

Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 524 Date 21/7/05

8

Collector of Stamps Thane Rural

3922/90/10/10/05

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 229105 Date: 14/7/05
 Received from Shri. Indian Metal & Chemical Corporation residing at
 Mumbai Stamp Duty Rs. 128250/-
 (Rupees One lakh twenty eight thousand two hundred fifty
 Only) in the State Bank of
 India Branch Thane only vide Challan No. Transfer Dated 14/7/05

Certified under Section 32(i)(b) of the Bombay Stamp Act 1958 that the full Stamp
 Duty of Rs. 128250/- with which this instrument is chargeable has been paid
 vide Article No. 25(h) of Schedule

This certificate is subject to the provision of section 53(A) of Bombay Stamp Act, 1958

Place: Thane
 Date: 14/7/05
 Collector of Stamps Thane Rural

MVPS 4275000/-



24/7/07
4/19/8

DEED OF ASSIGNMENT

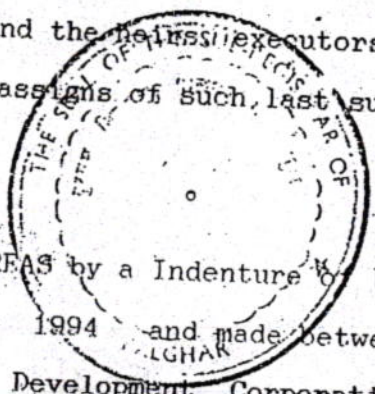
This Deed of Assignment made at Tarapur this 18th day of July Two Thousand and Five BETWEEN M/s POWER PETROCHEM PVT. LTD. a Company registered under the Companies Act 1956 and having its registered office at Sterling Tyre House, Parsi Panchayat Road, Andheri (East), Mumbai-400 069, hereinafter called "the Assignor" (which expression shall unless the context does not so admit include its successor or successors in business and

Handwritten signature and scribbles at the bottom left corner.

Handwritten signature and scribbles at the bottom right corner.

permitted assigns) of the One Part AND SHRI CHANDRASHEKHAR K. PUROHIT, SHRI RAJESH K. PUROHIT, SHRI KIRPA NARAYAN S. PUROHIT partners of M/s INDIAN METAL AND CHEMICALS CORPORATION, having their office at 40, Steel Yard House, 67, F, Sant Tukaram Marg, Masjid, Mumbai-400 09, hereinafter called " the Assignees" (which expression shall unless the context does not so admit include their survivors or survivor and the heirs, executors, administrators and permitted assigns of such last survivor) of the Other

Part:
 ६-१९९



WHEREAS by a Indenture of Lease dated 12th day of October 1994 and made between the Maharashtra Industrial Development Corporation (therein and hereinafter called to as "the Lessor") of the One Part and SMT. PUSHPIATA T. SAMPAT, SMT. MEETA B. BHATT, SHRI ASHOK S. RAWAL, SMT. BHAVANA J. SAMPAT, SHRI DEEPAK S. RAWAL, SHRI HARESH S. RAWAL, SHRI TUSHAR P. SAMPAT AND SHRI GAURANG P. BHATT, the partners of M/s POWER PETROCHEM INDUSTRIES, (therein called as "the Lessees") of the Other Part and lodged for registration in the office of the Sub-Registrar of Assurances at Mumbai under Serial No. R-2 1040 and 1041 on 17/10/1994. ALL THAT piece or parcel of land known as Plot No. T-5 in the Tarapur Industrial Area, within the village limits of Pantembhi and outside the limits of Municipal Council in rural area, Tal and Registration Sub-District Palghar, District and Registration District Thane, containing by admeasurement 2275 sq. mtrs. or thereabout and more particularly described in the First Schedule therein and the Schedule hereunder

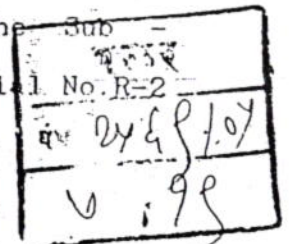
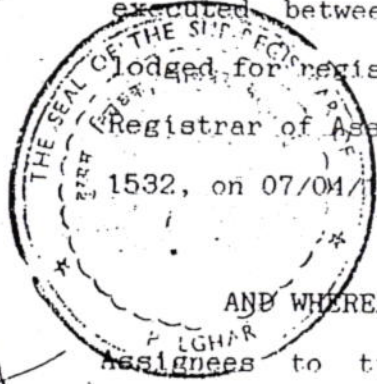
Handwritten signature/initials

Handwritten signature/initials

Handwritten signature/initials

written together with structure standing thereon for a term of Ninety Nine years computed from the 1st day of October 1992 at the yearly rent of Rupee One subject to the covenants and conditions contained in the said Indenture of Lease;

AND WHEREAS the said SMT. PUSHPLATA T. SAMPAT, SMT. MEETA B. BHATT, SHRI ASHOK S. RAWAL, SMT. BHAVANA J. SAMPAT, SHRI DEEPAK S. RAWAL, SHRI HARESH S. RAWAL, SHRI TUSHAR P. SAMPAT AND SHRI GAURANG P. BHATT, the partners of M/s POWER PETROCHEM INDUSTRIES, transferred and assigned their lease hold rights interest in respect of the said plot in favour of the Assignor. In pursuance to the said, the Lessor vide an Order No.MIDC/ROT/TRP/T-5/2260, dated 27/03/1995 granted consent to the Lessees to transfer and assign the lease hold rights in respect of the said Plot in favour of Assignor. The Deed of Assignment to that effect has also been executed between the parties on 07/04/1995 and



lodged for registration in the office of the Sub-Registrar of Assurances at Mumbai under Serial No.R-2 1532, on 07/04/1995;

AND WHEREAS the Assignor has agreed with the Assignees to transfer and assign the lease hold rights in respect of the Plot No.T-5 in the Tarapur Industrial Area in favour of the Assignees for the residue of the term granted under the said Indenture of Lease;

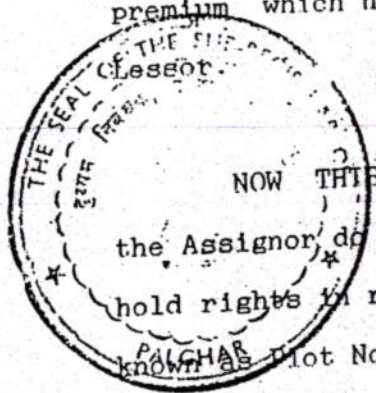
[Handwritten signatures]

AND WHEREAS by an Order No.ROT/TRP/Case No.1533/3212, dated 01/07/2005, the Lessor granted

[Handwritten mark]

100
100/100
C: 98

consent to transfer and assign the lease hold rights in respect of the Plot No. T-5 in the Tarapur Industrial Area in favour of the Assignees by charging Rs. 2,63,900/- (Rupees Two Lacs Sixty Three Thousand Nine Hundred Only) towards the differential premium which has been paid by the Assignor to the



NOW THIS DEED OF ASSIGNMENT WITNESSETH that the Assignor do hereby transfer and assign the lease hold rights in respect of the piece or parcel of land known as Plot No. T-5 in the Tarapur Industrial Area, within the village limits of Pantembhi and outside the limits of Municipal Council in rural area, Tal and Registration Sub-District Palghar, District and Registration District Thane, containing by admeasurement 2275 sq. mtrs. or thereabout and more particularly described in the First Schedule therein and the Schedule hereunder written together with structure standing thereon, together with all rights, liberties, privileges, easements and appurtenances whatsoever to the said plot or any part thereof belonging or in anyway pertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the Assignor in and to the said plot or any part thereof to hold the said plot hereby assigned unto the Assignees subject to the payment of lease rent of Rs. 1 /- reserved by the said Indenture of Lease and to the performance and observance of the covenants and stipulations therein contained and on the part of the Lessees to be observed and performed, and which



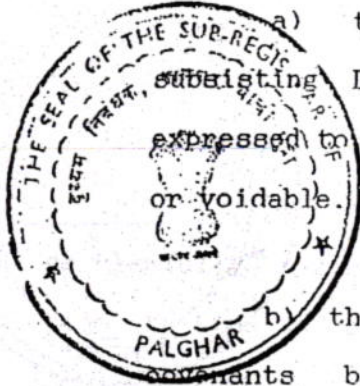
[Handwritten signature]

[Handwritten signature]

[Handwritten initials]

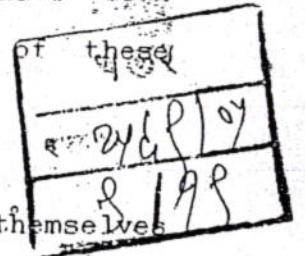
henceforth on the part of the Assignees ought to be observed and performed.

The Assignor covenants with the Assignees as follows:-



a) the said Lease is now a valid and subsisting Lease of the said plot hereinbefore expressed to be hereby assigned and is in no way void or voidable.

b) that all the rents reserved and the covenants by the Assignor and the conditions contained in the said Indenture of Lease have been paid, observed and performed upto the date of these presents.



c) that the Assignor now has in themselves good right and absolute power to assign the said plot unto the Assignees for the term and in the manner as aforesaid.

d) that it shall be lawfull for the Assignees from time to time and at all times hereafter during the said term to peaceably and quietly hold, possess and enjoy the said plot hereby assigned or expressed so to be with the appurtenances and recieve the rents, and profits thereof for his own use and benefit without any eviction interruption claim or demand whatsoever from or by the Assignor or from or by any other person or persons lawfully or equitably claiming for him.

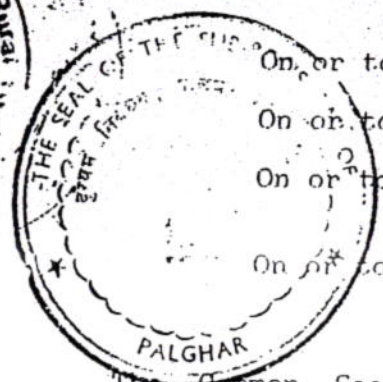
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land known as Plot No. T-5 in the Tarapur Industrial Area, within the village limits of Pantembhi, and outside the limits of Municipal Council in Rural Area, Tal and Registration Sub-District Palghar, District and Registration District Thane, containing by admeasurement 2275 sq. mtrs. or thereabout together with the structure admeasuring about 437.84 sq. mtrs. standing thereon and bounded as follow:-

Handwritten signatures and initials on the left margin.

On or towards the North: Plot No. T-6
 On or towards the East : Open space,
 On or towards the South: Plot No. T-4 and part of plot No. R-82
 On or towards the West : Estate Road.



The Common Seal of the)
 above named Assignee M/s)
 POWER PETROCHEM PVT. LTD.)
 was, pursuant to a)
 Resolution of its Board of)
 Director passed in that)
 behalf on the 21st day of)
 March July 2005 affixed hereto)
 in the presence of SHRI)
 Director of the company who)
 in token of having affixed)
 the Company's Seal hereto)
 has set his hand hereto.)
 in the presence of:)

402
 24/8/05
 99/198



Handwritten signature 'Assaral'.

Handwritten initials 'A' and 'B'.

- 1.
- 2.

M/s. Indian Metal & Chemicals Corp.

SIGNED AND DELIVERED by)
the withinnamed Assignees)
SHRI CHANDRASHEKHAR K.)
PUROHIT, SHRI RAJESH K.)
PUROHIT SHRI KIRPA NARAYAN)
S. PUROHIT in the presence of

Handwritten signature
Handwritten signature

Partner

1. संजय उमरु नारयण
2. ^१श्री किरपा नारायण



बलर
24/07/07
92/98

