



Friday, October 22, 2010

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Original

नोंदणी 39 म.

Regn. 39 M

पावती



मिवांचे नाव व्याारवली

पावती क्र. : 10995

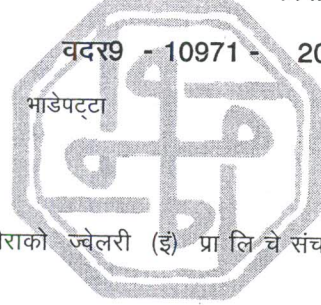
दिनांक 22/10/2010

दस्तावेजाचा अनुक्रमांक

वदर 9 - 10971 - 2010

दस्तावेजाचा प्रकार

भाडेपट्टा



सादर करणाराचे नाव: मे हीराको ज्वेलरी (इं) प्रा लि चे संचालक नितीन आर शाह - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (40)	:	800.00
एकूण	रु.	30800.00

आपणास हा दस्त अंदाजे 4:07PM ह्या वेळेस मिळेल

सद. दुय्यम दिग्गम निबंधक
अंधेरी (अंधेरी)
मुंबई उपनगर विस्तार

बाजार मुल्य: 53569000 रु. मोबदला: 40605100रु.

भरलेले मुद्रांक शुल्क: 2678850 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ पटीयाला मुं;

डीडी/धनाकर्ष क्रमांक: 497249; रक्कम: 30000 रु.; दिनांक: 22/10/2010

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 22/10/2010

१) शासन परिपत्रक क्रमांक २०००/९४/प्र.क्र.२५ / म-१, दि. २४/३/२०००.

२) जे.म.नि.व.मु.नि. पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI -400 051.

D 066131

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 5

21/08/2010

Receipt Date :

Received From :

HIRACO JEWELLERY (I) PVT LTD

On Account of :

103-(II)

Counter No. : 1

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Amount (In Rs)
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Cash

500.00

DELIVERED

16 OCT 2010

Case No.: ADJ/A/3439/2010

Lot Date :

Lot Date :

Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	मुद्रांक प्रमाणित करिता माल केल्या प्रमाणस्य दि. 21-9-10 रोजी रुपानी 3.00 ते 5.30 पर्यंतचे मुद्रांक.			
DELIVERED				
Total :				

Rs.:

500.00 Rupees

Five Hundred

Only

Cashier / Accountant

COLLECTOR OF STAMPS ANDHERI
Signature / Designation

१) शासन परिपत्रक क्रमांक. २०००/९४/प्र.क्र.२५ / म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI-400 051,

D 067086

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.:

15

Receipt Date :

24/09/2010

Received From :

HIRACO JEWELLERY (I) PVT. LTD.

On Account of :

103-(II)

MMRDA Counter No.: 2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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PO 497170 23/09/2010

2678450.00

Bank Name : STATE BANK OF PATIALA
Branch Name : ANDHERI (E), MUMBAI-400 096.

DELIVERED
6 OCT 2010

Case No.: ADJ/A/3439/2010

Lot Date :

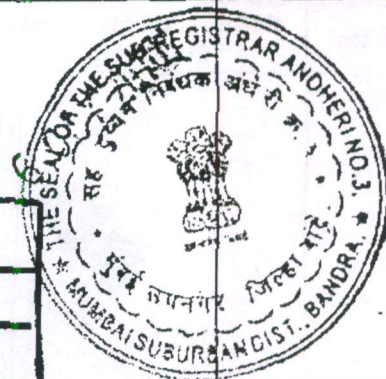
Lot Date :

Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
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DELIVERED

बदर-९/
१०८७१/२
२०१०



Total :

Rs.: 2678450.00

Rupees : Twenty Six Lakh Seventy Eight Thous -
and Four Hundred Fifty Only

Cashier / Accountant

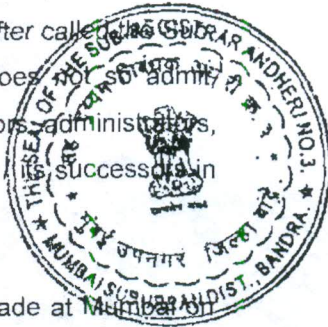
COLLECTOR OF STAMPS ANDHERI
Signature / Designation

Bhagwati 8230 000 (10 box) 14-08



SUB-LEASE

This indenture of Sub-Lease made at Mumbai on the 13/11/10 day of Two Thousand and Ten BETWEEN President of India through the Chair Person. SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY having his office at SEEPZ Special Economic Zone, Andheri (E), Mumbai 400096 hereinafter called "the Lessee" (which expression shall unless the context does not so admit include its successors and assigns) of the First Part, M/s. HIRACO JEWELLERY (I) PVT.LTD. carrying on business as Proprietor / in Partnership under the name & style of M/s. HIRACO JEWELLERY (I) PVT.LTD. a company incorporated under the Companies Act 1956 and having his / their / its office at Unit No 501/502, Seepz++, Block No. 1, Seepz Sez, Andheri (East), Mumbai - 400 096, hereinafter called "the Lessee" (which expression shall unless the context does not so admit include their survivors or survivor and the heirs, executors, administrators, successors and permitted assigns of such last survivor (which expression shall unless the context does not so admit include their survivors or survivor and the heirs, executors, administrators, successors and permitted assigns) of the Second Part :



WHEREAS by an Indenture of LEASE made at Mumbai on the 28th day of June 2005 BETWEEN Maharashtra Industrial Development Corporation the Lessor of the One Part and the PRESIDENT OF INDIA through Chair Person, SEEPZ Special Economic Zone, of the Other Part the Lessor has granted to the Lessee a lease of the piece of land and premises viz SEEPZ++ particularly described in the first schedule thereto and described firstly in the first schedule herein under written upon the performance and observance by the Lessee of the obligations and conditions contained in the said Lease for a term of years from 25/09/2003.

बंदर-९/
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3330

MV-53569000/-

Certificate u/s 52(A) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps
Case No. Adj. LA/3439/2010
Date 21.10.2010

Received from Shri. Hiralal Jewellery (I) Pvt. Ltd.

Residing at Andheri
stamp duty of Rs. 2678850/-
Rs. Twenty six thousand seven hundred eighty eight Four hundred Fifty only.
vide challan No. 15,18,19,20,21 - 24103/2010 & 04/10/2010

Certified under Section 32(A) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 2678450/- Twenty six thousand seven hundred eighty eight Four hundred Fifty only (with seventy eight thousand - Four hundred Fifty only) with which this instrument is chargeable has been paid vide article No. 36 (iv) R/W 25 (6) of schedule.

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.

Place Andheri

Date

6 OCT 2010

Collector of Stamps
Andheri



Subject to the Provision of Section 53-A of the Bombay Stamp Act-1958



बदर-९/
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(2)

AND WHEREAS the Government of India have constituted a Export Processing Zone, hereinafter called the SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY in the abovementioned demised land for the purpose of encouraging the export oriented Electronics hardware, Information Technology and Gems & Jewellery industries in India and with the objective of earning foreign exchange on the export of various kind of Information Technology, Electronics hardware and Gems and Jewellery items from this Zone in the interest of the national economy by establishing industrial units.

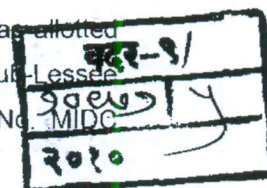
AND WHEREAS, in terms of the self financing scheme approved by the Inter-Ministerial Committee of the Ministry of Commerce the Lessor undertook to construct two multistoried buildings comprising of number of units known as Tower No. I and Tower No. II on the part of said Plot i.e. SEEPZ++ admeasuring 46092.40 square meters i.e. 11 acres within the bonded area, within the village limits of Vyaravali & Parajapur Taluka Andheri District-Bombay Suburban District of the said Export Processing Zone and Lessor has accordingly constructed at its entire cost and expenses the above mentioned two buildings having ground and Seven floors comprising a total 72 number of units, with facilities of Open Car Parking of 33 Nos; Basement Car Parking in Tower No. I is 20 Nos. and 23 Nos. of Basement Car Parking in Tower No. II Plaza Car Parking 90 Nos. and Scooter Parking Spaces 16 Nos. i.e. 8 Nos. Scooter Parking in each Tower in SEEPZ++, Marol Industrial Area within the said zone and more particularly described Secondly in the first schedule hereunder written (hereinafter referred to as "the said Towers").

AND WHEREAS the Lessor has allotted the units in the said Towers to the different Industrial firms.

AND WHEREAS the Lessor the Lessee and Sub-Lessee have entered into these co-operation to achieve the objective which is in consonance with the objectives of the setting up of SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY.

AND WHEREAS at the request of Sub-Lessee whose name has been recommended by the Lessee for allotment of unit the Lessor has allotted the Unit No.501/502 on Fifth floor of Tower No. I to the Sub-Lessee admeasuring 12890.48 Sq. ft. or there about vide its order No. /SEEPZ++/682 dated 07/08/2003.

AND WHEREAS before execution of these presents the Sub-Lessee has paid to the Lessor a sum of Rs.4,06,05,100/- (Rupees FOUR CRORE SIX LACS FIVE THOUSAND ONLY) being the cost of the said unit.



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AND WHEREAS the sub-lessee has approached the Lessee / Lessor for demising the above Unit No.501/502 on the Fifth floor in Tower No. 1 constructed in SEEPZ++ within the village limits of Vyaravali, Parajapur Taluka Andheri District Mumbai Suburban District containing by admeasurements 12890.48 Square Ft. or thereabout and more particularly described Thirdly in the Schedule hereunder written in the bounded area of the said Export Processing Zone.

AND WHEREAS the Lessor & Lessee has agreed to demise the said unit No. 501/502 on Fifth floor to sub-lessee together with the said proportionate land under the Tower No. 1, in SEEPZ++ in the Marol Industrial area within the village limits of Vyarawali, Parajapur, admeasuring 12890.48 Sq.ft. or thereabouts and more particularly described Thirdly in the schedule hereunder written subject to condition that the sub-lessee/s of the Tower No. 1 shall immediately form the Association of the unit holders of the said building for the upkeep, management, maintenance, safety etc. of the said building after handing over the possession of the unit to the Sub-lessees by the Lessor which shall however remain subject to the overall control of Lessee.



NOW THIS DEED WITNESSETH AS FOLLOWS

1) In consideration of the premises and sum of Rs. 4,06,05,000 /- paid by the Sub-Lessee as cost of the unit and of various facilities and variety of concessions made available to the Sub-lessee and rent hereby reserved and of the covenants and agreements on the part of the Sub Lessee hereinafter contained, the Lessor & Lessee do hereby demise all that Unit No. 501/502 on Fifth floor in Tower No. 1 admeasuring 12890.48 Sq.ft. 1198 Sq.mtrs. or thereabouts hereinafter referred to as the said premises and more particularly described Thirdly in the First schedule hereunder written TO HOLD the said unit hereunder expressly demised unto the Sub-lessee for the term of 95 years computed from the first day of 25/09/2003 paying therefore the yearly rent during the said term unto the Lessor / Lessee the said yearly rent of Rs. 100/- in advance being concessional rent without any deduction whatsoever.



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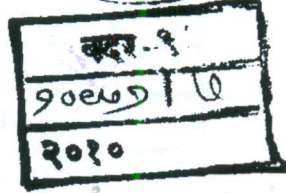
4.

2) The Sub Lessee with intent to bind all persons into Covenants
whosoever hands the demised premises may come doth by Sub-
here by Lessee covenant with the Lessee and Lessor as Lessee.
follows:-

a) During the said term hereby created to pay unto the To pay Rent
Lessee / Lessor the said rent and all other charges that may & other
be fixed from time to time by the Chair Person , SEEPZ charges.
Special Economic Zone at the time & on the days and in
manner hereinafter appointed for payment thereof clear of all
deductions.

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

2 (c) Throughout the said term hereby created to pay to the To pay fees
Lessor and Lessee from time to time in respect of the demised or service
premises such yearly recurring fees or service charges/ Drainage charges
cess 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 Lessee/ Lessor which are
at present estimated at Rs. 2.00 per sq. mtrs. approximately per
annum. as service charges, Drainage Cess Rs.3/- per cubic meter



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of actual water consumption, Environment Protection Service Charges Rs .0.20/- per cubic meter of water consumption and the Fire cess will be recovered annually as decided from time to time. All the charges recovered through water bills raised by MIDC.

d) The Sub-Lessee shall pay to the Lessee the maintenance charges for the common areas of the Tower at the rate of Rs. 2.25 per sq.ft per month or the rate that may be arrived as per actual expenses of the premises in advance on or before 5th day of each month.

Payment of Maintenance charges for common areas

e) The Lessor, Lessee and the sub-lessees of the building shall constitute a Committee consisting of representative of the Lessee / Lessor and Sub-lessees in Tower No II in SEEPZ++ to ensure that the infrastructure provided in the said SEEPZ++ area is maintained in the Highest Standard and that the charges thereof shall be contributed by the Sub-Lessee/s of units in Tower No.I / Tower No. II and that the rate for such contribution shall be determined by the said Committee considering the highest standards to be maintained and the cost involved there for and not to cause any financial burden to the Lessee/ Lessor. The charges would be levied per sq.ft/sq mtrs basis of the built up area occupied by the sub-lessees.

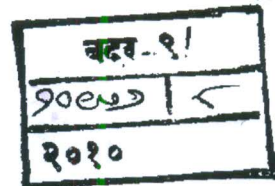
Maintenance charges for maintenance of infrastructure in SEEPZ++

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 for the purpose of executing any work pursuant to the terms of this Sub -Lease.

Not to excavate. (Applicable only in the case of units on Ground Floor)



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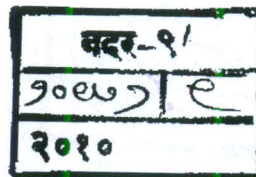
g) During the said term hereby agreed to use the premises for manufacture items of Information Technology / Electronics hardware /Gems and jewellery as authorized by the Lessee in the Letter of Permission

h) Not to manufacture /process any article, thing, materials components and instruments which do not in any way relate to the industry of Information Technology, Electronics hardware, gems and Jewellery.

i) To commence production within three months from the date of handing over the possession of the unit to the Sub-Lessee. To commence the production.

To export the entire production (whether manufactured or processed including seconds, wastes and scrap material) to foreign countries in accordance with the provisions of law subject to such concession and facilities as may be given by the Government / Chair Person SEEPZ SEZ to the Sub-Lessee in the matter of the customs duty, routing of applications or import licenses etc and such other concessions as may be notified hereafter from time to time. To export entire Production

6



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k) To furnish a legal undertaking as may be prescribed for the fulfillment of export obligations set out in Sub - Lessee's applications for setting up industry in this zone.

l) To make exports of items of Information Technology, Electronics Hardware, Gem & Jewellery to the levels indicated in the phased manufacturing programme projected in the application submitted to the Chair Person, SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY / Board for setting up an industry in the Zone and also to maintain the value added approved by the Board / Chair Person.

m) To arrange forwarding / clearance of manufactured / processed goods for export or import of raw material, spares and such other materials as are required for manufacture / processing by the Lessee or agencies authorized by the Lessee.

n) Not to allow any of the products (hereinafter for brevity's sake referred to as "Information Technology, Electronic products, Gems and Jewellery Products) manufactured / processed in SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY produced by the Sub- Lessee to enter or pass into and / or be sold in any market in India or anywhere in India provided always the Lessee may permit the Sub- Lessee to sell and / or be sold in any market in India or anywhere in India.

7



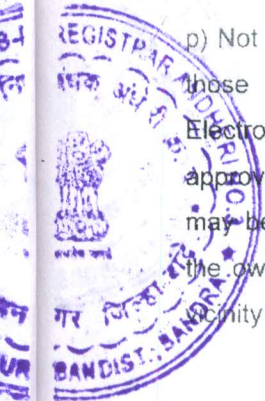
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o) "To permit the Lessee or any officer, Surveyor, Workmen To enter and inspect. or other persons employed by them from time to time after a week's prior notice being given to enter into and upon the demised premises and to inspect the general state of the demised premises and also processing plant and machinery etc. and the books of account and other documents and vouchers concerning the Information Technology, Electronics Hardware, Gems and Jewellery products manufactured by the Sub-Lessee".

p) Not to do or permit anything to be done or stored (except Nuisance those required for production of Information Technology, Electronic Hardware, Gems and Jewellery products approved for manufacture in the demised premises) which may be nuisance, annoyance, dangerous or disturbance to the owners occupiers or residents of other premises in the vicinity.

q) To use the demised premises only for the purpose of User. manufacturing / processing of Information Technology, Electronic Hardware, Gems and Jewellery products for export and other purpose incidental to the same and not to use the said demised premises or any part thereof for any other purpose whatsoever.



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r) To keep the demised premises insured against loss or damage by fire on account of explosion, electrical apparatus and appliances and hazardous goods in the sum of at least Rs 2,35,00,000/- (TWO Crore Thirty Five Lakhs Only) and to pay the premium and sum of money payable for that purpose so as to keep such insurance policy alive and subsisting and as soon as such payment are made deliver to the Lessee for and on behalf of the Sub- Lessee, the receipts for the same / AND that in the event of the Sub- Lessee failing or neglecting to keep the said premises so insured or to deliver any such receipt as aforesaid then and in every such case, it will be lawful for the Lessee to insure the said premises for the amount aforesaid and all sums of money expended by the Lessee for such insurance with interest thereon at the rate of rupees (9%) nine percent per annum computed from the time the said Lessee has paid such sums, shall be repaid by the Sub-Lessee to the Lessee forthwith on demand.

Insurance

s) 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 Lessee. The Lessee may in their absolute discretion refuse such consent or grant the same subject to such conditions as they may think fit including the condition for payment of premium the project report of the transferee is approved by the Lessee and in any event not to assign, underlet or transfer the Sub-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



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(10)

t) At the expiration or sooner determination of the said term quietly to deliver unto the Lessee the vacant possession of the demised unit after removing all erections, structures erected in the said unit and such delivery should be given within a period of two months after the expiration or sooner determination of the said term provided always that in the event of the Sub-Lessee failing to deliver vacant and peaceful possession of the unit after removing the structures etc. as aforesaid the said structures etc. shall belong to the Lessee and the Sub-Lessee shall not be entitled to any compensation therefore.

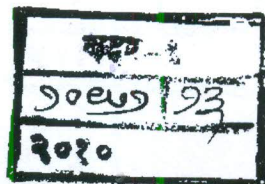
Delivery of possession after expiration

u) To submit the statements of accounts and such other details within such time as may be stipulated by the Lessee during the terms of these presents giving all the necessary particulars as may be required by the Lessee.

To submit the statements of Accounts

v) To allow the persons and vehicles entering and leaving SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY to be examined by the Staff. of the Lessee for the purpose of checking that no products or any materials manufactured in the demised premises are removed in the manner not authorized by these presents.

To allow the persons / vehicles.



(11)

w) That no alterations or additions shall at any time be made in the unit's or to the façade or elevation of building or erection erected and architectural features thereof except with the previous consent in writing of the Lessee & Lessor and in accordance with the building regulations. Provided however such alteration shall be made in co-operation and co-ordination of the other Sub-Lessees.

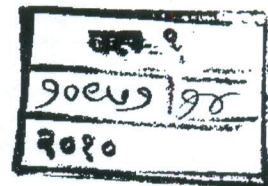
Alterations.

x) To observe and perform and comply all the rules and Regulations prescribed under the various labour Legislation such as Industrial Disputes Act, Workmen's Compensation Act, Payment of Wages Act, Minimum Wages Act or any other statutes governing the relationship of the employees and employers including the Factories Act and Fatal Accidents Act.

Labour Act

y) If the said rent hereby reserved or recurring fees or service charges payable by the Sub-Lessee hereinafter shall be in arrears for the space of 30 days whether the same shall have been legally demanded or not or if within a period of three months from the date of handing over possession of the unit, the Sub-lessee failed to commence the production or if the demised premises are not utilized for the purpose for which the same has been demised or if the sub-lessee ceases to manufacture items of Information Technology, Electronic Hardware, Gems and Jewellery products for a period of six continuous months for whatever cause arising, including a strike, lock-out or any injunction of the court in any sort of litigation, if and whenever there shall be a breach of any of the covenants and the conditions hereinbefore set out or referred

Recovery of rent,
service charges as
arrears of Land
Revenue



(12)

or if the Sub-Lessee fails to make exports to the level projected in the application submitted to the Chair Person, SEEPZ SEZ/Government for the project or the Sub-Lessee becoming insolvent then or the Lessee will have lawful authority to re-enter upon any part of the demised premises in the name of the whole and thereupon the Sub-Lease hereby granted shall absolutely cease and determine. PROVIDED ALWAYS that the Lessee shall in addition to the right of determination of this Sub-lessee and to effect re-entry as mentioned aforesaid be entitled to recover as and by way of compensation such amount as may be considered by the Lessee as appropriately recoverable from the Sub-Lessee in the event the Sub-Lessee were given or granted all those various concessions and variety of facilities.

z) If the said rent hereby reserved shall be in arrears for a period of 30 days whether the same shall have been legally demanded or not, the Lessee / Lessor may take steps to recover the Arrears of rent together with interest at the rate prescribed by the Lessor / Lessee as arrears of land revenue under the provision of the Maharashtra Land Revenue Code 1966 (XLI of 1966). Recovery of rent fees etc as Land Revenue

3 a) The Lessee / Lessor do hereby covenant with the Sub-Lessee that the Sub-Lessee paying the rent service charges etc hereby reserved and performing the covenants hereinbefore the Sub-Lessee's part contained shall and may peaceably enjoy



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the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessee / Lessor or any person or persons lawfully claiming by from under the Lessee / Lessor.

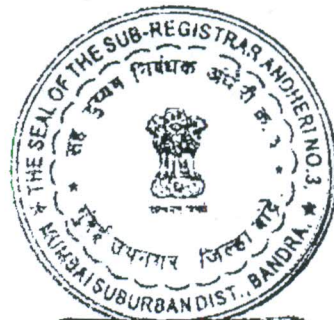
Lessor's covenant for peacefore enjoyment.

b) All disputes and differences arising out of or in any way touching or concerning these presents (except as to any matters the decision of which is left to the sole discretion of the said Lessee / Lessor as especially provided for in these presents) shall be referred to the arbitration of two arbitrators one each to be appointed by the respective parties to these presents. The arbitrators so appointed shall appoint an Umpire in the manner provided in the Arbitration Act, 1940 the Lessee will have no objection that the person appointed as arbitrator on that behalf of the Sub-lessee is or was the employee of the government that he had to deal with the matter to which the Sub-Lease herein relates and / or that in the course of his duties as such employee of the Government he had pressed a view on all or any of the matters in dispute or difference. In the event of either or both of the arbitrators dying, neglecting or refusing to act or signing or being unable to act for any reason, the substitute (s) to be appointed by the concerned parties shall be entitled to proceed with the reference from the stage at which it was left by the previous Arbitrator / Arbitrators. The cost in connection with the arbitration shall be in the discretion of the arbitrators who may make a

To appoint the Arbitrator / s



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(14)

Suitable provision for the same in their Award. Subject to the aforesaid, the provision of the arbitration act, 1940 and the Rules thereunder and any statutory modifications thereof for the time being in force shall apply to the arbitration proceedings under this clause. Subject as aforesaid, The Arbitration Act, 1940, shall apply to the arbitration proceedings under this clause.

4) If the Sub-Lessee shall have duly performed and observed the covenants and conditions on the part of the Sub-Lessee herein before 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 Lessee before the expiration of the terms hereby granted the Lessee shall and will at the cost and expenses in every respect of the Sub-Lease grant to the Sub-lessee a new Sub-Lease of the demised premises for a further term of 95 years on payment of premium as may be determined by the Lessee / Lessor and with covenant, provisos & stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Sub-Lease shall be such as the Lessor & Lessee may direct.

Renewal of Sub-Lease

5) The other conditions relating to safety & internal changes to be observed by the Sub-Lessee are as per Annexure-I appended hereto.

6) The stamp duty and registration charges in respect of the preparation & execution of this Sub-Lease and its 2 copies including the cost charges and expenses of attorneys of the



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(15)

Lessor / Lessee shall be borne and paid wholly and exclusively by the Sub-Lessee.

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

IN WITNESS WHEREOF the Chair Person SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY the Lessee has for and on behalf of the President of India set his hand and affixed the common seal of the SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY, hereto, Manager (Land) of the Maharashtra Industrial Development Corporation the Lessor set his hand and affixed. The common seal of Hiraco Jewellery (I) PVT LTD on its behalf and the Sub-Lessee above named has / have set his / its / their hand, respective hands / hath caused its common seal to be affixed hereto the day and year first above written.

FIRST SCHEDULE

(Description of Land)

Firstly all that piece or parcel of land know as SEEPZ++ in the SEEPZ Special Economic Zone, in Marol Industrial Area C.T.S. - 2 within the village limits of Vyaravali, Parajapur, Taluka Andheri Registration Sub-District and District Mumbai Suburban containing by admeasurements 46092.40 Square Metres i.e. 11 Acres thereof and bounded by blue colour boundary line on the plan annexed hereto as Annexure-II as follows, that is to say-

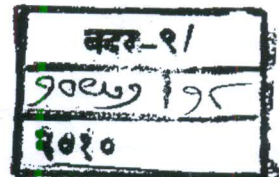
On or towards the North by – Jogeshwari Vikroli Link Road,

On or towards the South by- Aarey Milk Colony Land,

On or towards the East by – Goregaon Marol Road and Aarey Milk Colony Land and

On or towards the West by – SEEPZ Internal Road

15



16

(Description of Building)

Secondly the Tower No I / Tower No II in Seepz ++ on the piece or parcel of land known as SEEPZ ++ in the SEEPZ Special Economic Zone having saleable built – up area of 367999.53 Sq.ft. 34200.70 sq.mtrs. which said building is delineated on the plan thereof hereto annexed and shown surrounded by a Red Coloured boundary Line on the said plan annexed as annexure –II hereto that is to say:

On or towards the North by: Jogeshwari Vikhorli Link Road

On or towards the South by: Aarey Milk colony Land

On or towards the East by: Goregaon Marol Road and Aarey Milk colony Land &

On or towards the West by: SEEPZ Internal Road

(Description of Unit)

Thirdly the Unit No. 501/502 on Fifth floor of the Tower No. I / Tower No.II in the SEEPZ ++ on the piece or parcel of land known as SEEPZ ++ in the SEEPZ Special Economic Zone admeasuring saleable built–up area of 12890.48 Sq.ft. 1198. Sq.mtrs. which said unit is delineated on the plan hereto annexed as annexure–III and shown surrounded by a Green Coloured boundary Line on the said plan that is to say:

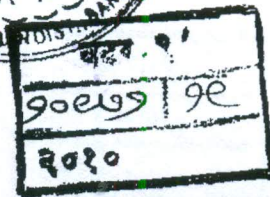
On or towards the North by: Jogeshwari Vikhorli Link Road

On or towards the South by: Aarey Milk colony Land

On or towards the East by: Goregaon Marol Road and Aarey Milk colony Land &

On or towards the West by: SEEPZ Internal Road

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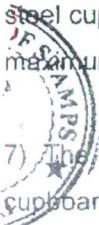


ANNEXURE - 1

- 1) The use of SEEPZ ++ building by Gems and Jewellery Unit / Electronic Hardware is considered only for lightweight machineries and equipments. The maximum permissible live load shall never exceed is 500 kg / m² including partition wall, machinery, equipments etc.
- 2) The placing of vault loads/ heavy safes directly on the floor is not permitted.
- 3) Partition masonry walls shall not be provided over the floor area of unit except over the toilet sunken portion beams.
- 4) The floor can be used with only very light partition (e.g. aluminum) separating working areas where needed.

Any partition wall taller than 100 cm shall be directly placed on beam and shall be made of siporex only.

- 5) Only lightweight false ceiling, if required can be provided.
- 6) The placement of various partitions, equipments, apparatus, vaults, lightweight steel cupboards, false ceilings, utilities, working persons etc. shall be such that the maximum load imposed anywhere on the floor should not cause over loading.
- 7) The strong room / vault room should be provided with light weight steel cupboards.
- 8) The strong room / vault room shall be placed in 2.52 m x 2.52 m slab area adjacent to an interior typical column C5 marked in drawing at annexure- II.



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9) The walls of strong room / vault room shall be 12 cm thick steel reinforced SIPOREX wall (having unit weight of 7 KN/ m3) with maximum plaster of 15 mm thick on either side of wall can be used on beam as shown in drawing at annexure -II (Maximum thickness of wall including plaster shall be 15 cm)

10) The vault room defender door should be placed on primary beam and should be placed next to column C5 such that hinge is close to column.

11) The maximum total load required from the defender door -inclusive of the main door, grill gate, frame, hinges, locking mechanism, fasteners, all fixtures and supporting vertical members (e.g. R.C.C. columns) should not exceed 1000 kgs.

12) The clear width required for installation of the defender door shall be at least 168 cms and the clear height shall not be less than 232 cms.

13) Storage of any kind and placement of any furniture in the hatched region of the figure in IIT'S report is strictly prohibited and shall be fully complied with by the sub-lessee.

14) The live load in other portion of the vault room shall not exceed 750 Kgs. Such that the maximum load per beam B2, B3 and B4 does not exceed 300 kgs.

15) All kinds of steel cupboards inside the vault room shall be placed close to the walls on beams B2, B3, and B4.

16) Floor finishing shall only be allowed with ceramic tiles A, B, C and D marked in figure of IIT's report.



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17) 12 cm thick and 100 cm high partition wall, made of SIPOREX (with maximum unit weight of 7 KN / m³) with glass / aluminium / any similar light weight partition can be used any where on the floor area such that the maximum total distributed load, inclusive of weight of such partitions, false ceilings, utilities, apparatus, equipment, working persons etc; imposed on a typical 2.52 m x 2.52m slab area shall not exceed 3000 Kgs.

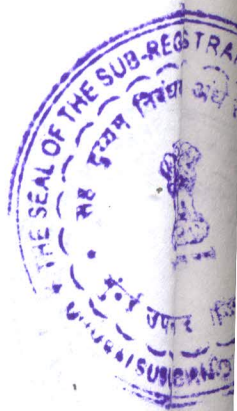
18) Any partition wall taller than 100 cm (e.g. in the refinery unit) shall be directly placed on beam and shall be made of SIPOREX. Further the live load in the vicinity of such places shall be reduced appropriately such that the maximum total distributed load inclusive of weight of such partition walls, false ceilings, utilities, apparatus, equipments working persons etc; imposed on a typical 2.52m x 2.52m slab area does not exceed 3000 kgs.

19) The floor finish shall not exceed 100 kg / m² in any floor area other than the area surrounding and encompassing the vault mentioned in IIT's report, as well as the refinery unit, where floor finish shall not be provided.

20) It would be prudent not to place a partition wall taller than 100 cm in the link block supported on the truss. Further, strong room refinery unit as well as any Vibrating equipment should not be placed within the link block.

21) The committee constituted as per clause 2 sub clause (e) shall take sole responsibility on behalf of individual members for maintaining and monitoring structural safety of SEEPZ++ buildings.

22) All the plans, relating to location of vault etc. inside the unit will have to be got approved from Lessee / Lessor



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SIGNED, SEALED AND DELIVERED)

By Shri,)

[Signature]
P. S. RAMAN

The Development Commissioner)

SEEPZ Special Economic Zone)

On behalf of the)

President of India)

In the presence of)

- 1. *Mrs. M. J. Kulkarni*
- 2. *Ms. R. S. Nan*

[Signature]
Mrs. M. J. KULKARNI
 Assistant Development Commissioner
 SEEPZ Special Economic Zone,
 Ministry of Commerce & Industry,
 Govt. of India, Andheri (E), Mumbai-96

SIGNED SEALED AND DELIVERED)

By the above named Sub-Lessee)

NITIN R. SHAH

For HIRACO JEWELLERY (INDIA) PVT. LTD.

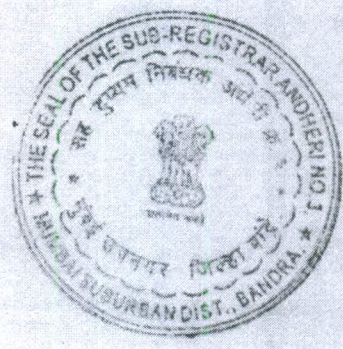
Director of M/s. HIRACO JEWELLERY (I) PVT. LTD.)

In the Presence of -)

[Signature]
 Director

- 1. *Ganjeet Bose*
- 2. *Bhupendra Patel*

[Signature]
[Signature]



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21

The Common Seal of the above named)
Sub-Lessee M/s. Hiraco Jewellery (I) PVT LTD)

Was pursuant to a Resolution of its)
Board of Directors passed in that behalf)
On the 13TH day of August 2010 affixed)
Here to in the presence of)

For HIRACO JEWELLERY (INDIA) PVT. LTD. --

Smt. Kalpana Nitin Shah)

[Signature] K-N-shah)
Director)
[Signature] K-N-shah)

Director of the Company who in token)
Of having affixed the Company's Seal)
Has set her hand here to,)



In the presence of)

1. MR. SANJIB BOSE)
2. Bhupendra Patel)

[Signature])
[Signature])



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Property Card

F. P. F. - 100,000 - 4-54 - 17018 - (C) 368
 U. B. & D. No. 2016, dated 16-9-54

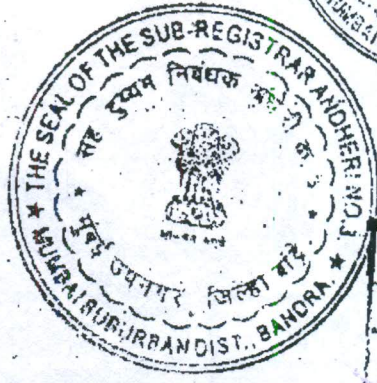
RULED CARD



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महाराष्ट्र राज्य सरकार
 (महाराष्ट्र अन्वेषण उद्योग बोर्ड)

अ. नं.	प्लॉट नं.	प्लॉट क्षेत्र	प्लॉट मालिक
२४	२४२६००२	महाराष्ट्र राज्य सरकार	महाराष्ट्र राज्य सरकार
२५	२४२६००२	महाराष्ट्र राज्य सरकार	महाराष्ट्र राज्य सरकार
२६	२४२६००२	महाराष्ट्र राज्य सरकार	महाराष्ट्र राज्य सरकार
२७	२४२६००२	महाराष्ट्र राज्य सरकार	महाराष्ट्र राज्य सरकार
२८	२४२६००२	महाराष्ट्र राज्य सरकार	महाराष्ट्र राज्य सरकार
२९	२४२६००२	महाराष्ट्र राज्य सरकार	महाराष्ट्र राज्य सरकार
३०	२४२६००२	महाराष्ट्र राज्य सरकार	महाराष्ट्र राज्य सरकार



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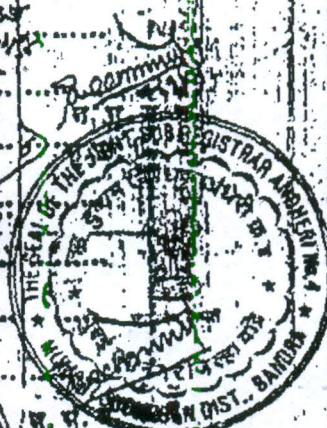
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मंगल रोज़ अरकोर



मा. गि. का. वि. की मुद्रा...
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NO./DE/SEEPZ/ 859 /2004
Office of the Deputy Engineer,
MIDC, SEEPZ Sub division
Andheri (E), Mumbai-400 096
Date :- 06/ 07/2004

To,
The Executive Engineer,
MIDC, IT Division,
Udyog Sarthi,
Andheri (E) Mumbai-93.

Subject:- Building completion Certificate of Development of
SEEPZ++ on plot of SEEPZ++, in SEEPZ (SEZ)
Premises.

Ref.:- 1) EE,IT division letter No. 799 dt.05/07/04.
2) This office letter No.DE/SPA/SEEPZ/1749 dt.24/12/03

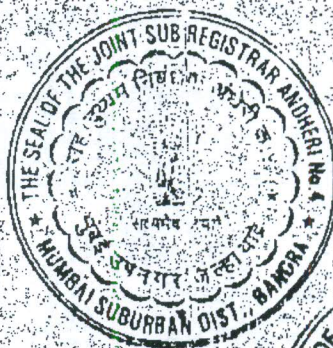
Sir,

This is to certify that the development work of building on Plot of
SEEPZ++, in SEEPZ, (SEZ), Andheri (E) Mumbai completed under the
supervision of Kalayojan Architect, Interior Designer, Mumbai is
permitted to be occupied the said building.

Soni-011
Deputy Engineer,
SPA, MIDC SEEPZ Sub Division,
Andheri (E), Mumbai.

Shri. Parkar
for
(Signature)

SPA 616



बदर-९/१
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P. M. (I.T. Parks)
Inword No. 2021
Date: 6/8/04

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BUILDING COMPLETION CERTIFICATE

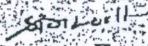
This is to certify that the development work of Development of SEEPZ++ Building on Plot of SEEPZ++ in SEEPZ Industrial Area has been completed by the Executive Engineer, MIDC, IT Division, Andheri (E), Mumbai, in accordance with the building plans approved vide this office letter No.DE/SPA/SEEPZ/1749 dt 24/12/2003, through the licensed Architect M/s. K. Jayojan, Architect, Interior Designers, Mulund (W), Mumbai.

The details of Building are as follows.

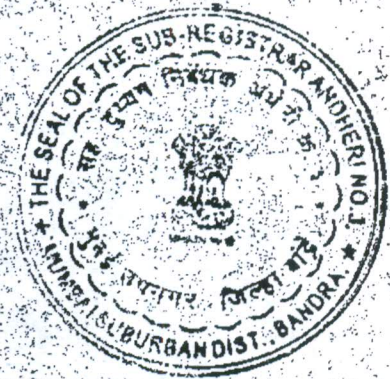
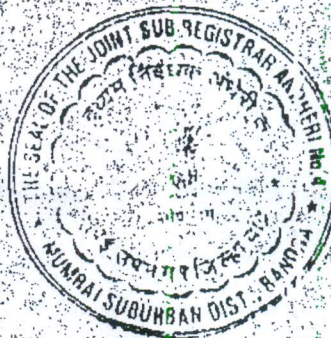
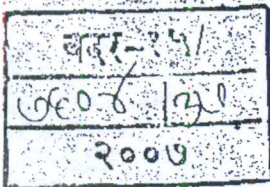
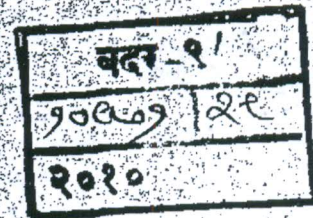
Sr. No.	Description	Built up Area. In Sqmt.
	Ground Floor	3744.72
	First Floor	4014.45
	Typical Floor (2 nd to 7 th Floor)	24963.92
	Additional Area of Kiosk/ Link Block/ Security	1477.60
	Total Built up Area	34200.70 Sqmt.

Plot Area: 17505.00 Sqmt.

FSI Consumed = $34200.70 / 17505.00 = 1.95 < 2.0$


 Deputy Engineer
 SPA, MIDC SEEPZ Sub Division,
 Andheri (E), Mumbai.

NO./DE/SEEPZ/ /2004
 Office of the Deputy Engineer,
 MIDC, SEEPZ Sub division
 Andheri (E), Mumbai-400 096
 Date :- 06/ 07/2004



RECEIPT NO. : 1087042



BRIHANMUMBAI MAHANAGARPALIKA

Assessment and Collection Dept.

WARD K/E CFC

Bill Name : M/S.HIRACO JEWELLERY
Lessee's Name : LESSOR-MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, ASSESSED WITH 3870(IIA), LESSEE- M/S.HIRACO JEWELLERY.

Window Ref. No. : COUNTER 1
Receipt No. : 2009ACR01318187
Date : 31-12-2009
Prop. No. : 00084059
SAC No. : KE-09-1423-31-8-0000
Revenue source: PROPERTY

of 1 Receipts

Sl No.	Bill Date	Tax Amt	Total Amt. Due	Chq Dt.	Chq.No	MICR Code	Cash/Chq Amt
1	01-10-2009	324039	324039	23-12-2009	084170	400007009	324039

Total : 324039 324039
In Words : Three Lacs Twenty-Four Thousand Thirty-Nine Only

Total Receipt : 324039
Part Payment Last Bill Balance Amt. : 50

CRC : sp.pagare
Printed on : 31-12-09 11:36 AM



Received Subject to Realisation.

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अध्य
ईपीब
EPE



सत्यमेव जयते

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण
सीपज़ सेवा-केन्द्र भवन, सीपज़-विआफ़े
अंधेरी (पूर्व), मुंबई - 400 096.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ,
ANDHERI (E), MUMBAI - 400 096.

No. SEEPZ SEZ:EMS:Mohit:Sub-Lease:08-09: 11091

October 13, 2010

M/s. Hiraco Jewellery (India) Pvt. Ltd.,
Unit no. 501 & 502, Tower-I, SEEPZ++,
SEEPZ SEZ.

Sub: Execution of Sub-Lease Agreement in respect of Unit no. 501 & 502,
Tower-I, SEEPZ++, SEEPZ Special Economic Zone.

Sir,

The Sub-Lease Agreement in respect of the premises indicated above in SEEPZ SEZ for the period of 95 years for the period from **07.08.2003 to 06.08.2098** has been executed on **13.10.2010** and the original and duplicate copies of the agreement are sent herewith.

The Sub-Lease Agreement has to be presented to the Sub-Registrar, Mumbai for the purpose of registration within a specific time limit prescribed by law (viz. within 4 months from the date of execution of documents). You are, therefore, requested to arrange to lodge both copies of the agreement for registration making (i) duplicate returnable to you and (ii) the original to the Development Commissioner, SEEPZ SEZ.

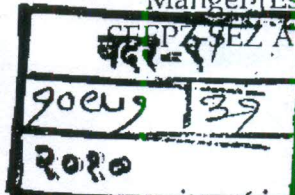
It is also requested that you should intimate to us the serial number and date on which the documents would be lodged for registration.

The Dy. Development Commissioner, SEEPZ SEZ is a Class I officer in the Central Government and as such, he is exempted from appearing before the Registrar for purpose of registration of the Sub-Lease agreement.

Yours faithfully,

(Mrs. M.J. Kulkarni)
Manger (Estate)

SEEPZ SEZ Authority



Encl: a.a.

अध्यक्ष Chairperson 28290856

सचिव Secretary 28294500

प्रबंधक (संपत्ति) Manager (Estate) 28292464

ईपीबीएक्स नं. 28290143 / 28292144,

ई-मेल E-mail: dc@seepz.com,

फैक्स : 28291385

EPBX No. 28290046 / 28292147,

वेबसाईट Website: www.seepz.com

Fax : 28291754

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण के बढ़ते कदम - राजभाषा के संग



सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण
सीपज़ सेवा-केन्द्र भवन, सीपज़-विआक्षे
अंधेरी (पूर्व), मुंबई - 400 096.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ,
ANDHERI (E), MUMBAI - 400 096.

No. SEEPZ/SEZ/EMS/Sub.Lease/08-09/ 9652

August 20, 2010

The Supdt. Of Stamps,
Office of the Supdt. Of Stamps,
1st floor, MMRDA Building,
Bandra Kurla Complex,
Bandra (E), Mumbai 400 051.

Sub : Adjudication of Sub-Lease Agreement in respect of Unit no. 501/502, Tower-I, SEEPZ++, SEEPZ SEZ.

Sir,

The project of M/s. Hiraco Jewellery (India) Pvt. Ltd., has been approved by this office for setting up **Gems & Jewellery Unit** in SEEPZ SEZ and they have been allotted Unit No. **501/502, Tower-I, SEEPZ SEZ** to implement the project approved vide Letter of Approval No. **SEEPZ SEZ/IA(I)/NUS/APL/GJ/311/03-04/529 dated 24.09.03 as amended.**

M/s. Hiraco Jewellery India Pvt. Ltd., will be submitting sub lease agreement for adjudication to your office shortly.

Your early action in the matter will be highly appreciated.

Yours faithfully,

(Mrs. M. J. Kulkarni)
Manager (Estate),
SEEPZ-SEZ Authority



बदर-९/	
१०६७१	३०
३०१०	

Copy to: M/s. Hiraco Jewellery India Pvt. Ltd., Unit no. 501/502, Tower-I, SEEPZ++, SEEPZ SEZ.

अध्यक्ष Chairperson 28290856

सचिव Secretary 28294500

प्रबंधक (संपदा) Manager (Estate) 28292464

ईपीबीएक्स नं. 28290143 / 28292144.

ई-मेल E-mail: dc@seepz.com,

फैक्स : 28291385

EPBX No. 28290046 / 28292147.

वेबसाईट Website: www.seepz.com

Fax : 28291754

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण के बढ़ते कदम - राजभाषा के संग



सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण
सीपज़ सेवा-केन्द्र भवन, सीपज़-विआक्षे
अंधेरी (पूर्व), मुंबई - 400 096.

**SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ,
ANDHERI (E), MUMBAI - 400 096.**

No. SEEPZ SEZ:EMS:HJ:TSub-:Lease:119:08-09: 3055 August 6, 2010

M/s. Hiraco Jewellery (India) Pvt. Ltd.,
Unit no. 501/502, Tower-I,
SEEPZ ++.

Sub: Execution of Sub-Lease Agreement of Unit no. 501 & 502, Tower-I,
SEEPZ++.

Sirs,

Kindly refer to your letter dt. 13.08.10 on the above mentioned subject.

This is to inform you that the draft copy of the Sub-Lease Agreement of
Unit no. 501/502, Tower-I, SEEPZ++, SEEPZ SEZ is returned herewith after
necessary correction.

You are requested to submit the Sub-Lease Agreement in quintuplicate
duly adjudicated and approach the Superintendent of Stamp Office for the same.

Further you are also requested to pay penalty @ Re.1/- per sq. mtr. p.a.
amounting to Rs. 8386/- (i.e. area 1198 * 7 years) for non-execution of the sub-
lease agreement for the period from 07.08.2003 to 06.08.2008 immediately.

Yours faithfully,

(Mrs. M. J. Kulkarni)
Manager (Estate)
SEEPZ-SEZ Authority

बदल-१
१००७/३३
२०१०

Encls : Draft copy of the Sub-lease Agreement



92464

अध्यक्ष Chairperson 28290856

सचिव Secretary 28294500

प्रबंधक (संपदा) Manager (Estate) 28292464

91385

ईपीबीएक्स नं. 28290143 / 28292144.

ई-मेल E-mail: dc@seepz.com,

फॉक्स : 28291385

91754

EPBX No. 28290046 / 28292147,

वेबसाइट Website: www.seepz.com

Fax : 28291754

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण के बढ़ते कदम - राजभाषा के संग

आयकर विभाग
INCOME TAX DEPARTMENT
NITIN RATILAL SHAH



भारत सरकार
GOVT. OF INDIA

RATILAL TRIBHOVANDAS SHAH

21/11/1958
Permanent Account Number
AAPPS7613E

Signature



11072009

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एन
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.
Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



बदर-९/
१०८७/२०
२०१०



आयकर विभाग

INCOME TAX DEPARTMENT

KALPANA NITIN SHAH

CHIMANLAL SHAH

01/09/1983

Permanent Account Number

ABDPST1008

Signature

भारत सरकार

GOVT. OF INDIA



25032007



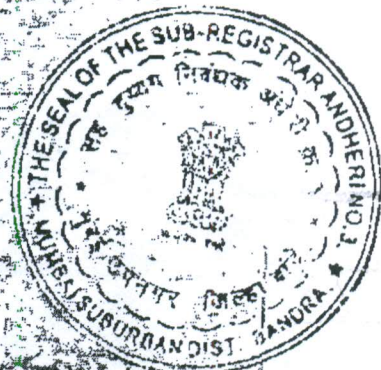
बदर-९
१००९/८५
२०१०

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
 आयकर पैन सेवा इकाई, एन.एस.डी.एल.
 पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कंपाउंड,
 एस.बी. मार्ग, लोअर परेल, मुम्बई - ४०० ०१३

If this card is lost / someone's lost card is found,
 please inform / return to:

Income Tax PAN Services Unit, NSDL
 1st Floor, Times Tower,
 Kamala Mills Compound,
 S.B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2493 4890 Fax: 91-22-2493 0664
 e-mail: timms@nsdl.co.in



WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIB KUMAR BOSE

KUMAR PRATIVA BOSE

12/12/1972

Permanent Account Number

AEQPB4351P

Signature



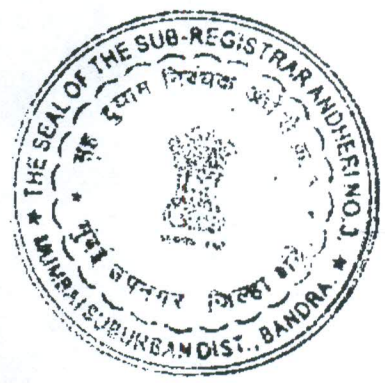
23022007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एस डी एस
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

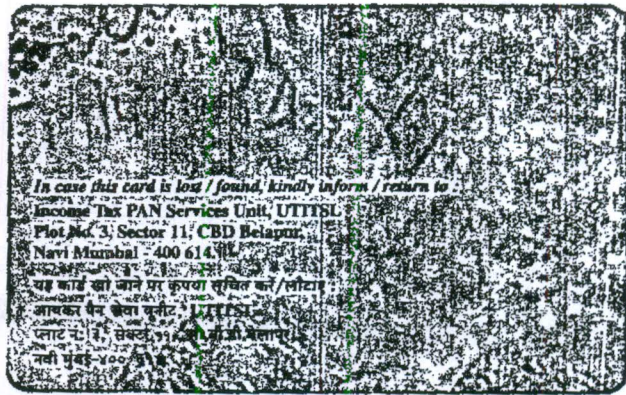
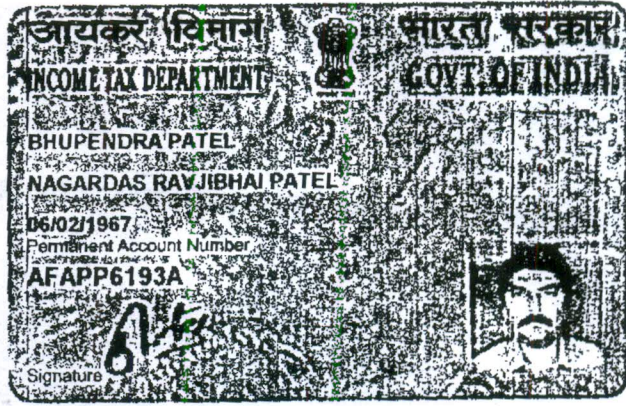
If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in



कर-९/१
१०८७१ ३६
२०१८



WITNESSES



बदा. १/
 १०७७१ ३०
 २०२०





वदर९

22/10/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1





दस्त क्र 10971/2010

3:54:33 pm

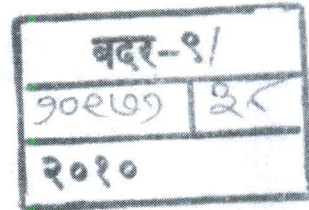
अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 10971/2010

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: मे हीराको ज्वेलरी (इ) प्रा लि चे संचालक नितीन आर शाह - - पत्ता: घर/फ्लॅट नं: युनिट नं 501/502, 5 वा माळा, टॉवर नं 1 सिद्ध ++ मरोळ इड एरिया, अंधेरी पू मुं 96 गल्ली/रस्ता: - ईमारत</p>	<p>लिहून घेणार वय - सही</p> <p><i>[Signature]</i></p>	 <p>79753 - 235676</p>	
2	<p>नाम: मे हीराको ज्वेलरी (इ) प्रा लि चे संचालक कल्पना एन शाह - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/यसाहत: -- शहर/गाव:- तालुका: -- पिन: - प</p>	<p>लिहून घेणार वय - सही</p> <p><i>[Signature: K-N Shah]</i></p>		
3	<p>नाम: भारताचे राष्ट्रपती तर्फे पी एस रमण डेप्युटी डेव्ह कमिशनर - + - पत्ता: घर/फ्लॅट नं: सीड स्येशन इकोनॉमिक झोन मिनिस्ट्री ऑफ कॉमर्स अंधेरी 96 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं</p>	<p>लिहून देणार वय - सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>

कलम 88 खाली कबुलीसाठी सुट





दस्त गोषवारा भाग - 2

वदर९

दस्त क्रमांक (10971/2010)

दस्त क्र. [वदर९-10971-2010] चा गोषवारा
वाजार मुख्य :53569000 मोबदला 40605100 भरलेले मुद्रांक शुल्क : 2678850

पावती क्र.:10995 दिनांक:22/10/2010
पावतीचे वर्णन
नाव: मे हीराको ज्वेलरी (इं) प्रा लि चे संचालक
नितीन आर शाह - -

दस्त हजर केल्याचा दिनांक :22/10/2010 03:46 PM
निष्पादनाचा दिनांक : 13/10/2010
दस्त हजर करणा-याची सही :

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

30800: एकूण

दस्ताचा प्रकार :36) भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 22/10/2010 03:46 PM
शिवका क्र. 2 ची वेळ : (फी) 22/10/2010 03:53 PM
शिवका क्र. 3 ची वेळ : (कबुली) 22/10/2010 03:54 PM
शिवका क्र. 4 ची वेळ : (ओळख) 22/10/2010 03:54 PM

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

दस्ताचा प्रकार :36) भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 22/10/2010 03:46 PM
शिवका क्र. 2 ची वेळ : (फी) 22/10/2010 03:53 PM
शिवका क्र. 3 ची वेळ : (कबुली) 22/10/2010 03:54 PM
शिवका क्र. 4 ची वेळ : (ओळख) 22/10/2010 03:54 PM

दस्ताचा प्रकार :36) भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 22/10/2010 03:46 PM
शिवका क्र. 2 ची वेळ : (फी) 22/10/2010 03:53 PM
शिवका क्र. 3 ची वेळ : (कबुली) 22/10/2010 03:54 PM
शिवका क्र. 4 ची वेळ : (ओळख) 22/10/2010 03:54 PM

- 1) भुपेंद्र पास - - ,घर/प्लॉट नं: घेणारप्रमाणे
- गल्ली/रस्ता -
- ईमारतीचे नाव: -
- ईमारत नं: -
- वेड/वसाहत: -
- शहर/गाव: -
- तालुका: -
- पिन: -
- 2) भुपेंद्र पटेल - - ,घर/प्लॉट नं: वरीलप्रमाणे
- गल्ली/रस्ता: -
- ईमारतीचे नाव: -
- ईमारत नं: -
- वेड/वसाहत: -
- शहर/गाव: -
- तालुका: -
- पिन: -



वदर-९/
२०१०/३९
२०१०



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....पाने आहेत.

सह दुय्यक निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

वदर-९/२०१०/२०१०
पुस्तक क्रमांक १, क्रमांक.....
मोबदला.
दिनांक: 22 OCT 2010

सह दुय्यक निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा. (प्री. न. व. न. प. र. व. य.)





म अक्षित विंग प्रसिद्धे $\frac{692}{2090}$
घोषणा त्याचे ता. 27/10/10 च्या
अर्जांनुसार नक्कल दिशी.

सह. प्रो. ने. संपत्त
सह दुय्यम निबंधक, अंधेरी-३

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३
मुंबई उपनगर जिल्हा.

27/10/10

नक्कल केली
नक्कल घावली
दजवात केली.