub-Lessor as the Lessee of the other part. MIDC agreed to grant to the Sub-Lessor upon the performance and observance by the lessee of the obligations and conditions contained in the said agreement separate leases of the 139 Sub-Divided plots of land and premises described in the first schedule of the said agreement and in the first schedule hereunder written.

b) AND WHEREAS by and agreement dated 28-01-1981 made between the Sub-Lessor of the one part and Sub-Lessee of the other part, the Sub-Lessor agreed to grant to the Sub-Lessee of obligations and conditions contained in the said agreement and after the Lessor grants to the Sub-Lessor lease of the Sub-Divided plots and premises more particularly described in the First Schedule hereunder written.

c) AND WHEREAS the Sub-Lessee has duly constructed on the said Plot No.D-14/8 more particularly described in the First Schedule hereunder written a factory/Warehouse Building and has otherwise observed and performed the obligations and conditions contained in the said agreement made between the Sub-Lessor and Sub-Lessee.

d) AND WHEREAS it has been agreed that out of the aggregate amount of the premium paid by the Sub-Lessor in respect of all the 139 Sub-Divided plots, a sum of Rs.5,361/- (Rupees Five Thousand Three Hundred Sixty one only) should be treated as amount of premium payable and paid and a sum of Rs.18,802/- [Rupees Eighteen Thousand Eight Hundred Two only] paid towards the share of development charges in respect of said Plot No.D-14/8.

e) AND WHEREAS at the request of the Lessee, the Lessor agreed to accept Shri Ashok K. Parikh as Sub-Licensee of Plot No.D-14/8 on payment of the sum of Rs.1,25,500/- (Rupees One Lac Twenty Five thousand five hundred only) by way of Differential Premium the Lessor's letter No. MIDC/RO/Mahape/TTC/1418/1356 dated 29<sup>th</sup> day of May, 2004.

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f] AND WHEREAS, pursuant to the said agreement the certificate of the completion thereby contemplated has been granted in respect of Plot No.D-14/8.

g] AND WHEREAS the Lessee has constructed the built up area of 600.32 Square Meters and Lessee has agreed to construct further built up area in phases as under :-

- (1) On or before 31/12/2008 Built up area of 200 Square Meters in addition to the existing built up area.
- (2) On or before 31/12/2012 Built up area of 209.90 Square Meters in addition to the (1) above.

h) AND WHEREAS the Lessor there upon in accordance with the terms of the said agreement entered into between the Lessor and the Sub-Lessor granted a lease dated 20-3-2007 and registered under No. 2455/2007 dated 4-3-2007 in respect of the said Sub-Divided plot and the premises constructed thereon and a copy of the Lease Deed is annexed as Exhibit 'A' hereto.

i) AND WHEREAS for the purpose of stamp duty recurring charges such as Government Revenue, the Lessor share of Municipal or Village Panchayat rates or taxes which the Lessee (i.e. the Sub-Lessor herein) has agreed to bear and pay under the Lease dated 20-3-2007 although by law recoverable from the Sub- Lessor and;

j) AND WHEREAS the Municipal taxes payable by Sub-Lessee have been estimated at Rs.2400/- approximately per annum.

k) AND WHEREAS the Sub-Lessee has requested the Sub-Lessor to grant a Sub-Lessee in the manner hereinafter appearing which the Sub-Lessor has agreed to.

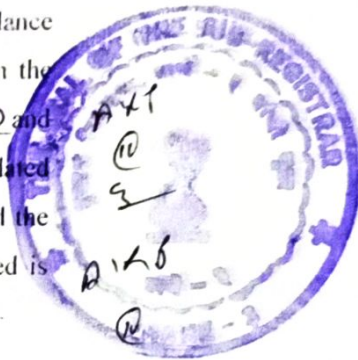
**NOW THIS INDENTURE WITNESSED AS FOLLOWS:**

l. In consideration of the premises with respect to the said Sub-Divided plot more particularly described in the first schedule hereunder written the Sub-Lessor has paid to the Lessor

Description  
Of land

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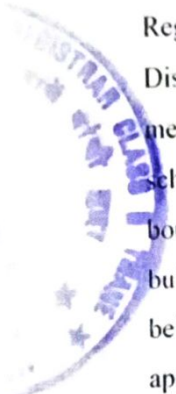
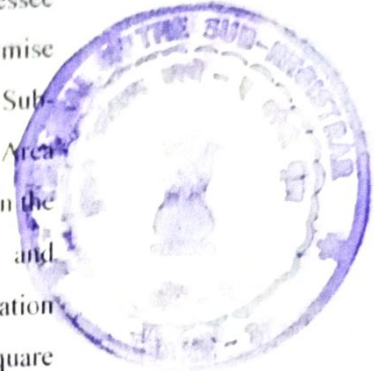
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Rs.5,361/- (Rupees Five Thousand Three Hundred Sixty one only) as premium in respect of the said plot and a sum of Rs.18,802/- [Rupees Eighteen Thousand Eight Hundred Two only] being Development charges of the said plot were paid by the Sub-Lessee to the Sub-Lessor towards their share of Development charges in respect of their share of the entire land allotted by the Grantor to the Sub-Lessor making together an aggregate sum of Rs.24,163/- [Rupees Twenty Four Thousand One Hundred Sixty Three only] and the rent hereby reserved and of the covenants and agreement on the part of Sub-Lessee hereinafter contained the Sub-Lessor doth hereby Sub-demise unto the Sub-Lessee all that piece of the land known as Sub-Divided plot No. D-14/8 in Trans Thana Creek Industrial Area within the Village limit of BONSARI/KUKSHAT and within the limit of New Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane containing and admeasuring 600=32 square meters or thereabout and more particularly describe in the first schedule hereunder written and bounded by a RED COLOUR boundary line on the plan annexed hereto together with the building and erection now or at any time hereafter standing and being AND TOGETHER WITH all rights, easement and appurtenance there to belonging EXCEPT AND RESERVING unto the said Lessor all mines and minerals in and under the said land or any part thereof TO HOLD THE LAND and premises herein before expressed to be hereby Sub-Dismissed (Herein after referred to as "the Sub- Demised premises.") unto the Sub-Lessee for the terms of 95 years computed from 1<sup>st</sup> day of June 1978 subject never the less to the provision of the said original lease which is here to annexed and marked EX-"A" and also subject to the provision of Maharashtra, Land Revenue Code, 1966 and the rules thereunder PAYING THEREFORE yearly during the said term unto the Sub-Lessor the yearly rent of rupee one and the said rent to be paid in advance without any deduction whatsoever on or before the first day of January in each of every year.



2. The Sub-Lessee with intends to bind all the persons into whose ever hands the Sub-Demised premises may come do hereby covenant with the Sub-Lessor as follows.

Covenants by  
The Sub-Lessee

*(Handwritten signatures)*

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a) During the said term hereby created to pay unto the Sub-Lessor as herein provided, the said rent at the times on the day and in the manner hereinbefore appointed for payment thereof clear of all deduction.

To pay rent

b) To pay all existing and future taxes, rates, assessment and out goings of every description for the time being payable either by Landlord or tenant or by the occupier in respect of all Sub-Demised premises and anything for the time being thereon, and to send true certified copy to the Sub-Lessor and to produce the original of such receipts whenever and wherever required by the Sub-Lessor.

To pay rates & taxes

c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges drainage cesses as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act 1961 or Rules framed there under in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs. \_\_\_\_\_/- approximately per annum.

To pay fees or service charges.

The Sub-Lessee shall construct further built up area in phase as under :-

- (1) On or before 31/12/2008 Built up area of 200 Square Meters in addition to the existing built up area.
- (2) On or before 31/12/2012 Built up area of 209.90 Square Meters in addition to the (1) above.

d) Not to make any excavation upon any part of the said land hereby Sub-Demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Sub-lease.

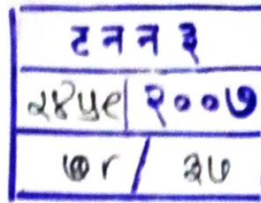
Not to excavate

e) The Sub-Lessee at its own expenses within a period of one year from the date hereof plant trees in the marginal space to kept open to sky of the said land within the demised premises and shall maintain the trees so planted in good conditions throughout the terms hereby created under these presents. At least one tree shall be planted per 200 square meters and one tree

Planting of trees in the open space



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at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.

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

Not to erect any buildings outside the building line

g) The Sub-Lessee shall duly comply with the provision of the water (prevention and control of pollution) Act, 1974 and the air (prevention and control of pollution) Act, 1981 and the rules made there under as also with any condition which may, from time to time be imposed by the Maharashtra Pollution Control Board constitute under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Sub-Lessor against the consequence or any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the provision of water (prevention and control of water Pollution) Act 1974 (Air Pollution) Act 1981

h) Not at any time during the period of this Sub-Demise to erect any building, erection or structure on any portion of the said land except in accordance with the said building Regulations set out in the second schedule hereto.

To build as per Agreement.

i) That no building or erection to be erected hereafter shall be commenced unless and until specification, plans, elevation, section and details thereof shall have been previously submitted by the Sub-Lessee in triplicate for scrutiny of and to be approved in writing by the Executive Engineer of the Lessor and also one copy thereof to the Sub-Lessor, for scrutiny of and to be approved in writing by the Sub-Lessor and after approval for the same in obtained from Local Authority/Planning Authority and also No Objection Certificate shall have been obtained from the Maharashtra prevention of water pollution Board as provided in the said building Regulation.

Plan to be submitted before building

j) Both in the completion of any such building or erection and all times during the continuance of this Sub-Demise to observe and to confirm to the said building regulation and to all Bye-Laws, rules and regulation of the municipality or other body

To observe Building Regulations

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having authority in that behalf and other statutory regulation as may be in force for the time being relating in any way to the Sub-Demises premises and any building thereon.

k) To observe and conform all the rules regulations and bylaws of the municipality/Local Authority/Planning Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and provide sufficient latrine accommodation and any other sanitary arrangements for the laborers, workmen, and other staff employed on the Sub-Demised premises in order to keep the Sub-Demise premises and surroundings clean and in good conditions to the satisfaction of the Executive Engineer of the Lessor and shall not without the previous consent in writing of the Executive Engineer of the Lessor, permit any labourers or workmen to resides upon the Sub-Demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

Sanitation

l) To indemnify and keep indemnified the Sub-Lessor against any or all claims for damages which may be caused to any adjoining building or other premises by such building or in consequences of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or demanded by the municipality or any local Authority in respect of the said work or anything done under the authority here in contained.

Indemnify

m) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other works.

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

To build according to rules





o) That no alternation or additions, shall at any times be made to the facade or elevation of any building or erection erected and standing on the Sub-Demises premises or architectural features thereof except with the previous approval in writing of the Executive Engineer of the Lessor and in accordance with the Building Regulations set out in the Second schedules here under written.

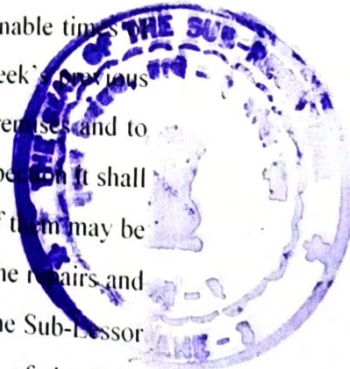
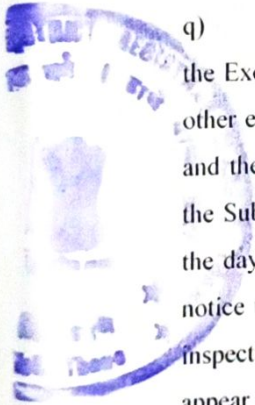
Alteration

p) Throughout the said Term, at the Sub-Lessee expense well and substantially to repair, pave, clean and keep in good condition & (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer of the Lessor, the said building and premises and the drains compound walls and fences thereunto belonging to and all fixture and additions thereto.

To repair

q) To permit the Lessor or the Chief Executive officer or the Executive Engineer and the officers, surveyors, workman or other employed by them, as also the Sub-Lessor, their Directors and the officer surveyors, workmen and the other employers of the Sub-Lessor from time to time and at all reasonable times the day during the term hereby granted after a week's previous notice to enter into and upon the Sub-Demised premises and to inspect the state of repairs thereof if upon such inspection it shall appear that any repairs are necessary they or any of them may be noticed to the Sub-Lessee call upon it to execute the repairs and upon its failure to do so within a reasonable time the Sub-Lessor may execute them at the expense in all respect of the Sub-Lessee.

To enter & inspect



r) That it shall not at any time to do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board, Central Pollution Control Board and Ministry of Environment & Forest, Govt. of India, with utmost promptitude for the purpose of

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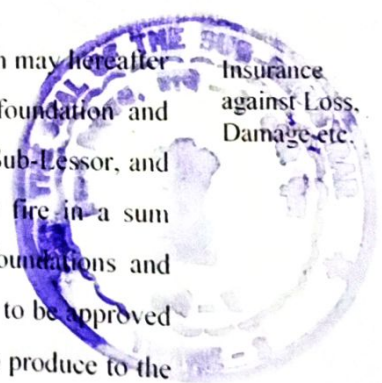
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preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever.

ri) Not to do or permit anything to be done on the Sub-Demised premises which may be a nuisance, annoyance, or disturbance to the owners, occupiers, or resident of other premises in the vicinity. Nuisance

s) To use the Sub-Demised premises only for the purpose of factory or warehouse but not for the purpose of factory, for any of the obnoxious industries specified in the annexure set out in the third schedule to the lease annexed hereto and not to use the Sub-Demised premises or part thereof for any other purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibration, or fire hazard and shall duly comply with the direction which may from time to time be issued by the said Maharashtra prevention of water pollution Board with almost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas, or otherwise howsoever. User

t) To keep the building already erected or which may hereafter be erected on the Sub-Divided plot excluding foundation and plinth insured in the joints names of the Lessor, Sub-Lessor, and the Sub-Lessee against the loss or damages by fire in a sum equivalent to the cost of building (excluding foundations and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer of the Lessor the policy of such Insurance and the current year's receipt for the premium with intimation to the Sub-Lessor and also as often as any of the Buildings which are or shall be erected upon the land or any part thereof shall be destroyed or damaged by fire to fourth with layout all the moneys which shall be received by the virtue of any such insurance in rebuilding or repairing the premises destroyed or damage under the direction and to satisfaction of the Executive Engineer of the Lessor and the Manager of Sub-Lessor AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damage Insurance against Loss, Damage etc.



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whether by fire or hurricane or otherwise the Sub-Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer of the Lessor and the Manager of the Sub-Lessor and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

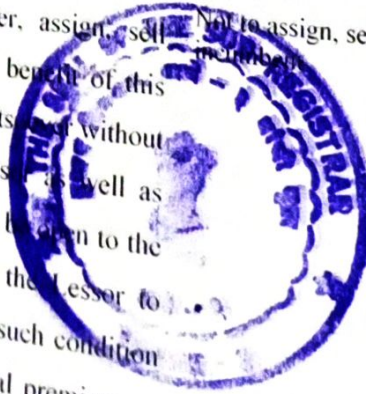
u) To carryout all the terms, condition stipulations, which the Sub Lessor has to carry out under the said Lease, granted by the Lessor to the Sub-Lessor.

To carry out the terms

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

Delivery Possession after expiration

w) Not to assign, underlet or part with the possession of the demised premises directly or indirectly transfer, assign, sell, or encumber or part with its interest under or the benefit of this Sub-Lease or any part thereof in any manner whatsoever without the previous consent in writing of the Sub-Lessor as well as Chief Executive Officer of the Lessor and it shall be open to the Sub-Lessor or the Chief Executive Officer of the Lessor to refuse such consent or grant the same subject to such condition including the condition for payment for additional premium as they may be in their absolute discretion think fit and it shall also be open to the Sub-Lessor to grant permission on the condition that the assignee shall become the member of the Sub-Lessor.



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x) If the Sub-Lessee shall sell, assign, or part with the Sub-Demised premises for the then residue of the said term to deliver at the Sub-Lessee's expenses within 20 day's after every such assignment's or assurance shall have been duly registered under the Indian Registration Act or other amending statute notices of such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time required and also to deliver the same to the Sub-Lessor at their Office.

Assignments to be registered under Registration Act and registered with Lessor

y) In the employing skilled and unskilled labour the Sub-Lessee shall give first performance to the person's who are able-bodied and whose lands are acquired for the purpose of the said Industrial Area. Also recruit the maximum local people on the basis of the knowledge of handling and operation of equipments/machinery used by the Sub-Lessee and the General qualification of local labour.

To give preference in employment of labour

z) And in the event of the death of the permitted assign or assigns of the Sub-Lessee being a natural person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Sub-Lessor within three months from such death.

Notice in case of death

3) If an whenever any part of the rent hereby reserved or recurring fees or services charges payable by the Sub-Lessee hereunder shall be in arrears the same may be recovered from the Sub-Lessee by the Sub-Lessor as per the provision of Maharashtra co-op societies Act 1960 and rules made there under.

Recovery of rent, fees etc. as land Revenue.

4) If the said rent hereby reserved or recurring fees or services charges payable by the Sub-Lessee here under shall be arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Sub-Lessee hereinbefore contained the Sub-Lessor re-enter upon any part of the Sub-Demised premises in the name of the whole and there upon the term here by granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Sub-Lessee on account of the building or

Rent, Fees etc. in arrears

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improvement built or carried out on the demises premises or claimed by the Sub-Lessee on account of the building or improvements built or made PROVIDED ALWAYS that except for non payment of rent as aforesaid the power of re-entry herein- before contained shall not be exercised unless and until the Sub-Lessor shall have given to the Sub-Lessee or left on some part of Sub-Demised premises a notice in writing of its intention to enter and of the specific breach or breached of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Sub-Lessee in remedying such breach or breaches within 3 months after the giving or leaving of such notice.

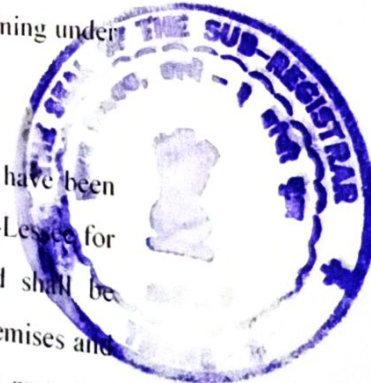
5) The Sub-Lessor doth hereby covenant with the Sub-Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Sub-Lessee's part contained shall and may peaceably enjoy the Sub-Demised premises for the term hereby granted without any interruption or hindrance disturbance from or by the Sub-Lessor or any person or persons lawfully claiming by from or under the Sub-Lessor.

Sub-Lessor's covenants for peaceful enjoyment.

6) The layout of Trans Thana Creek Industrial Area and the building or other Regulation's and covenants relating there to other than the premises hereby Sub-Demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Sub-Lessee shall have no right to require the enforcement thereof or any of them as against Sub-Lessor or any person claiming under Sub-Lessor.

Alterations of Estate Rules

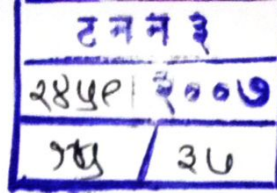
7) All building materials and plant which shall have been brought upon the demised premises by or for the Sub-Lessee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the demised premises and no part there of other than defective or improper materials (removed for the purpose of being replaced by proper materials) shall be removed from the demised premises without the previous consent of the Manager/Director of the Sub-Lessor Until the grant of the completion certificate mentioned in clause (2f) hereof.



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8) If the Sub-Lessee shall have duly performed and observed the covenants and the conditions on the part of the Sub-Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Sub-Lease of the demised premises and of such desire shall give notice in writing to the Sub-Lessor before three months of the expiration of term hereby granted by the Sub-Lessor will give notice to the Lessor for renewal of the lease in favour of the Sub-Lessor and if such Lease is renewed then the Sub-Lessor shall and will at the cost and expenses in every respect of the Sub-Lessee grant to the Sub-Lessee a new Sub-Lease of the Sub-Demised premises for a further term of 95 years on payment of premium as may be determined by the Lessor and with covenants, provisions and stipulations hereinbefore contained expect this covenants for the renewal and expect that building and other regulations referred to in such Sub-Lease shall be as such the Lessor may direct.

Renewal of  
The Sub-  
Lease

9) The stamp duty registration charges in respect of the preparation and execution of the lease and also this Sub-Lease and their duplicates including the costs, charges and expenses of attorneys of the Sub-Lessor shall be borne and paid wholly and exclusively by the Sub-Lessee.

Cost & Charges  
to be borne by  
the Sub-Lessee

10) If for any reason whatsoever the Lessor forfeits the lease of the Sub-Lessor or in any way the Lease by the Lessor is determine then in that event, the Sub-Lease by the Sub-Lessor to the Sub-Lessee shall be deemed to be determined and the Sub-Lessee have no claims what so ever against the Sub-Lessor.

Determination  
of the  
Sub-Lease

11) The Marginal notes do not form part of the Sub-Lease and shall not be referred to for construction or interpretation thereof.

Marginal  
Notes

IN WITNESS WHEREOF THE common seal of the Sub-Lessor is hereunto affixed in the manner hereinafter following the day and year first hereinabove written and Sub-Lessee has set his hands caused its common seal to be affixed the day and year first hereinabove written.

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**THE FIRST SCHEDULE ABOVE-REFERRED TO**

(Description of Sub Divided Plot)

ALL that piece or parcel of land known as Sub-Divided Plot No. D-14/8 in the Trans Thana Creek Industrial Area within the village limits of Bonsari & Kukshet and within the limit of New Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane containing by admeasurement 600=32 square meters or thereabouts and bounded by red colour boundary lines on the plan annexed hereto that is say On or towards the North by Part of Plot No.D-15/4, On or towards the South by Road, On or towards the East by Plot No.D-14/7, and On or towards the West by Plot No.D-14/9.

**SECOND SCHEDULE**

(BUILDING CONTROL RULES)

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

2. The periphery of the plot shall be utilized for planting trees. At least one tree shall be planted per 200 square meters on the frontage of the road or part thereof but within the demised premises.

3. The Sub-Lessee shall not use the said land for constructing factory or building. It shall not be used for obnoxious Industries a list whereof is attached.

4. The Sub-Lessee shall obtain a No Objection Certificate from the Department of Environment/Maharashtra Pollution Control Board constituted under Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act, 1981 as regards the water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Department/Board for the purpose of preventing any water or Air Pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5. No Construction work shall be commenced unless the plans elevations and section have been approved by the Local Authority / Planning Authority and previous consent in writing from the Executive

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Engineer is obtained and no additions and alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local / Authority / Planning Authority, previous consent in writing from the Executive Engineer is obtained.

6. All survey boundary marks demarcating the boundaries shall be properly preserved and kept in good condition with the repair by the Sub-Lease during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Sub-Lessor shall allocate this obligation.



7. Three sets of the specifications, plans, elevations and sections as approved by the Local Authority/Planning Authority shall be submitted to the Executive Engineer for record and to enable him to grant consent.

**THE THIRD SCHEDULE ABOVE – REFERRED TO:**

(List of Obnoxious Industries)

- 1) Fertilizer manufacture from organic materials provided, however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no obnoxious odours or fumes and which do not produce noxious odour of fumes in the compound or manufacturing thereof.
- 2) Sulphurous, Sulphuric, Picric, Nitric, Hydrochloric or other Acid manufacture or their use or storage except as necessary to a permitted Industry.
- 3) Ammonia Manufacture.
- 4) Incineration, reduction or dumping of offal dead animals, Garbage or refuse on commercial basis.
- 5) Tar Distillation of Manufacture.
- 6) Cement Manufacture.
- 7) Chlorine Manufacture.
- 8) Bleaching powder Manufacture.
- 9) Gelatin or Glue Manufacture or process involving recovery from fish or animal offal.



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- 10) Manufacture or Storage of Explosive of fire works.
- 11) Fat Rendering.
- 12) Fat, tallows, grease or lard refining or manufacture
- 13) Manufacture of explosive or inflammable products of pyroxylin.
- 14) Pyroxylin Manufacture.
- 15) Garbage, offal or dead animals reductions, dumping or incineration.
- 16) Stock Yard or Slaughter of animals or fowls.
- 17) Tallow, Grease, or land manufacture.
- 18) Tanning, curing or Storage of rawhides and skin.
- 19) Wool pulling of scouring.
- 20) Yeast plant.
- 21) Charcoal.
- 22) Manufacture of Viscose Rayon.
- 23) In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid effusive, dust, smoke, gas, noise, vibrations or fire-hazards.



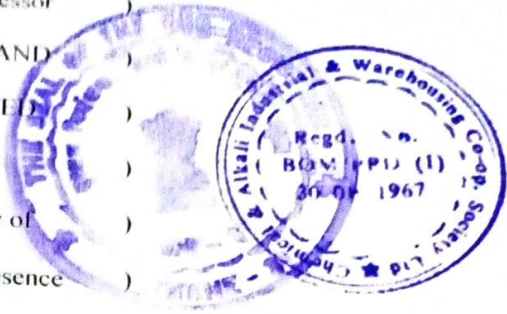
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The Common Seal of the withinnamed Sub-Lessor  
 CHEMICAL AND ALKALI INDUSTRIAL AND  
 WAREHOUSING CO-OP. SOCIETY LIMITED  
 was pursuant to the resolution of the Board of  
 Directors passed in that behalf on the 14th day of  
 September, 2005 where unto affixed in the presence  
 of .....



1. Shri C.K. Singhania, Director  
And
2. Shri R.R. Anerao, Manager

For CHEMICAL & ALKALI INDUSTRIAL  
 & Warehousing Co-op. Society Ltd.

*[Signature]*  
 Director

*[Signature]*  
 Manager

Who have set their respective hands hereto  
 in the presence of ...

- 1) Shri R.V. Ghatkar *[Signature]*
- 2) Shri R.C. Ghazal *[Signature]*



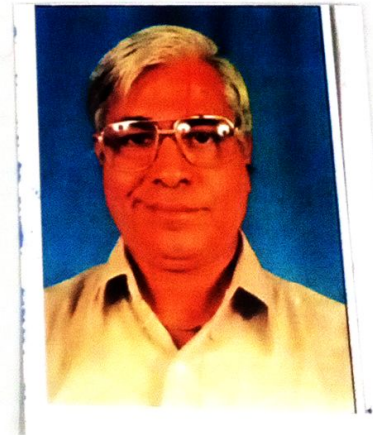
SIGNED AND DELIVERED by the withinnamed  
 SUB LESSEE :

Shri Ashok K. Parikh

in the presence of.....

*A.K. Parikh*

- 1) Shri P.C. Svarnkar *P.C. Svarnkar*
- 2) Shri S.S. Thombre *S.S. Thombre*



*A.K.*

*[Signature]*

*[Signature]*

OFFICE OF THE COLLECTOR OF STAMPS

Adj. Case No. 1017/06  
 Vide Receipt No. Ch. No. 12 Dated 12/11/06 Received Adj. Fee Rs. 100/-  
 Mrs./Shri/Smt. M/S. Chemicals Alkali Industrial and Warehousing Co-op Soc. Ltd.  
 Address Palton Rd. Mumbai  
 Stamp Duty Rs. 8950/- Eight thousand nine hundred fifty only  
 Branch Thane Vide Challan No. 117 in the State Bank of India  
 Certified under Section 32 of the Bombay Stamp Act, 1958 that the full Stamp Duty of Rs. 8950/- with which this instrument is chargeable has been paid Vide Article No. 36 of Schedule I.  
 This Certificate is subject to the provisions of Section 53(A) of Bombay Stamp Act, 1958 Determined market value is Rs. 179000/-

Place :- Thane  
Date :-

Collector of Stamps Thane C  
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LEASE

THIS LEASE made at MAHAPE the 20<sup>th</sup> day of March Two Thousand Seven BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation established under the Maharashtra Industrial Development Act, 1961 and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai - 400 038, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part : AND M/S.CHEMICAL AND ALKALI INDUSTRIAL AND WAREHOUSING CO-OPERATIVE SOCIETY LIMITED, a Society registered under the Maharashtra Co-operative Societies Act, 1960 and having its registered office at Himalaya House, Palton Road, Mumbai-400 001, (hereinafter called "the Lessee" which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part.

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WHEREAS by an Agreement dated the 9th day of June 1978 and made between the Lessor of the One Part and Lessee of the Other Part the Lessor agreed to grant to Lessee, upon the performance and observance by Lessee, of the obligations and conditions contained in the said Agreement to create a Leases of 139 sub divided plots of land premises particularly described in the First schedule of the said agreement

Recitals

AND WHEREAS the Lessee has duly constructed on sub-divided Plot No. D-14/8 out of the said 139 sub-divided plots of land more particularly described in the first schedule hereunder written a Warehouse building/factory building and has other-wise observed and performed obligations and conditions contained in the said Agreement;

AND WHEREAS it has been agreed that out of the aggregate amount of the premium paid by the Lessee in respect of all 139 sub-divided plots a sum of Rs.5,361/- (Rupees Five Thousand and Three Hundred Sixty one only) should be treated as the amount of premium payable and paid in respect of the said Plot No. D-14/8.

AND WHEREAS at the request of the Lessee the Lessor agreed to accept Shri Ashok K. Parikh as Sub-Licensee of Plot No.D-14/8 on payment of the sum of Rs.1,25,500/- (Rupees One Lac Twenty five thousand five hundred only) by way of Differential Premium the Lessor's letter No. MIDC/RO/Mahape/TTC/1418/1356 dated 29<sup>th</sup> day of May, 2004

AND WHEREAS pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted in respect of Plot No.D-14/8.

AND WHEREAS the Lessee has constructed the built up area of 191.10 Square Meters on the total plot area of 600.32 Square Meters and the Lessee has agreed to construct further built up area in phases as under :-

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- (1) On or before 31/12/2008 Built up area of 200 Square Meters in addition to the existing built up area.
- (2) On or before 31/12/2012 Built up area of 209.90 Square Meters in addition to the (1) above.

AND WHEREAS, for the purpose of such the recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor.



AND WHEREAS the Municipal Taxes payable by the Lessee have been estimated at Rs.2400/- approximately per annum.

NOW THIS LEASE WITNESSETH AS FOLLOWS :

1. In consideration of the premises and of the sum of Rs.5,361/- (Rupees Five Thousand Three Hundred Sixty one only) and further sum of Rs.1,25,500/- (Rupees One Lac Twenty Five thousand five hundred only) making together in aggregate a sum of Rs.1,30,861/- (Rupees One Lakh Thirty Thousand eight hundred sixty one only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all the piece of land known as Plot No. D-14/8 in the Trans Thane Creek Industrial Area, within the village limits of Bonsari and Kukshet within the limit of Navi Bombay Municipal Corporation Taluka and Registration Sub-District Thane District and Registration District Thane containing by admeasurement 600.32 square meters or thereabouts and more particularly described in the First Schedule hereunder written and shown surrounded by red colored boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER with all rights easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any

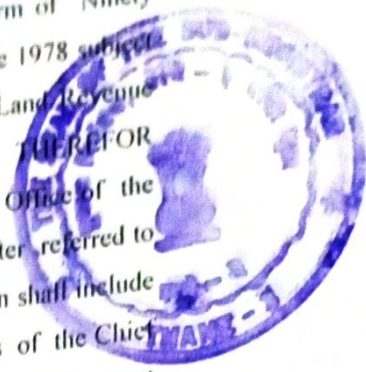
Description of land.



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part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of Ninety Five years computed from the first day of June 1978 subject nevertheless to the provision of Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer" which expression shall include any other officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of Rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the first day of January in each and every year.



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

Covenants by The Lessee

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

To pay rent.

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

To pay rates And taxes.

c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges drainage cess may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs. 1200/- approximately per annum.

To pay fees or service charges.

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d) The Lessee shall construct further built up area in phase as under :-

Completion of  
Factory building.

- (1) On or before 31/12/2008 Built up area of 200 Square Meters in addition to the existing built up area.
- (2) On or before 31/12/2012 Built up area of 209.90 Square Meters in addition to the (1) above.

c) The Lessee shall at its own expenses within a period of one year from the date hereof plant trees in the open space of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.

Planting of trees in  
the periphery of the  
plot.



f) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay, or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this lease.

Not to excavate

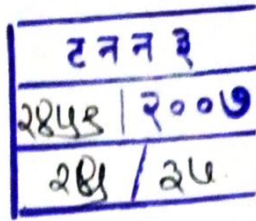
g) Not to erect any building erection or structure except the compound wall and steps and garages and necessary adjuncts there to as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Not to erect beyond  
building line.

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

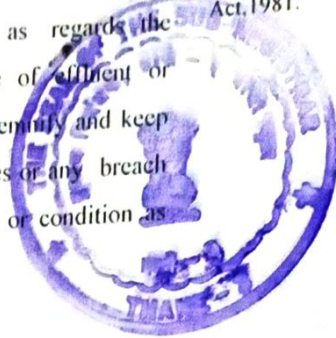
Access Road





i) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 and rules made thereunder as also with any condition which may, from time to time be imposed by the Maharashtra Pollution Control Board constituted under the said Acts, as regards the collection treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the provision of water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.



j) The Lessee shall have to become a member of Common Effluent Treatment Plant (CETP) & observe the Criteria/Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Lessor.

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

To build as per Agreement.

l) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and consent in writing by the Executive Engineer, and after approval for the same is obtained from Local Authority/Planning Authority and also a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

Plans to be submitted before building.

m) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the

Indemnity

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Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

n) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other work. Fencing during construction

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

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

q) That no alterations or addition shall at any time be made to facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous consent in writing of the Executive Engineer and in accordance with the Building Regulations set out in the Second schedules here under written. Alterations.

r) Throughout the said term at the Lessee's expense well and substantially to repair pave, cleanse and keep in good and To repair

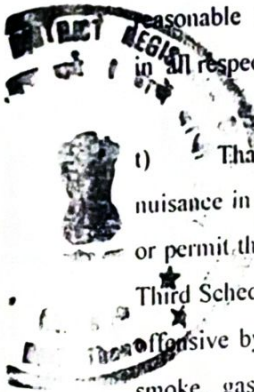
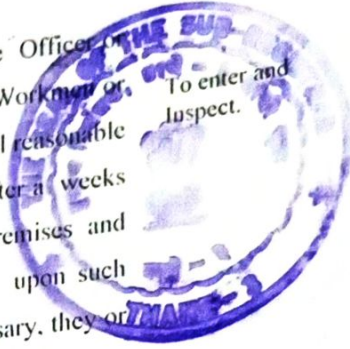


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substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging to and all fixtures and additions thereto.

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



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

Nuisance

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

v) To use the demised premises only for the purpose of warehouse building and or a factory but not for the purpose of a factory for any of the abnoxious industries specified in the

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annexure set out in the Third Schedule hereunder written and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by the reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire hazards and shall duly comply with directions which may from time to time be issued by the Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever.



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

Insurance

x) At the expiration or sooner determination of the said term quietly to deliver-up to the Lessor the demised premises and all erection and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if it shall have paid the rent and all municipal and other taxes,

Delivery of possession after Expiration.

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rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to itself all building, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.



y) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the condition for payment of premium PROVIDED that no such consent shall be necessary in the case of an under lease by the Lessee in favour of Shri Ashok K. Parikh containing the same terms, conditions, covenants and provisions contained in this Lease PROVIDED FURTHER that any such under-lease between the Lessee and any of such member will contain a covenant by the under-lessee agreeing not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and that the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's interest therein so as to cause any division by metes and bounds or to alter the nature of this present demise.

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

Assignments to be registered with the Lessor

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officer or person on behalf of the Lessor as the Lessor shall from time to time require.

zi) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said Industrial Area.

To give preference in employment of Labour.

zii) While employing the skilled and unskilled labour, it shall also recruit the maximum local people on the basis of their knowledge of handling and operating equipment and machines used by the Lessee and the general qualification of the local labour.



ziii) And in the event of the death of the permitted assign or assigns of the Lessee being a natural person or the persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Notice in case of death

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

Recovery of Rent, Fees etc. as Land Revenue.

4. If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non payment of rent as aforesaid the

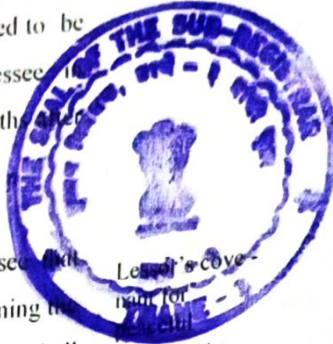
Rent, Fees etc. in arrear.



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power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.



5) The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

6) The Layout of the Tran Thane Creek Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as Lessor think fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Alteration of Estate Rules.

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

Renewal of Lease.

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

Costs and charges to be borne by the Lessees

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

Marginal Notes.

IN WITNESS WHEREOF SHRI C.L. PULKUNJI, the Regional Officer, Mahape, of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Lessee hath cause its Director, AND the Manager, have set their respective hands and affix the seal of the Society hereto the day and year first above written.



FIRST SCHEDULE

(Description of Land)

All that piece or parcel of land known as Plot No. D-14/8 in the Trans Thane Creek Industrial Area within the village limits of Bhonsari and Kulshet and within the limits of Navi Mumbai Municipal Corporation Taluka and Registration Sub-District Thane District and Registration District Thane containing by admeasuring 600.32 square meters or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

On or towards the North by : Part of Plot No.D-15/4,

On or towards the South by : Road,

On or towards the East by : Plot No.D-14/7 and

On or towards the West by : Plot No.D-14/9



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SECOND SCHEDULE

(BUILDING CONTROL RULES)

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- 1] The Building Regulations of the Lessor shall be applicable for development of plot in Industrial Area.
  - 2] Periphery of the plot shall be utilized for the purpose of Planting trees and at least one tree shall be planted.
  - 3] The Lessee shall not use the said land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries a list whereof is attached.
  - 4] The Lessee shall obtain a No Objection Certificate from the Department of Environment/Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 as regards water Pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Department/Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.
- No construction work shall be commenced unless the plans, elevations and sections have been approved by the Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained and no additions or alterations to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained.
- 6] All survey boundary marks demarcating the boundaries of the Plots shall be property preserved and kept in good repair by the Lessee/s. Where more than one Lessee/s is concerned with the same boundary mark the officer authorized by the Lessor shall allocate the obligation suitably.



*lep*



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THIRD SCHEDULE

(List of Obnoxious Industries)

1. Fertilizer Manufacture from organia materials provided however that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have not noxious odours or fumes which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia Manufacture.
4. Incineration reduction or dumping of offal of animal garbage or refuse on a commercial basis.
5. Tar distillation or manufacture
6. Cement manufacture
7. Chlorine manufacture
8. Bleaching powder manufacture
9. Gelatin or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture of storage of explosives or fire works.
11. Fat rendering
- ★ 12. Fat tallows grease or lard refining or manufacture.
- ★ 13. Manufacture or explosives or inflammable products or pyroxylin.
14. Pyroxylin manufacture.
15. Garbage offal or dead animals reduction dumping or incineration.
16. Stock-yard or slaughter of animals or fowls.
17. Tallow grease or lard manufacture.
18. Tanning curing or storage of raw hides or skins.
19. Wood pulling or scouring
20. Yeast plant.
21. Charcoal
22. Manufacture of Viscose Rayon
23. In general those uses which may be obnoxious or offensive by reason of emission of odour liquid-effluvia dust smoke gas noise vibration or fire-hazards.



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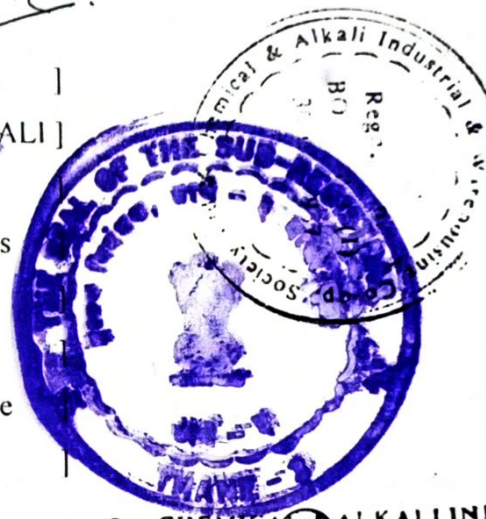


*[Signature]*  
20.3.07  
REGIONAL OFFICER,  
M.I.D.C. REGIONAL OFFICE  
MAHAPE

SIGNED SEALED & DELIVERED BY  
SHRI C.L. PULKUNDWAR THE  
REGIONAL OFFICER, MAHAPE of  
the withinnamed Maharashtra  
Industrial Development Corporation  
in the presence of :-

1. S.D. Jadhav *[Signature]*
2. SANJOSHI NAIK *[Signature]*

THE COMMON SEAL of the abovenamed  
Lessee MESSRS CHEMICAL AND ALKALI  
INDUSTRIAL AND WAREHOUSING  
CO-OPERATIVE SOCIETY LIMITED was  
pursuant to a Resolution of its Board of  
Directors passed in that behalf on the 14<sup>th</sup>  
day of September, 2005 affixed hereto in the  
presence of .....



For CHEMICAL & ALKALI INDUSTRIAL  
& Warehousing Co-op. Society Ltd.

Shri C.K. Singhania, Director  
and Shri R.R. Anerao Manager  
of the Society who in token of having  
affixed the Society's Seal hereto have  
set their respective hands hereto  
in the presence of :-

*[Signature]*  
Director


*[Signature]*  
Manager

1. R. C. Chavhan *[Signature]*
2. N. P. Bala *[Signature]*



अनुक्रम नंबर 2848/00  
 सन 2000 नवम्बर  
 चे तारखेस 9 वर  
 चे परमाणु 10/9 चे  
 दुय्यम विभागक यांचे कचेरीत  
 आणुन दिता.

पो पेतणी 982391-  
 नोंदणी फी रु. 500/-  
 फोटो फी 80 रु. 020/-  
 यादी फी रु. 5  
 टपाल फी रु.

  
 दुय्यम विभाग, ठाणे क्र. 3

A.K.P. (1/1/13)

  
 दुय्यम विभाग, ठाणे क्र. 3

रु. 98930/-

विद्युत देणार

चलन नं. 128 दि. 30/9/07

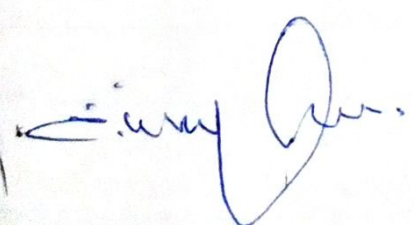
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 आणि वेरहोलीला फो. ऑ. सी. वि. लॉक  
 आयदेकार श्री. सी. वि. विद्युती वस 89  
 वेअरमन श्री. आर. आर. अजिंक्य वस 44  
 वाहणार हिमालय हाऊस  
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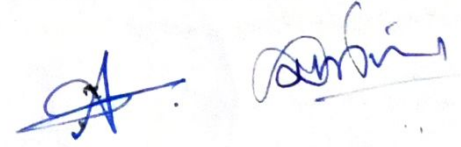
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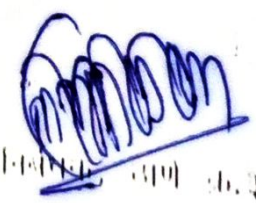
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 सलोक राय 46  
 वाहणार हाथेरी  
 मुंबई 88  
 दस्तऐवज करून देणार~~  
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 दस्तऐवज करून दिल्याने  
 कबुल करतात.

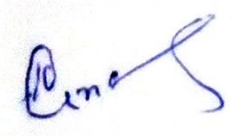
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 डिपल पांडुरंग वस 28  
 वाहणार 22 मध्यवर्ती सुविधा  
 अमारल पल मोफत देकार 98  
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 दस्तऐवज करून देणा-या उपर निर्दिष्ट  
 इसगारा व्यक्तीशः ओळखतात च  
 त्याची ओळख पटवितात

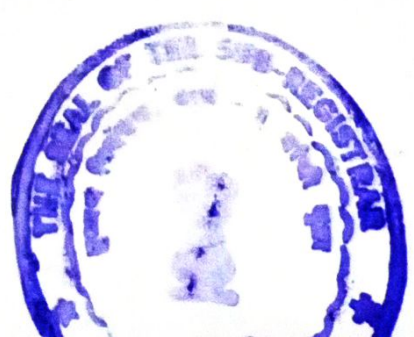




क्रमांक: 418/00

  
 दुय्यम विभाग, ठाणे क्र. 3







Thursday, February 28, 2008

12:18:59 PM

Original

नोंदणी 39 म.

Regn. 39 M

# पावती

गावाचे नाव बोनसारी  
दस्तऐवजाचा अनुक्रमांक

पावती क्र. : 1458

दिनांक 28/02/2008

दस्ता ऐवजाचा प्रकार

टनन3 - 01410 - 2008

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मे लिओ फ्रॅग्रॅन्सेस तर्फे भागीदार प्रविण सी सुवर्णकार - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	:-	300.00
<b>एकूण</b>	<b>रु.</b>	<b>30300.00</b>

आपणास हा दस्त अंदाजे 12:33PM ह्या वेळेस मिळेल

**दुय्यम निबधक**  
ठाणे 3

बाजार मुल्य: 4978000 रु. मोबदला: 2800000रु.

भरलेले मुद्रांक शुल्क: 248900 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कॅनरा बँक;

डीडी/धनाकर्ष क्रमांक: 670869; रक्कम: 30000 रु.; दिनांक: 23/02/2008

मुल्य दस्त पत्र विकाला  
P. C. S. Wani

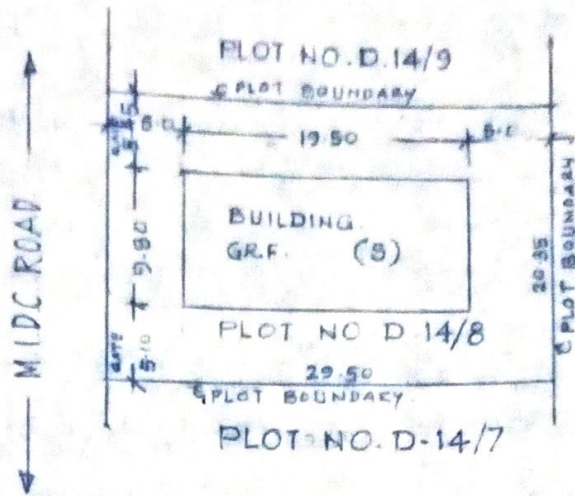
पक्षकाराची सही

लिपिक

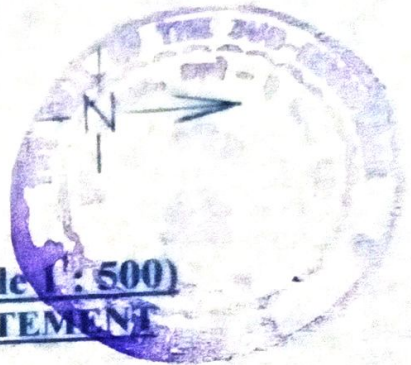
दुय्यम निबधक

PAV

JOINT SUB REGISTRAR THANE



PLOT NO. D-15/4



**BLOCK PLAN (Scale 1:500)**  
**BUILT-UP AREA STATEMENT**

- 1) PLOT AREA : 600.32 sqm
- 2) PLINTH AREA : 191.10 sqm
- 3) BUILT-UP AREA : 191.10 sqm
- 4) APPURTENENT LAND AREA : -
- 5) EXCESS LAND AREA : -

ट न न - ३	
9890	17000
2.94	

THIS IS TO CERTIFY THAT ALL THE DETAILS SHOWN ON THE BLOCK PLAN ARE CORRECT AND THAT THE BUILDING (S) SHOWN ON BLOCK PLAN ARE CONSTRUCTED AS PER PLAN APPROVED BY THE ADITIONAL TOWN PLANNING OFFICE CIDCO LTD., CIDCO BHAWAN, NEW MUMBAI.



*H. B. Mane*  
**Ar. H. B. Mane,**  
 ARCHITECT, INTERIOR DESIGNER

Reg No. M.C.A/1070, ARBITRATOR, FIIA, FIV, Ex. MIDC AR.PG., TOWN PLANNER, L.S.Arch, I.C.I. Arch, CENT. GOVT. APPR. Reg. VALUER - CAT No. 1/437, LAND, BLDG. PLANT - MACHINERY, VEHICLE VASTU CONSULTANT., PATRON - ISSE, M. PEAT, PLUG TMC KMC, L.P. MUMBAI, L.M. PVA, A.MBF&R

**SIGNATURE OF ARCHITECT WITH REGISTRATION NO.**

**M/S. PROGRESSIVE TRADING PLOT NO. D-14/8, M.I.D.C. T.T.C. INDL. AREA**

(hereinafter referred to as MIDC) as owners of various industrial lands, allotted and granted industrial land situated at

OFFICE OF THE COLLECTOR OF STAMPS

Adj. Case No. 547/07 Received Adj. Fee Rs. 100/-  
Vide Receipt No. 423 Date 24.12.07 Received from  
M/s./Shri/Smt. LEO FRAGRANCES  
Address T.T.C. MIDC Indl Area K.U. Bazar, Navi Mumbai  
Stamp Duty Rs. 248900/- Two Lakh forty eight  
thousand nine hundred only In the State Bank of India  
Branch. Vide Challan No. Transfer Dated 22.12.07

Certified under Section 32 of the Bombay Stamp Act, 1958 that the full  
Stamp Duty of Rs. 248900/- with which this instrument is chargeable  
has been paid Vide Article No. 6025 (b) of Schedule I.

This Certificate is subject to the provisions of Section 53(A) of Bombay  
Stamp Act, 1958 Determined market value is Rs. 497800/-

Place :- Thane  
Date 16/11/07 Collector of Stamps, Thane

93874/06  
P. 96199/06

**DEED OF ASSIGNMENT**

P.C. Sumanekar

THIS DEED OF ASSIGNMENT made at Mumbai, this 28<sup>th</sup> day of  
DEC 2007 by and between Shri. Ashok Kantilal Parikh residing  
at 601, Bliss Co-operative Housing Society Ltd. Plot No.34, Sector 29,  
Haveli Road, Vashi-400 703, hereinafter referred to as "the ASSIGNOR"  
(which expression shall unless repugnant to the context or meaning  
thereof include his heirs executors successors and assigns) of the  
FIRST PART;

28 DEC 2007  
3-94

AND

M/s. LEO FRAGRANCES having office at Plot No.D-14/8, T.T.C., MIDC  
Industrial Area, Post office K.U. Bazar, Navi Mumbai-400 705 hereinafter  
referred to as "the ASSIGNEES" (which expression shall unless it be  
repugnant to the context or meaning thereof be deemed to include the  
partners constituting the said firm from to time and their respective heirs,  
legal representatives, executors, administrators and assigns) of the  
SECOND PART;

WHEREAS Maharashtra Industrial Development Corporation  
(hereinafter referred to as "MIDC") as owners of various industrial lands,  
allotted and granted industrial land situated at Turbhe, Thane-Belapur  
Road, Vashi, Navi Mumbai on terms of lease to an Industrial Co-operative  
Society known as Chemical and Alkali Industrial & Warehousing  
Co-operative Society Ltd., having its Registered office at Himalaya House,  
Palton Road, Mumbai-400 001;

14/11/07

P.C. Sumanekar

AND WHEREAS by an Agreement to Lease made on the 9<sup>th</sup> day of June 1978 between the Maharashtra Industrial Development Corporation being the Grantor of the One Part and Chemical and Alkali Industrial and Warehousing Co-operative Housing Society Ltd a Society registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as the said society) of the other Part, MIDC agreed to give on lease various sub-divided plots to the Chemical and Alkali Industrial and Warehousing Co-operative Housing Society Ltd on the terms and conditions therein contained;

AND WHEREAS by an Agreement dated 28<sup>th</sup> January 1981 between Chemical and Alkali Industrial and Warehousing Co-operative Housing Society Ltd and (1) Shri. Vallabhdas V. Bhuta (2) Shri. Jagdish V. Bhuta (3) Smt. Purnima V. Bhuta and (4) Smt. Nallini C. Doshi partners of M/s. Progressive Trading Corporation, the said Chemical and Alkali Industrial and Warehousing Co-operative Housing Society Ltd sub-licensed Plot No. D-14/8, admeasuring 600.32 sq.mtrs to (1) Shri. Vallabhdas V. Bhuta (2) Shri. Jagdish V. Bhuta (3) Smt. Purnima V. Bhuta and (4) Smt. Nallini C. Doshi partners of M/s. Progressive Trading Company, on the terms and conditions mentioned therein;

AND WHEREAS M/s. Progressive Trading Company was admitted as a member of the said society and was allotted 5 shares of Rs.100/- each under certificate Nos.907 to 911 bearing distinctive Nos. 907 to 911 by the said society;

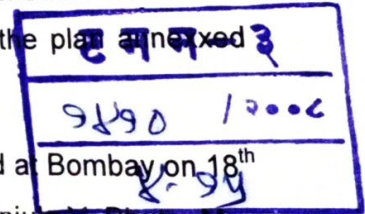
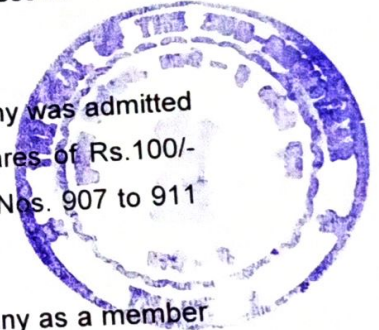
AND WHEREAS M/s. Progressive Trading Company as a member put up construction admeasuring about 1900 sq.ft on the said Plot;

AND WHEREAS The said Plot No.D-14/8 and the structure standing thereon are collectively hereinafter referred to as the said property and is more particularly described in the schedule hereunder written and bounded by red colour boundary line on the plan annexed hereto;

AND WHEREAS Shri. Vallabhdas V. Bhuta died at Bombay on 18<sup>th</sup> July 1991 without leaving a will and thereafter Mrs. Manjula V. Bhuta, Mrs. Purnima V. Bhuta, Mrs. Nallini C. Doshi being the heirs and legal representative of the said Vallabhdas V. Bhuta retired as partners of M/s. Progressive Trading Company and transferred all their right, title and interest to Shri. Jagdish V. Bhuta, who became the sole proprietor of the said M/s. Progressive Trading Company;

A. K. Bhat

P. C. Swankar



AND WHEREAS the said society admitted the said Shri. Ashok Kantilal Parikh as a member of the said society by transferring the five shares bearing Distinctive No.907 to 911 of Rs.100/- each vide share certificate No.907 to 911 from the name of M/s. Progressive Trading Co;

AND WHEREAS By and under a Deed of Assignment dated 27<sup>th</sup> March 2006 Mr. Jagdish V. Bhuta sole proprietor of M/s. Progressive Trading Corporation assigned the lease-hold rights of the said property to Mr. Ashok Kantilal Parikh on the terms and conditions mentioned therein;

AND WHEREAS by an Agreement dated 26<sup>th</sup> June 2006 entered into by the Assignor with Mr. Pravin Chimanlal Survarnkar, the Assignor agreed to assign the said property at the consideration and on the terms and conditions contained in the said Agreement;

AND WHEREAS a lease of the said Plot No.D-14/8 from M.I.D.C. to Chemical and Alkali Industrial and Warehousing Co-operative Housing Society Ltd and a sub-lease from Chemical and Alkali Industrial and Warehousing Co-operative Housing Society Ltd to the Assignor remained to be executed;

AND WHEREAS MIDC as by a Registered Deed of Lease dated 20<sup>th</sup> March 2007 leased the said plot to M/s. Chemical and Alkali Industrial and Warehousing Co-operative Society Limited;

AND WHEREAS by a Registered Deed of Sub-Lessee dated 28<sup>th</sup> March 2007 M/s. Chemical and Alkali Industrial and Warehousing Co-operative Society Limited has sub-leased the plot to the Assignor herein;

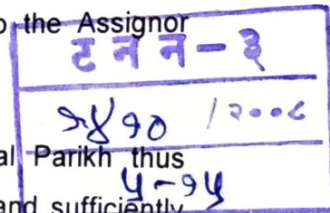
AND WHEREAS the Assignor Mr. Ashok Kantilal Parikh thus became seized and possessed of and/or otherwise well and sufficiently entitled to the said property more particularly described in the schedule hereunder written and also to the membership rights of the society;

AND WHEREAS the Assignor hereby further agrees and confirms and covenants with the Assignees as under:

- a) That he has duly complied with all the terms and conditions of said agreement dated 28<sup>th</sup> January 1981;

*Ashok Kantilal Parikh*

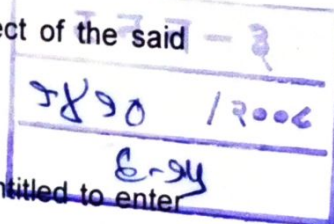
*P. C. Survarnkar*





- b) That he also duly observed and performed all the rules and regulation and bye laws of the said society;
- c) That he has duly paid and discharged all his liabilities and demands in respect thereof to all the Authorities including to MIDC / CIDCO / SOCIETY and there are no outstanding in respect thereof and if any amount is due and payable then he alone shall be responsible and liable to pay and discharge the same and he hereby indemnifies and agrees to keep indemnified and harmless the assignees in respect thereof;
- d) That he has not done any act of commission or omission whereby he is prevented from assigning and transferring his Sub-lease rights in the said plot and building constructed thereon and membership rights of the said society;
- e) That his sub-lease rights, interest in the said plot and constructed building thereon and membership rights of the said society are free from all prior encumbrances including all claim by way of sale, exchange, mortgage, trust, inheritance, possession, lease, attachment before or after judgement or other prohibitory order or otherwise howsoever and whatsoever;
- f) That the Assignor's rights title and interest in the said Sub-lease plot of land and in the said building thereon and the membership rights of the said society are clear and marketable and without any doubts or encumbrances.
- g) That the Assignor has fully observed and performed rules, regulations and bye-laws of the said society, and has fully paid to the said society upto date his contribution and all taxes and outgoing payable by him in respect of the said plot of land and building thereon;
- h) That the Assignor alone in his own right is entitled to enter into this Deed of Assignment with the Assignees;

Q. A. K. K.



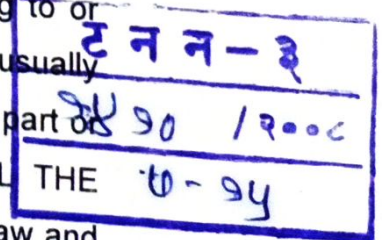
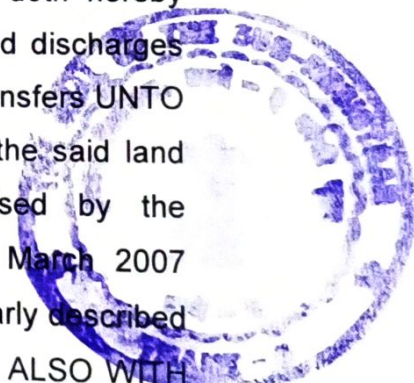
P. C. S.

AND WHEREAS the Assignor has agreed to assign & transfer in favour of the Assignees all his all sub-lease rights, interest & title in respect of the said Plot No.D-14/8 in MIDC situated at Thane Creek Industrial Area, Village Bonsari and Kukshet at Thane-Belapur Road, within the limit of New Mumbai Municipal Corporation District Thane, alongwith benefits of the said Deed of sub-lease and all rights under the Deed of Sub-lease dated 28<sup>th</sup> March 2007 and also the entire building/structure constructed thereon with the benefits of the membership rights of the said society for a total consideration of Rs.28,00,000/- (Rupees Twenty Eight Lakhs only);

AND WHEREAS the Assignees have paid the consideration of Rs.28,00,000/- (Rupees Twenty Eight Lakhs only) to the Assignor and the said Mr. Pravin Chimantal Survarnkar has requested the Assignor to execute this Deed of Assignment in favour of M/s. Leo Fragrances the assignees herein which the Assignor has agreed to do in the manner hereinafter appearing;

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement aforesaid and in consideration of the total consideration money viz., Rs.28,00,000/- (Rupees Twenty Eight Lakhs only) paid to the Assignor (the payment and receipt whereof the Assignor doth hereby admits and acknowledges and forever acquits, releases and discharges the Assignees) HE the Assignor doth hereby assigns and transfers UNTO the Assignees ALL AND SINGULAR leasehold interest in the said land hereditaments and premises comprised in and demised by the hereinbefore recited Indenture of Sub Lease dated 28<sup>th</sup> March 2007 alongwith the structure or expressed so to be, more particularly described in the schedule hereunder written AND ALSO TOGETHER ALSO WITH ALL AND SINGULAR court, yards, areas, compounds, sewers, ditches, fences, drains, ways, paths, passages, common gullies, water, water-courses, plants, liberties, privileges, easements, profits, advantages, rights, members, and appurtenances whatsoever to the said leasehold premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereof AND ALL THE estate, right, title, interest, claim and demand whatsoever both at law and equity of the Assignor in to out of or upon the said piece or parcel of

Assignor

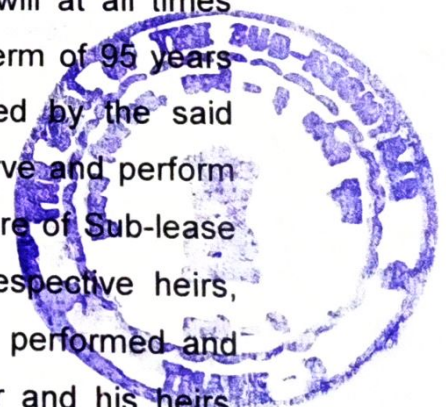


leasehold land or ground hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said piece or parcel of leasehold land or ground hereditaments and premises and all and singular and other the premises hereby assigned and transferred or intended or expressed so to be UNTO the Assignees for the term of 95 years computed from 1<sup>st</sup> day of June 1978 and paying therefore yearly during the said term unto the Sub-leasor the yearly rent of rupee one and the said rent to be paid in advance without any deduction whatsoever on or before the first day of January every year reserved by the said Indenture of sub-lease dated 28<sup>th</sup> March 2007 and under and subject to the covenants and conditions in the said Indenture of Sub-lease contained and which henceforth on the part of the Sub-Lessees their, heirs, executors, administrators or assigns ought to be observed and performed AND the Assignor doth hereby covenants with the Assignees that notwithstanding any act deed matter or thing whatsoever by him or any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed or omitted or knowingly suffered to the contrary to the hereinbefore recited Indenture of Sub-lease dated 28<sup>th</sup> March 2007 is now a valid and effectually Indenture of Sub-lease in the law of the said land hereditaments and premises described in the schedule hereunder written and hereby assigned or expressed so to be and has not been forfeited or surrendered or become void or voidable and that the rent covenants and conditions by and in the said Indenture of Sub-lease contained have, on the Lessees part been duly paid observed and performed upto the date of these presents AND notwithstanding any such act deed matter or thing as aforesaid the Assignor now has in himself good right full power and absolute authority to assign and transfer his interest in the said leasehold piece or parcel of land or ground hereditaments and the structure hereby assigned and transferred or intended or expressed so to be unto the Assignees for the terms of 95 years computed from 1<sup>st</sup> day of June 1978 in manner aforesaid and that the Assignees shall and may at all times hereafter during the residue now unexpired of the said term peaceably and quietly enter upon have occupy possess and enjoy the said leasehold land, hereditaments and premises and receive the rents issues and profits thereof and of every part thereof for their own use and benefit without any suit eviction interruption claim or demand whatsoever from or by the Assignor or his heirs or any of them or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND THAT free and clear and freely and clearly and absolutely

Ak Pw

P. C. Sumanter

acquitted, exonerated and forever discharged or otherwise by the Assignor well and sufficiently saved defended and kept harmless and indemnified from and against all estates, title and charges and encumbrances whatsoever made executed occasioned or suffered by the Assignor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND further that he the Assignor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said leasehold land, hereditaments and premises or any part thereof from under or in trust for the Assignor or his heirs or any of them shall and will from time to time and all times hereafter during the said terms at the request and costs of the Assignees do and execute or cause to be done and executed all such further and other acts, deeds, things and assurances in the law whatsoever for the better and more perfectly assigning transferring and assuring the said leasehold land, hereditaments and premises and every part thereof UNTO and to the use of the Assignees for the residue unexpired of the said term as by the Assignees its successor or successors or assigns or their counsel in law shall be reasonably required AND the Assignees doth hereby covenant with the Assignor that the Assignees will at all times hereafter during the residue now unexpired of the said term of 95 years computed from 1<sup>st</sup> of June 1978 pay the rent reserved by the said Indenture of Sub-lease dated 28<sup>th</sup> March 2007 and observe and perform all the covenants and conditions contained in the Indenture of Sub-lease and henceforth on the part of the Sub-lessees their respective heirs, executors administrators or assigns to be observed and performed and will at all times hereafter keep indemnified the Assignor and his heirs, executors, administrators and assigns and their estates and effects from and against the payment of the said rents and the observance and performance of the said covenants and conditions and all actions suits claims and demands whatsoever for or on account of the same or in anywise relating thereto AND IT IS HEREBY AGREED AND DECLARED by and between the Assignor and the Assignees that possession of the said property is with the Assignees, the Assignees will have all beneficial rights to use, occupy and develop the said property and the Assignee do hereby covenants with the Assignor that the stamp duty and registration charges, if any, of and incidental to this Deed shall be borne and paid by the Assignees.



Handwritten notes in a rectangular box:  
 5-94  
 3-94

ART 201

THE SCHEDULE HEREIN ABOVE REFERRED TO:

All that piece or parcel of land known as Plot No.D/14/8 with structure admeasuring 1900 sq.ft standing thereon, in the T.T.C. Industrial Area, Village Bonsari and Kukshet, Taluka & District Thane, containing by admeasuring 600 sq.mtrs or thereabouts and bounded as follows:-

ON THE NORTH BY : D-15/4.  
ON THE SOUTH BY : 13.70 Mtrs. wide MIDC Road,  
ON THE EAST BY : D-14/7.  
ON THE WEST BY : D-14/9.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED AND DELIVERED by the )  
withinnamed Assignor )  
Shri. Ashok Kantilal Parikh )  
in the presence of ..... )

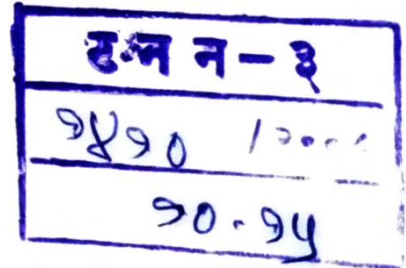




A. K. Parikh

SIGNED AND DELIVERED by the )  
withinnamed Assignor )  
M/s. LEO FRAGRANCES )  
through its partner )  
PRAVIN C. SUDHARNIKAR )  
in the presence of ..... )





P. C. Sudharnikar

RECEIPT

Received an aggregate sum of Rs.28,00,000/- (Rupees Twenty Eight Lakhs only) from the Assignees being the full consideration mentioned as follows:

Sr.No.	Cheque No.	Date	Drawn on	Amount.
1.	667702	30.03.2006	Canara Bank Santacruz (West)	1,51,000/-
2.	904514	26.06.2006	PNB Santacruz (West)	9,99,000/-
3.	904516	25.08.2006	PNB Santacruz (West)	11,50,000/-
4.	426620	30.10.2006	PNB Santacruz (West)	3,00,000/-
5.	426621	30.10.2006	PNB Santacruz (West)	2,00,000/-
Total				28,00,000/-



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१४१० / २००६  
११२१५

**Chemical & Alkali Industrial & Warehousing Co-op Society Ltd.**

(Regd. No. BOM/PRD (1) 30 of 1967)

Regd. Office : Himalaya House,  
5th Floor, Palton Road, Mumbai-400 001.  
Tel. No. : 2261 6352 / 2265 0754

Site Office : Plot No. D-11/3, T. T. D.  
Industrial Area, M.I.D.C. Near Turbhe,  
Navi Mumbai - 400 705.

Date: 11/02/2008.

Ref No.: 272/06

To,

M/s. Leo Fragrance,  
3, Parijat Saraswati Road,  
Santacruz (W),  
Mumbai - 400 054.

Sub: TTC Indl. Area, Plot No. D-14/8, Admeasuring 600 S.M.  
Transfer of shares and right, title & interest in plot No. D-14/8 from  
Shri Ashok K. Parikh to M/s. Leo Fragrance.

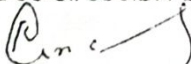
Sir,

We hereby inform you that as per the resolution passed by the Board of Directors at its meeting held on 29/01/2008 you have been admitted as member of the society as you have paid the Differential Premium to MIDC and completed the formalities for transfer of the plot. You are also inform that the shares certificates bearing No. 907 to 911 and right, title and interest stand transferred in your favour in our record which may please be noted.

Thanking you,

Yours faithfully,

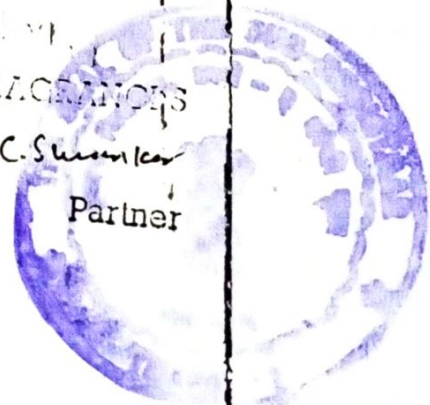
For CHEMICAL & ALKALI INDUSTRIAL &  
WAREHOUSING CO-OP SOCIETY LTD.

  
OFFICE-MANAGER.

For LEO FRAGRANCES

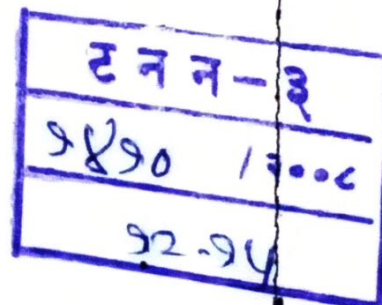
P. C. Sureshkar

Partner



CC TO

Shri Ashok K. Parikh



28/02/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

टनन3

दस्त क्र 1410/2008

12:20:08 pm

ठाणे 3

१४-१५

दस्त क्रमांक : 1410/2008

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

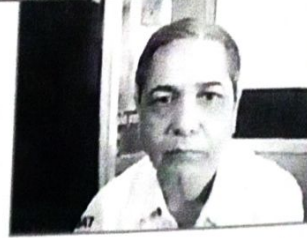
अंगठ्याचा ठसा

1 नाव: मे लिओ फ्रॅन्सेस तर्फे भागीदार प्रविण सी  
सुवर्णकार - -  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: प्लॉट नंबर डी-14/8  
ईमारत नं: -  
पेट/वसाहत: टीटीसी एमआयडीसी इंड एरिया  
शहर/गाव

लिहून घेणार

वय 63

सही P.C. Swankar



2 नाव: अशोक कांतीलाल पारीख - -  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: बिल्स सोसायटी  
ईमारत नं: -  
पेट/वसाहत: से 29  
शहर/गाव: वाशी  
तालुका: नवी मुंबई  
पिन: -  
पॅन नम्बर: AGNPP2284N

लिहून देणार

वय 58

सही A.K. Bhat







दस्त गोपवारा भाग - 2

टनन3

दस्त क्रमांक (1410/2008)

98-98

दस्त क्र. [टनन3-1410-2008] चा गोपवारा  
बाजार मूल्य : 4978000 मोबदला 2800000 भरलेले मुद्रांक शुल्क : 248900

पावती क्र.: 1458 दिनांक: 28/02/2008  
पावतीचे वर्णन  
नाव: मे लिओ फ्रेयन्सोस तर्फे भागीदार प्रविण सी  
सुवर्णकार - -

दस्त हजर केल्याचा दिनांक : 28/02/2008 12:14 PM

निष्पादनाचा दिनांक : 28/12/2007

दस्त हजर करणा-याची सही : P.C. Surunkar

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

30300: एकूण

*[Handwritten signature]*  
दु. निबंधकाची सही, ठाण 3

दस्ताचा प्रकार : 25) अमिहस्तांतरणपत्र

शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 28/02/2008 12:14 PM

शिक्षका क्र. 2 ची वेळ : (फी) 28/02/2008 12:19 PM

शिक्षका क्र. 3 ची वेळ : (कबुली) 28/02/2008 12:19 PM

शिक्षका क्र. 4 ची वेळ : (ओळख) 28/02/2008 12:19 PM

दस्त नोंद केल्याचा दिनांक : 28/02/2008 12:20 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) नरेंद्र ठाकरे - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: से 19

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वाशी

तालुका: -

पिन: -

2) श्रावण धनगर - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: व प्र

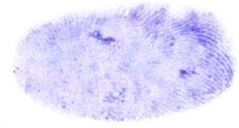
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



*[Handwritten signature]*

दु. निबंधकाची सही  
ठाण 3

प्रमाणित करण्यात व्हावे की  
हा दस्ता मज्ये एकूण 25  
नावे बाकी

*[Handwritten signature]*  
श्री. जे. ए. ...

दुय्यम निबंधक वरं 2 ठाबे 3



दस्ता क्रमांक 9  
9890

*[Handwritten signature]*  
बाजारवावर नोंदला

श्री. जे. ए. ...  
सह दुय्यम निबंधक वरं 2 ठाबे 3  
तारीख 25 मार्च 02 सन 2008



दस्ताक्रमांक व वर्ष: 1410/2008

Thursday, February 28, 2008

12:20:24 PM

दुय्यम निबंधक: ठाणे 3

नोंदणी 63 म

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बोनसारी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,800,000.00  
बा.भा. रु. 4,978,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: प्लॉट नंबर डी/14/8, टीटीसी इंड एरिया, बोनसारी कुलशेत नवी मुंबई - अॅड नंबर 547/07 अन्वये.
- (3) क्षेत्रफळ (1) 1900 स्वे फुट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अशोक कांतीलाल पारीख - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: बिल्स सोसायटी; ईमारत नं: -; पेठ/वसाहत: से 29; शहर/गाव: वाशी; तालुका: नवी मुंबई; पिन: -; पॅन नम्बर: AGNPP2284N.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे लियो फ्रॅन्सेस तर्फे भागीदार प्रविण सी सुवर्णकार - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: प्लॉट नंबर डी-14/8; ईमारत नं: -; पेठ/वसाहत: टीटीसी एमआयडीसी इंड एरिया; शहर/गाव: नवी मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AAFPS3161H.
- (7) दिनांक करून दिल्याचा 28/12/2007
- (8) नोंदणीचा 28/02/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 1410 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 248900.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

बहू दुय्यम निबंधक वर्ष २ ठाणे ३

