



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking )

No./MIDC/TA/BMR/T.T.C./W - 59/  
Office of the, 6032/2002/500  
Chief Executive Officer,  
Mahakali Caves Road,  
Andheri (E), Mumbai  
Mumbai 400 093.

Date :- 10 DEC 2002

To,  
Shri Arun Guram prop of M/s.  
Sai Engineering Works.  
Shed No. W - 59 ,  
T.T.C. Indl. Area ,  
Dist :- Thane.

Sub. : Grant of No Objection Certificate.

- Ref. : 1) Your application dt. .... 14/11/2002.  
2) Possession receipt dt.  
3) Transfer order dt. .... 16/10/1995.  
4) Time limit extension letter dt.  
5)

Sir,

This is to inform you that this office has No Objection to you Establishing a New Industrial Unit at Plot/Shed No. W - 59 , In T.T.C. M.I.D.C. Industrial Area. Area of Plot is ( -- ) sq. meters. Built up area of Shed. is ( -- ) sq. meter.

Activities/Item:	Investment in Plant & Machinery.	Power in KW	Built up Area.
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Motor and Ginerator Rewinding & Repairing.	Rs. 13.50 Lakhs.	50 H.P.	(x)
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Note :- The unit should take CETP Membership - (x) FSI-as permissible in any case 6 months before discharging Under the D. C. effluent in sewerage system of CETP.



*Machurao*  
09 12 2002

This No Objection is granted as Locational clearance with reference to the present Industrial Locational Policy and under the power delegated to the undersigned by the Industries, Energy and Labour Department, Government of Maharashtra vide Govt. Resolution NO. 177/128762/199/IND-7/dated 29/07/1977, validity of this No Objection Certificate will be co-terminus with agreement to Lease/Lease entered with the MIDC, in respect of the plot under reference or three years, whichever is earlier.

This N.O.C. is granted subject to the following conditions.

- 1) The applicant shall obtain necessary permissions from the Municipal Corporation/Council/Labour Local Local Authority and other Statutory Authorities as may be required before commencing construction of Building/and or production.
- 2) The applicant shall secure requisite NOC/Consent under the Water (Prevention and Control of Pollution) Act, 1974, and NOC/Consent under Air (Prevention and Control of Pollution) Act, 1981, and fulfill all conditions mentioned there in before commencing production.
- 3) The applicant shall abide by all conditions of Agreement to Lease/Lease granted by MIDC, in his favour.
- 4) The applicant shall abide by all the rules and regulations required under the laws of various Government/Semi Government Department.
- 5) N.O.C. is already issued on plot on earlier to any other allottee, is treated as cancelled on issued of N.O.C.

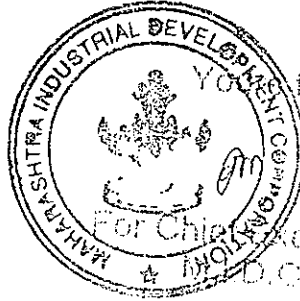
3.

This No Objection Certificate is issued to M/s.

M/s. Shri Arun Guram prop of M/s. Sai Engineering works.

for their unit situated at Plot/Shed No. W - 59,

in the T.T.C. M.I.D.C. Industrial Area.



Yours faithfully,

*Maalwade*  
09/12/2011

Executive Officer  
M.I.D.C. Mumbai - 93

Copy forwarded with compliments to :

- 1) Executive Engineer, MIDC, Dist. H. Tal. and Domivaldi Ambemath.
- 2) Industries Officer, MIDC, T. A. Section, Mumbai 93.
- 3) S. S. I. ( Cell )Mumbai 93.
- 4) Regional Officer & Estate Manager, MIDC, Mahape, Navi Mumbai.



Monday, September 23, 2002

11:25:37 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7706

दिनांक 23/09/2002

गावाचे नाव रवाले

दस्ताऐवजाचा अनुक्रमांक टनन3 - 09582 - 2002

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव श्री अरुण गणपत गुराम

नोंदणी फी

:- 4520.00

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

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -&gt; एकत्रित फी (19)

:- 380.00

एकूण

4900.00

आपणास हा दस्त अंदाजे 11:40AM ह्या वेळेस मिळेल

श्री अरुण गणपत गुराम  
दुय्यम विवधक  
गण 3

मुद्रांक शुल्क :- 45200

श्री अरुण गणपत गुराम  
दुय्यम विवधक  
गण 3

OOR REGISTRATION VERSION 3.0.0



Monday, September 23, 2002

11:31:02 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7707

दिनांक 23/09/2002

गावाचे नाव रवाले

दस्ताऐवजाचा अनुक्रमांक टनन3 - 09583 - 2002

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव श्री अरुण गणपत गुराम

नोंदणी फी

:- 100.00

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

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -&gt; एकत्रित फी (19)

:- 380.00

एकूण

480.00

आपणास हा दस्त अंदाजे 11:45AM ह्या वेळेस मिळेल

श्री अरुण गणपत गुराम  
दुय्यम विवधक  
गण 3

मुद्रांक शुल्क :- 20

श्री अरुण गणपत गुराम  
दुय्यम विवधक  
गण 3

OOR REGISTRATION VERSION 3.0.0

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T.T.C. INDUSTRIAL AREA.  
VILL-RABALE TAL & DIST-THANE

SCALE: 1cm = 5-0m.

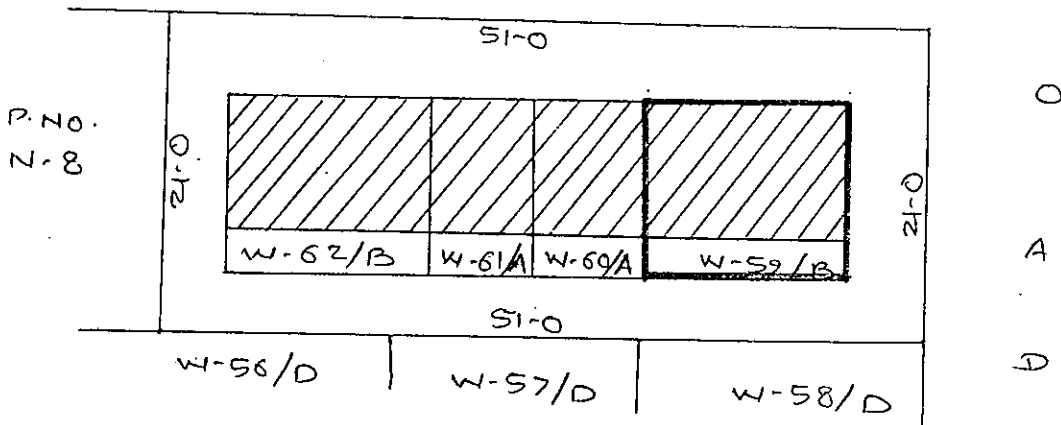
P.NO.7 AREA= 1071-0m<sup>2</sup>

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R O A R D



P. NO.  
Z-8

*Signature*

महसुस भुमापक

म. ओ. वि. म. प्रादेशिक कार्यालय,  
महापे.



REGIONAL OFFICER  
M.I.D.C. Mahape Region  
Mahape

FOR SA ENGINEERING WORKS

*Signature*  
PROPRIETOR

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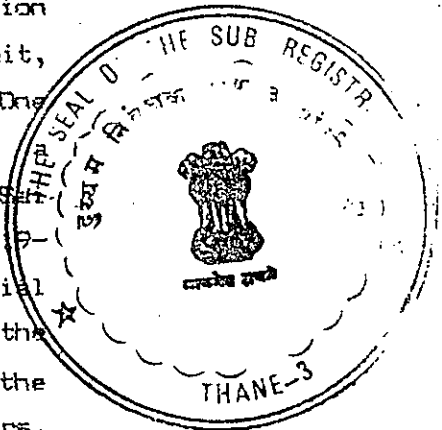
40441 dt 2/9/02  
27 dt 4/3/02  
53  
No 1773/2002 / 30/8/02 / 10451-10452  
GENERAL STAMP OFFICE  
Bombay, 19

RECEIVED from M/s Sai Engineering Works  
Stamp duty Rupees 4,523/-  
Four thousand five hundred and twenty three only  
CERTIFIED under section 32 of the Bombay Stamp Act, 1958, that the full Stamp duty Rupee 4,523/- Four thousand five hundred and twenty three only with which this Instrument is chargeable has been paid.

ADJUDICATION FEE  
RUPEES  
1000 PAID  
COLLECTOR  
Subject to the Provisions of Section-53-A of The Bombay Stamp Act, 1958

THIS LEASE made at Mahape the 19 day of Sept' Two Thousand Two BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under Maharashtra Industrial Development Act, 1961 (MAH. III of 1962) and having its Principal Office at Orient House, Adi Marban Path, Ballard Estate, Mumbai 400 038, hereinafter called "the Lessor" (which expression shall unless the context does not so admit, include its successor and assigns) of the One Part: AND Shri Arun Ganpat Guram, Trading as Proprietor in the name and style of M/s Sai Engineering works, and having his office at 29-A, Narayan Udyog Bhavan, Lal Baug Industrial Estate, Mumbai 400 012, hereinafter called "the Lessee" (which expression shall unless the context does not so admit include his heirs, executor, administrators and permitted Assigns) of the Other Part.

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WHEREAS the Lessor has set up an Industrial state known as Trans Thane Creek Industrial Estate, within village limits of Rabale, Taluka

Recitals.



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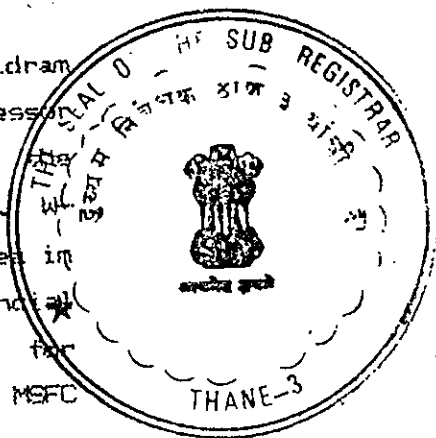
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2002

Thane, District Thane and constructed at its expense a Building comprising of several units standing on the piece of land comprising of Plot No.N-7 of the said Industrial Estate more particularly described in the First Schedule hereunder written.

AND WHEREAS by an Indenture of Lease dated the 1st day of March 1980 and made between the Lessor of the One Part and Shri Sidram Virappa Gunda, Proprietor M/s Starlite Engineers of the Other Part and registered in the office of the Sub Registrar of Assurances at Bombay under Sr. No.R-529 and R-530 on the 1st day of March 1980 the Lessor did demise unto Shri Sidram Virappa Gunda, the Unit No. W-59(B) admeasuring 126 sq.metres to Shri Sidram Virappa Gunda, Prop. Starline Engineers on the Ground floor of the building standing on the piece of land containing plot No.N-7 in the Trans Thane Creek Industrial Area more particularly described in the First Schedule therein for a term of 21 years computed from the 1st day of March 1980 and on payment of the premium and the rent reserved thereunder subject to the covenants and conditions.

AND WHEREAS at the request of Shri Sidram Virappa Gunda, Prop. Starlite Engineer the Lessor granted its consent and permission for transfer by way of mortgage the said Unit No. 59(B) in the Trans Thane Creek Industrial area in favour of the Maharashtra State Financial Corporation (hereinafter called as the MSFC) for raising loan and accordingly the said MSFC created the mortgage against the said Unit.

AND WHEREAS said Shri Sidram Virappa Gunda, Prop. Starlite Engineers committed the default and consequently the said MSFC in exercise of its powers under the mortgage took over the possession of the said Unit and sold the same under Section 29 of the State Financial Act to Shri Vipin Panickar, Proprietor M/s Premax



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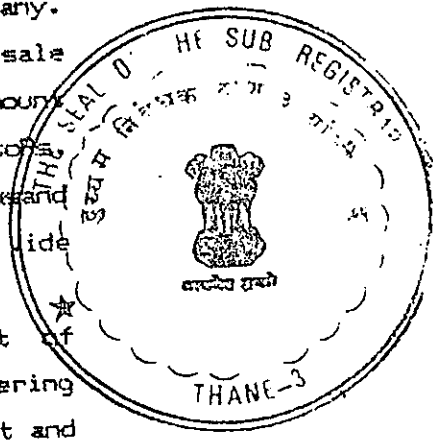
Engineering Co. and handed over the possession of the said unit to Shri Vipin Panickar, Prop. Premak Engineering company on the 31st October 1986 and executed the Agreement to Sale with Shri Vipin Panickar, Prop. Premak Engineering Company,

AND WHEREAS said Shri Vipin Panickar, Proprietor M/s Primak Engineering Company by his letter dated the 21st September 1994 informed the Lessor that dues of the MSFC have been cleared and that because of the financial difficulties faced by him he has decided to transfer the said unit purchased by him from MSFC to Shri Arun Ganpat Guram, Proprietor Sai Engineering Works.

AND WHEREAS said MSFC by its letter dated the 14th October 1994 informed the Lessor that purchaser Shri Vipin Panickar, has requested the said MSFC to execute the sale deed cum assignment in the name of Shri Arun Ganpat Guram, Prop. Sai Engineering Works instead in the name of Shri Vipin Panickar, Prop. Premak Engineering Company.

AND WHEREAS there was surplus in the sale of the said unit by the MSFC and that said amount has been paid to the Corporation amounting to Rs. 3,19,765/- (Rupees Three Lakh Nineteen Thousand Seven Hundred Sixty Five only) by the Lessee vide his letter dated the 29th September 1995.

AND WHEREAS the Lessor at the request of Shri Vipin Panickar, Prop. Premak Engineering Company and the said MSFC granted its consent and permission to the said MSFC and said Shri Vipin Panickar, Proprietor M/s Premak Engineering Company and the Lessee to transfer the the Leasehold interest in the unit No. W-59(B) from the building standing on the Plot No. N-7 in the Trans Thane Creek Industrial Area on payment of the differential Premium amounting to Rs. 3,19,765/- (Rupees Three Lakh <sup>Nineteen</sup> ~~Nineteen~~ Thousand Seven Hundred Sixty Five only) plus a sum of Rs. 2,000/- (Rupees Two Thousand only) as and by way of standard transfer fee vide the order of the



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MENT CORPORA

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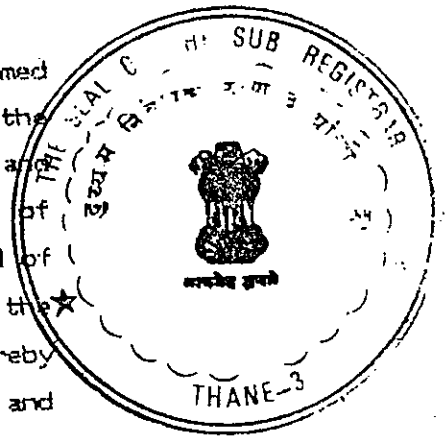
Lessor bearing No. MIDC/ROM/TTC/W-59/1112 dated the 14th October 1995.

AND WHEREAS by a Deed of Assignment cum Sale dated the 9th February 1996 and lodged for registration with the Sub Registrar of Assurances at Thane No. 3 under Sr. No. 443 on the 9th day of February 1996 and entered into between the said MSFC of the First Part, Shri Vipin Panickar, Prop. Premaz Engineering Works of the Second Part and Shri Arun Ganpat Guram, Proprietor M/s Sai Engineering Works of the third Part, the said MSFC the transferred and assigned the lease hold interest in the lease dated the 1st March 1980 in respect of the Unit No. W-59(B) from the building standing on Plot No. N-7 in the Trans Thane Creek Industrial Area in favour of the Lessee for the residual term of the lease on the terms and conditions mentioned in the said Deed of Assignment cum Sale.

AND WHEREAS Clause 6 of the said Indenture of Lease provided as under:-

"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 desirous of having a new lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessees new lease of the demised premises for a further term of Twenty One years without payment of any extra premium and at the like rent and with like covenants, provisos and stipulations hereinbefore contained except this covenant for renewal.

AND WHEREAS the said term of 21 years created by the said recited lease dated the 1st day of March 1980 expired on 28th day of February 2001 the Lessor at the request of the Lessee



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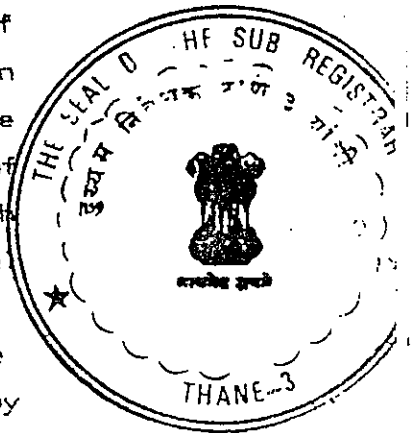
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agreed to grant unto the Lessees a new lease of the said Unit No. W-59 (B) on the Ground floor of the building standing on the piece of land bearing Plot No.N-7 in the Trans Thane Creek Industrial Area for a further term of 21 years commencing from 1st day of March 2001 and expiring on the 28th day of February 2022 in the manner hereinafter contained.

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and owner's share of the 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 is estimated at Rs. 7024/- (Rupees Seven Thousand Twenty Four — only) approximately per annum;

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the sum of Rs. 3,19,765/- (Rupees Three Lakh Nineteen Thousand Seven Hundred and Sixty Five only) paid by the Lessee to the Lessor as and by way of differential premium on or before the execution of these presents, (the receipt whereof the Lessor doth hereby admit and acknowledge and of and from the same and every part <sup>there</sup> thereof doth hereby acquit, release and discharge the Lessee and of the rent hereby reserved and of the covenants on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee the said Unit No.W-59 (B) (more particularly described Secondly in the First Schedule hereunderwritten), on the Ground floor of the said building delineated on the plan hereto annexed and thereon shown by red coloured boundary line and standing on the piece of land comprising of Plot No.N-7 in the Trans Thane Creek Industrial Area situate at Village limits of Rabale within the limits of the Navi Mumbai Municipal Corporation and within the Registration

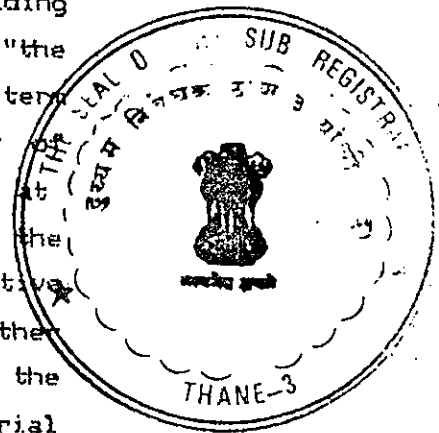


*[Handwritten signatures and initials]*

DEVELOPMENT CONSORTIUM



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Sub-District of Thane, District & Registration District of Thane more particularly described Firstly in the First Schedule hereunderwritten together with the rights to be enjoyed in common with the Lessor and other persons similarly situated which are set out in the Second Schedule hereto excepting and reserving unto the Lessee the free and uninterrupted passage and running of water, soil, gas, electricity and other services to and from the adjoining or neighbouring property of the Lessor over, through and along sewers, drains, pipes, wires and cables which now or may hereafter during the term hereby granted be in under or upon the demised premises with the right for the Lessor to enter upon the demised premises at any time for the purpose of repairing, cleaning, maintaing and renewing the said sewers, drains, pipes, wires, and cables subject to the Lessor making good all damages caused by such entry except in so far as such entry may be necessitated by any act or default of the Lessee TO HOLD the Unit No. W-59 (B) on the ground floor of the said building hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of Twenty One years computed from the 1st day of March 2001 PAYING THEREFOR unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter called "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, payable in advance on or before the 5th working day of each and every year without any deduction whatsoever.



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

Covenants by the Lessee.

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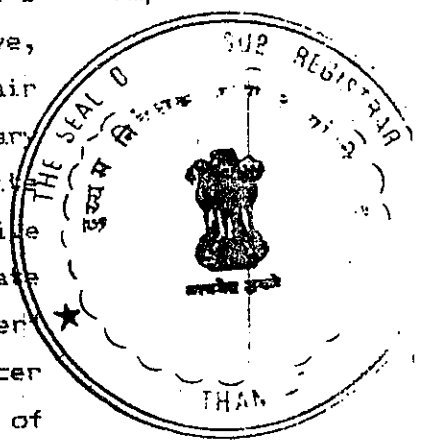
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a) During the said term hereby created to pay unto the Lessor the said rent at the time, on the days and in the manner hereinbefore appointed for the payment thereof clear of all deductions. To pay rent.

b) 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 as 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. To pay fees or Service charges.

c) To pay all existing and future taxes, rates, assessments and outgoings of every description for the time being payable either by the landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon as soon as the same become due and payable. To pay rates and taxes.

d) Throughout the said term at the Lessee's expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and conditions including all usual and necessary internal and external painting, colour and whitewashing to the satisfaction of the Executive Engineer in charge of the said Industrial Estate (hereinafter called " the Executive Engineer" which expression shall include any other officer or officers to whom the duties or functions of the said Executive Engineer may be assigne. Repair



e) To permit the Lessor and the Officers, Surveyors, Workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after seven days' previous notice to enter into and upon the demised and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee call Lessor's right to enter upon and inspect the state of repair.

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upon him to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute such repairs at the expense in all respects of the Lessee.

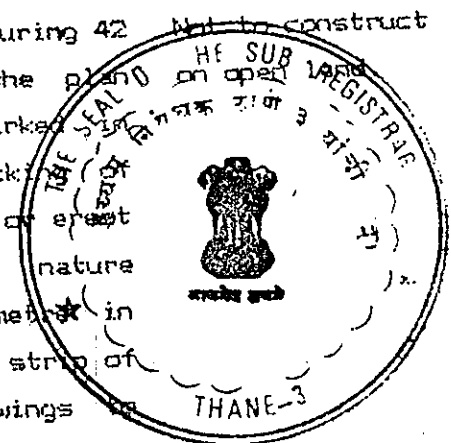
f) To permit the Lessor or Lessors' duly authorised agents with or without workmen or others during the said term to enter upon the demised premises or any part thereof for the purpose of carrying out repairs to the adjoining or neighbouring parts of the said building PROVIDED that except in case of emergency the Lessor shall give not less than 48 hours notice of his intention to exercise this right;

Lessor's right to enter for carrying out repairs to adjoining premises.

g) Not at any time during the said term without the consent in writing of the Lessor to make any alterations or additions to the demised premises or any part thereof and in any event not to fix any machinery or addition to the walls, floor thereof without such consent.

Not to make alterations without consent.

h) To use the strip of open land admeasuring 42 sq. mts. or thereabouts delineated on the plan thereof hereto annexed and thereon marked hatched lines for the purpose of stacking goods and materials and not to construct or erect any structure or erections of whatsoever nature or a compound wall not exceeding one meter in height along with boundaries of the said strip of open land and in accordance with the drawings to be previously approved by the Executive Engineer.



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 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

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

*[Handwritten signatures and initials]*



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consequences or any breach or non-compliance of any such provision or condition as aforesaid.

j) To use or permit the demised premises to be used only for the purpose of a light industrial factory and in any event not to use or permit the same to be used for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunderwritten, and to promptly comply with the directions which may from time to time issued by the said Maharashtra Pollution Control Board for the purpose of preventing any air pollution by reasons of any such emission or odour, liquid effluvia, dust smoke, gas or otherwise howsoever.

User.

k) Not to use or permit to suffer to be used the demised premises or any part thereof for any illegal or immoral purpose and to do or cause or permit or suffer to be done on the demised premises or any part thereof anything which may cause damage to the Lessor or to be occupiers for the time being of any other part of the said building and in particular not to have any fire place or furnace burning solid fuel not to burn any refuse or to emit any smoke or noxious fumes.

Not to use for illegal or immoral purpose.

l) To keep the building comprised in the demised premises excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a equivalent to the cost of the building (excluding foundation and plinth) in some well established insurance office to be approved by the Lessor and on demand to produce to the Lessor 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



*[Handwritten signatures]*

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and to the satisfaction of the said 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 said 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.

m) To comply at all times during the said term all statutory and other requirements for ensuring the health, safety and welfare of the persons using or employed in or about the demised premises or any part thereof.

To comply with safety & welfare requirement.

n) Not to erect or display or permit to be erected or displayed without the consent in writing of the Lessor any advertisements, hoardings or notices (whether illuminated or otherwise) upon the exterior of the demises premises or any part thereof or upon any interior part of the demised premises except a name plate of a size approved by the Lessor to be applied to entrance door of the demises premises.

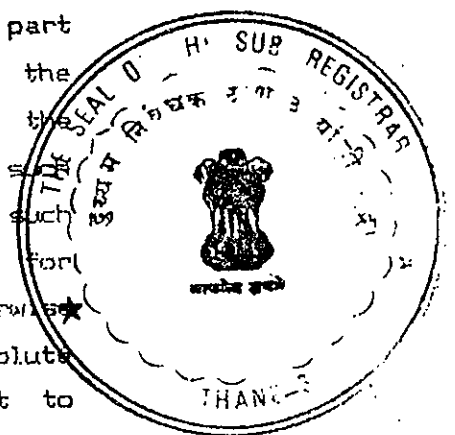
Not to display unauthorised advertisement.

o) 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 Lessor, the Lessor may in his absolute discretion refuse such consent or grant the same and while granting such consent the Lessor may impose conditions for payment of additional premium, rent or otherwise howsoever as the Lessor may in its absolute discretion think fit 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 otherwise to alter the nature of this present demise.

Not to assign.

p) If the Lessee shall sell assign or part with the demised premises for the then residue of

Assignment to be registered



*[Handwritten signatures]*



the said term to deliver at the expense of the Lessees within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such officer or person on behalf of the Lessor as the Lessor shall from time to time require.

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q) Not in any way to obscure or permit to be obscured the windows of the demised premises and to clear the interior and exterior of the said windows as may be necessary throughout the said term and in any event atleast once in each calender month.



r) Not at any time during the said term to cause any damage to or obstruction in such parts of the said building or the said area as are used by the Lessee in common with the Lessor or any other persons similarly entitled.

To preserve the parts of estate used in common.

s) To make adequate arrangements for the frequent removal of all trade refuse.

To remove Trade refuse.

t) At all times during the said term to comply with such rules and regulations for the efficient running of the said area as the Lessor shall from time prescribe by notice in writing affixed to some conspicuous part of the said building;

To comply with estate regulations.

u) At the expiration or sooner determination of the said term or by giving notice of three months on eitherside quitely to deliver upto the Lessor the demised premiese in the state of good and tenantable repairs.

Delivery of possession after expiration.

v) In the event of the death of the Lessee the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death;

Notice in case of death.

w) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able bodied and whose lands are

To give preference in employment of labour.

*[Handwritten signature]*

x

*[Handwritten signature]*





acquired for the purpose of the said industrial Area.

*R*  
*Shree*  
vi) While employing the skilled and unskilled labour, he/ shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipments / machineries used by the Lessee and the general qualifications of the local labour.

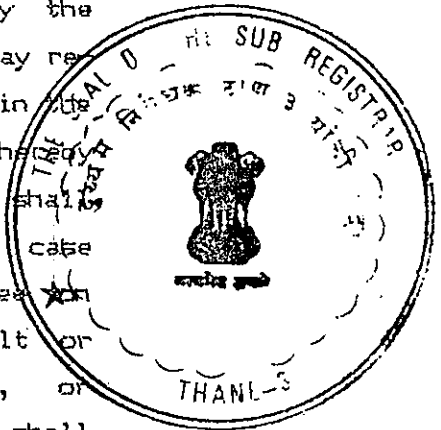
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3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears the same may together with interest thereon calculated at the rate of 17.5 percent per annum from the date of default until payment be recovered from the Lessee as an arrear of Land Revenue under the provisions of the law for the time being in force in that behalf.

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 improvements built or made AND the Lessee shall have no claim for any refund or repayment of any amount of premium or other money paid by Lessee to the Lessor or any part thereof PROVIDED ALWAYS that except for non payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his

Rent, fees etc. in arrears.



*R*  
*Shree*

intention to enter and of the specific breach of 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 a reasonable time after the giving or leaving of such notice.

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5) The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and observing 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.

Lessor's covenants for peaceful enjoyment.

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

Expenses of Lease etc.

IN WITNESS WHEREOF THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION the abovesaid Lessor hath caused, the Regional Officer, Maharashtra of the Maharashtra Industrial Development Corporation, to set his hand and affix Official Seal hereto on its behalf and the Lessee has set his han hereto the day and year first overwritten.



THE FIRST SCHEDULE ABOVE REFERRED TO  
FIRSTLY

All that piece or parcel of land known as Plot No. N-7 in the Trang Thane Creek Industrial Estate, situated at village Rabale within the limits of the Navi Mumbai Municipal Corporation Taluka and Registration Sub-district Thane, District and Registration District Thane containing by admeasurement 1,071 square meters or thereabouts and bounded as follows, that is to say :-

DEVELOPMENT  
CORPORATION  
THANE

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

On or towards the North by Estate Road,  
On or towards the South by Plot No. W-56/<sup>D</sup>W-  
57/D, ~~57/E~~Estate Road, and ~~W-58/B~~<sup>W-58/D</sup>  
On or towards the East by Estate Road, and  
On or towards the West by Plot No. N-8.

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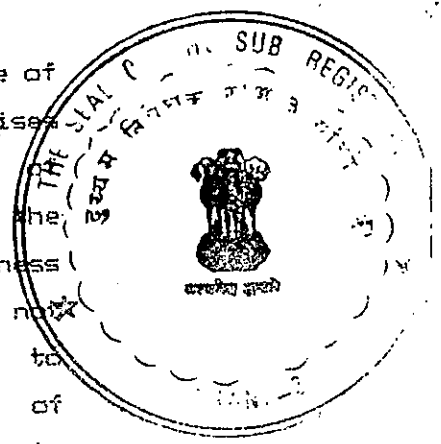
SECONDLY

Unit No. W-59 (B) admeasuring about 125 square metres or thereabouts on the Ground Floor of the building standing on the piece of land bearing plot No. N-7 in the said Trans Thane Creek Industrial Area and surrounded on all sides as follows:

- On or towards the North by marginal space from Plot No. N-7.
- On or towards the South by -do-
- On or towards the East by -do, and
- On or towards the West by Unit No. W-60(A).

SECOND SCHEDULE  
(Rights in Common)

To use the approach roads for the purpose of access to and egress from the demised premises and to use the car park only for the purpose parking of private motor cars belonging to the Lessee, his employees or persons doing business with him the number of such private motor cars not to exceed one at any time reserving expressly to the lessor the right to nominate for the use of each Lessee of the Building particular places in the car park for parking of cars exceeding the number aforesaid.



THE THIRD SCHEDULE

(List of Obnoxious Industries)

1. Fertiliser manufacture from organic materials; provided however that these provisions shall not apply to the manufacture of fertilisers from the previously processed materials which have no noxious odour or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.

*[Handwritten signature]* + *[Handwritten signature]*





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 a commercial basis.

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२५८२ / १६-१९
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5. Tar distillation or manufacture

6. Cement manufacture.

7. Chlorine manufacture

8. Bleaching powder manufacture

9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.

10. Manufacture or storage of explosives or fire works.

11. Fat rendering

12. Fat, tallow, grease or lard refining or manufacture.

13. Manufacture of explosives or inflammable products or pyraxylene.

14. Pyraxylene manufacture

15. Dye-stuff and pigments manufacture.

16. Turpentine, paints varnish or size manufacture or refining,

17. Garbage, offal or dead animals reductions, dumping or incineration.

18. Stockyard or slaughter of animals or fowls.

19. Tallow, grease or lard manufacture.

20. Tanning, curing or storage of raw hides or skins.

21. Wool pulling or scouring.

22. Yeast Plant.

23. Paper and Paper products.

24. Charcoal.

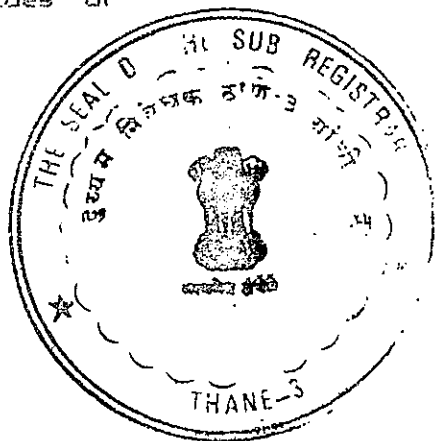
25. Manufacture of Viscose Rayon

26. Water consuming chemical units.

27. Ferrous or non ferrous foundry.

28. Electro plating units.

29. Textile processing units.



*R* *Prasad*

30. Manufacturing of heavy structurals.

31. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibrations or firehazards.

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SIGNED, SEALED & DELIVERED BY  
SHRI C.J. RAJEHOSALE, THE  
REGIONAL OFFICER, MAHAPE for  
and behalf of the Maharashtra  
Industrial Development  
Corporation in the presence  
of :-



REGIONAL OFFICER  
M.I.D.C. Mahape Region  
Mahape

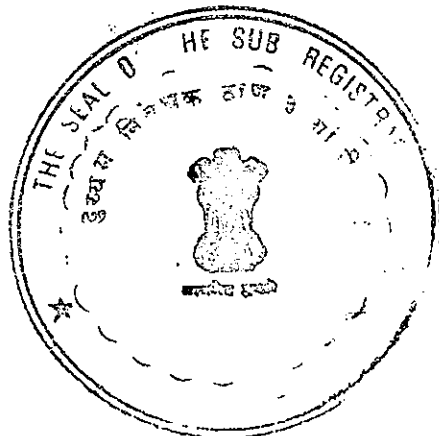
1. CS. S. Wakalkar)
2. M.S. C.T.P. Urey)

SIGNED AND DELIVERED BY THE  
ABOVENAMED LESSEE <sup>GURAM</sup>  
SHRI ARLIN BANPAT ~~GURAM~~;  
PROPRIETOR M/S SAI ENGINEERING  
WORKS,  
IN THE PRESENCE OF :-

FOR SAI ENGINEERING WORKS

PROPRIETOR

1. D.A. Fernandes)
2. M.M. Paralikar)



23/09/2002

11:28:01 am

दस्त गोषवारा भाग-1

दस्त क्रमांक : 9582/2002

दस्ताचा प्रकार : Lease

अनु क्र. पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

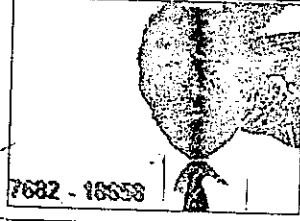
श्री अरुण गणपत गुराम

Executant

702, के.के.टॉवर परेल टँक रोड, मुंबई 12

सही

*[Handwritten Signature]*  
23/9/2002



7682 - 16658

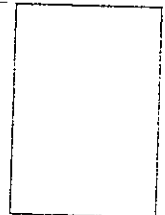
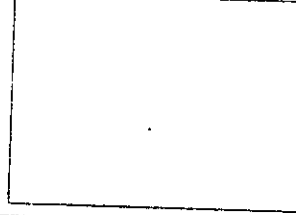


2

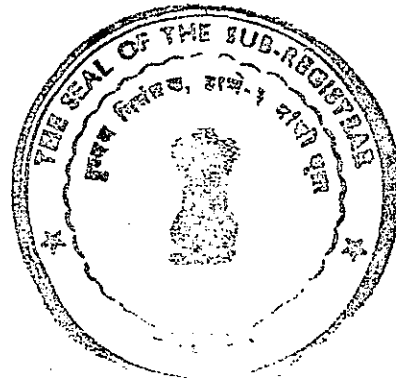
एम.आय.डी.सी.

Executor

सही



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दस्त गोषवारा भाग - 2

दस्त क्र. [टनन3-9582-2002] चा गोषवारा  
गजार मुल्य :452000 मोबदला :319765 भरलेले मुद्रांक शुल्क : 45230

पावती क्र.:7706 दिनांक:23/09/2002  
पावतीचे वर्गन  
नांव: श्री अरुण गणपत गुरान

दस्त हजर केल्याचा दिनांक :23/09/2002 11:22 AM  
निष्पादनाचा दिनांक : 19/09/2002

4520 :नोंदणी फी  
380 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :36 भाडेपट्टा  
शिक्षक क्र. 1 ची वेळ : (सादरीकरण) 23/09/2002 11:22 AM  
शिक्षक क्र. 2 ची वेळ : (फी) 23/09/2002 11:25 AM  
शिक्षक क्र. 3 ची वेळ : (कबुली) 23/09/2002 11:26 AM  
शिक्षक क्र. 4 ची वेळ : (ओळख) 23/09/2002 11:27 AM

4900: एकूण

दस्त नोंद केल्याचा दिनांक : 23/09/2002 11:27 AM

दु. निबंधकाची सही, ठाणे 3

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

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तींशी ओळखतात, व  
त्यांची ओळख पटवितात.

- 1) एम.एम.परळीकर ,10 / 14 साईबाबा नगर, जुना मुंबई पुणे रस्ता, कळवा ठाणे-5
- 2) डी.ए.फर्नांडीस ,ठाणे (प.)

दु. निबंधकाची सही  
ठाणे 3

१ वी परगणात येते की  
... ..  
... ..

दुरयम निबंधक ठाणे २

पुस्तक क्रमांक ... ..  
... ..

दुययम निबंधक

कार्यालय 23 माई ९ सव 2002

दस्तावेज  
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