

532/5395

पावती

Original/Duplicate

Wednesday, October 26, 2016

नोंदणी क्र.: 39M

3:44 PM

Regn.: 39M

पावती क्र.: 5985 दिनांक: 26/10/2016

गावाचे नाव: कोन

दस्तावेजाचा अनुक्रमांक: ववड3-5395-2016

दस्तावेजाचा प्रकार : भाडेपट्टा

मादर करणाऱ्याचे नाव: मे. अस्मिता इन्फ्राटेक लिमिटेड तर्फे संचालक हाशियार सिंग कुंडू तर्फे कु. मु. धारक मंजय ववन डोके (लेसर)

नोंदणी फी

रु. 10500.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण:

रु. 12380.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:00 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक विंडी क्र. ३

वाजार मुल्य: रु. 1047000 /-

मोवदला रु. 988400/-

भरलेले मुद्रांक शुल्क : रु. 42000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 10500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003081040201617R दिनांक: 29/07/2016

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1880/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping lack of adjusted fees

[Handwritten signature]





26/10/2016

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.भिवंडी 3

दस्त क्रमांक : 5395/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) कोन

(1)विनेचाचा प्रकार	भाडेपट्टा
(2)मोबदला	988400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1047000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन ;, इतर माहिती: शॉप नं. 004,सी एफ सी विल्डिंग नं. 5,तळ मजला,अस्मिता टेक्स्पा,प्लॉट नं. 1,अति. कल्याण भिवंडी इंडस्ट्रियल एरिया,कोन,क्षेत्र 237 चौ. फुट कारपेट((Plot Number : MIDC Plot No. 1. ;))
(5) क्षेत्रफळ	1) 237 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विशाल भास्कर वालझाडे (लेसी) वय:-30; पत्ता:-प्लॉट नं: 303, माळा नं:-, इमारतीचे नाव: श्रीजी अवेन्यू I, ब्लॉक नं: गवानपाडा, मुलुंड पूर्व, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AAYPW1765E 2): नाव:-मे. मजबूत ट्रेडिंग प्रायवेट लिमिटेड तर्फे अधिकृत स्वाक्षरी कर्ता माधव आव्हाड तर्फे कु. मु. धारक संजय बबन डोके (मान्यता देणार) वय:-33; पत्ता:-प्लॉट नं: डी4/डी5, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: अतिरिक्त कल्याण भिवंडी इंडस्ट्रियल एरिया, रोड नं: गांव कोन, तालुका भिवंडी, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAGGM5270R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. अस्मिता इन्फ्राटेक लिमिटेड तर्फे संचालक होशियार सिंग कुंडू तर्फे कु. मु. धारक संजय बबन डोके (लेसर) वय:-33; पत्ता:-प्लॉट नं: ०११, माळा नं: तळ मजला, इमारतीचे नाव: सी एफ सी विल्डिंग नं. ५, अस्मिता टेक्सटाईल पार्क, ब्लॉक नं: एम आय डी सी, प्लॉट नं. १, रोड नं: कल्याण भिवंडी रोड, भिवंडी, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AAHCA0477H
(9) दस्तऐवज करून दिल्याचा दिनांक	26/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	26/10/2016
(11)अनुक्रमांक,खंड व पृष्ठ	5395/2016
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	42000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	10500
(14)शेरा	



सह. दुय्यम निबंधक भिवंडी क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

ब व ड-३

द.क्र.५३८५/२०१६

पाने १।०४

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१५-२०१६

- १ दस्ताचा प्रकार :- भाडेपत्र अनुषंग क्रमांक ३६
- २ सादरकर्त्याचे नाव :- भ्रामिनी इन्फोटेक लि. नेफे रोडविएर विंग कं
- ३ तालुका :- भिवंडी
- ४ गावाचे नाव :- फोन
- ५ नगरमुमापन क्रमांक/सर्व्हे क्र./अंतिम पुछंड क्रमांक:- प्लॉट नं. १, MIDC
- ६ मुल्य दरविभाग (झोन) :- उपविभाग
- ७ मिळकतीचा प्रकार :- जमीनी निवासी कार्यालय दुकान औद्योगिक
प्रति गुळा दर :- जमिनीचा दर - १०००/- चौ.मी.
कार्यालयचा दर - ११,०००/- प्रति चौ.मी.
- ८ दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- २३६ चौ.मी. पोटाळ
- ९ कारपाकिंग :- गच्ची:- पोटाळ:-
- १० मजला क्रमांक :- तक उदवाहन सुविधा आहे/नाही
- ११ बांधकाम वर्ष :- घसाय %
- १२ बांधकामाचा प्रकार:- आरसीसी / झर पक्के / अर्चे पक्के / फाळे
- १३ बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र.:- ज्यान्वये दिलेली घट/वाढ
- १४ लिंक अॅन्ड लायसन्सचा दस्त :- १ प्रतिमाह भाडे रक्कम —
निवासी/अनिवासी २ अनामत रक्कम/आगावू भाडे —
३ कालावधी —
- १५ निर्धारित केलेले बाजारमुल्य :- १०,२६,०००/-
- १६ दस्तामध्ये दर्शविलेला मोबदला :- २,८८,४००/-
पायाचे मुल्यांकन

~~जमीनीचा दर + बांधकामाचे दराचे ५% * 1.2 = चौ.मी. दर * क्षेत्र~~

~~+ * 1.2 = X =~~

१७ देय मुद्रांक शुल्क :- ~~२१,८८०/-~~ परलेले मुद्रांक शुल्क:- २१,०००/-

१८ देय नोंदणी फी :- १०,२६०/-

लिपिक

सह. मुख्य लिपिक भिवंडी क्र.३

$$= \left(\frac{236 \times 9.2}{90.62} \right) (1000 \times 9.10 + 21,000) \times 9.10$$

$$= 21,83 \times 32,100/-$$

$$= 90,26,824/-$$

$$= 90,26,000/-$$



बवड-३

द.क्र.५३६५/२०१६

पाने ०१६५

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH003081040201617R	BARCODE	Form ID	Date: 29-07-2016
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR544-BVD3_BHIWANDI 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AAYPW1765E
Year	Period: From : 22/07/2016 To : 31/03/2099		Full Name	VISHAL BHASKAR WALZADE
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	CFC5 SHOP NO 004 ASMEETA TEXPA	
0030046401-75	42000.00	Road/Street, Area /Locality	MIDC PLOT NO 1 BHIWANDI IND	
0030063301-70	10500.00	Town/ City/ District	AREA KON	
	0.00	PIN	4 2 1 3 1 1	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	52500.00	Amount in words	Rupees	
Payment Details:IDBI NetBanking Payment ID : 95983482		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332016072950228		
Cheque- DD No.		Date	29-07-2016	
Name of Bank	IDBI BANK	Bank-Branch	033 Ghatkopar	
Name of Branch		Scroll No.		

Print



ब व ड ३

द.क्र.५३७५/२०१६

पाने ३१७४

AGREEMENT FOR LEASE

THIS AGREEMENT FOR LEASE is made at Bhiwandi on this 26th day of October in the Christian Year Two Thousand and sixteen.

BETWEEN

ASMEETA INFRATECH LIMITED (PAN NO. AAHCA0477H), a Company duly incorporated and registered under the provisions of the Companies Act, 1956 and having its Office at 001, E5A Asmeeta Textile Park, Plot No.1, Addl. Kalyan Bhiwandi Industrial Area, Village-Kon, Bhiwandi, Thane – 421 311, through its Director **MR. HOSHIAR SINGH KUNDU**, through his Constituted Attorney **MR. SANJAY BABAN DOKE / MR. SATISH VASANT FALKE**, hereinafter called the "**LESSOR**" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its administrators and assigns) of the **FIRST PART**.

AND

MR. VISHAL BHASKAR WALZADE (PAN NO. AAYPW1765E), an adult, Indian inhabitant, having his address as 303, Shreeji Avenue I, Gavanpada, Mulund (East) , Mumbai 400081, hereinafter called the "**LESSEE**", (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include as far as (i) individual is concerned, his/her/their respective heirs, executors, administrators and assigns, (ii) HUF is concerned, his respective heirs, executors, legal representatives administrators, coparceners and assigns (iii) sole proprietor is concerned, his/her respective heirs, executors, administrators and assigns (iv) partnership firm is concerned, the partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/ his/ or her assigns and (v) as far as company is concerned, its administrators and assigns) of the **SECOND PART**.

AND

M/s. MAJBOOT TRADING PRIVATE LIMITED (PAN NO. AAGGM5270R), a Company duly incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at D4/D5, Additional Kalyan Bhiwandi Industrial Area, Village-Kon, Taluka Bhiwandi, Dist. Thane - 421302, through its Authorized Signatory **MR. MADHAV AVHAD**, through his Constituted Attorney **Mr. SANJAY BABAN DOKE / Mr. SATISH VASANT FALKE** hereinafter called the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its administrators and assigns) of the **THIRD PART**.



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

ब व ड-३

द.क्र.५३९५ / २०१६

पाने मेर

DEFINITIONS

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

i. SCHEME OF INTEGRATED TEXTILE PARK (SITP)

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

ii. M.I.D.C.

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

iii. MIDC PLOT/ SAID PROPERTY

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

iv. MIDC PRINCIPAL AGREEMENTS

"MIDC PRINCIPAL AGREEMENTS" shall mean (i) Agreement for Lease dated 5th February, 2010 duly registered with the Sub Registrar of Assurances at Bhiwandi under Serial No. BWD-1/0876/2010, and (ii) Pre-Determine Lease dated 07th May 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-2/3747/2012 dated 07/05/2012, and (iii) Supplemental Lease dated 15th May 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-2/04009/2012 dated 15/05/2012, and (iv), Supplemental Lease dated 03rd August 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-1/6469/2012 dated 03/08/2012 executed between MIDC and the Asmeeta Infratech Ltd.,

v. MIDC LEASE

MIDC demised unto the Assignor the MIDC Plot on lease with rights to develop it for a period of 95 years on the terms and conditions contained in the said MIDC Principle Agreements..

vi. PROJECT / INTEGRATED TEXTILE PARK (ITP)

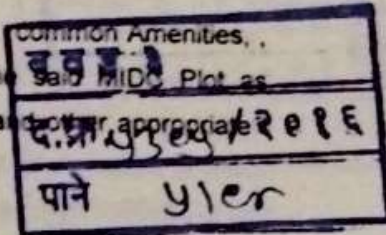
"Project" or "Integrated Textile Park" shall mean the development work proposed on the said property upon due sanction has been accorded by the relevant authorities from time to time and improvements/ construction of the said property by utilization of development potential which is available from the said property (now or that may be available in future) including FSI, FAR, DR and TDR FSI, Functional FSI, Housing FSI, Incentive FSI as may be permissible under the appropriate Authority. The Asmeeta Textile Park ("Asmeeta Texpa", comprising of various infrastructures on the said Property, viz Textile Buildings (TB), Industrial Estate Buildings (IEB), with Industrial Estate Unit (IEU)" Facility Centre Buildings (FCB) with Facility Centre Unit (FCU), Residential Dormitory Building (RDB) with Dormitory Unit

Signature for Lessor

Signature for Lessee

Signature for Confirming Party

(DU), Textile Accessories Plaza (TAP) with Textile Accessories Units (TAU), and Common Amenities, being developed under the Scheme for Integrated Textile Park ("SITP") on the said MIDC Plot as envisaged in this Agreement and upon due sanctions being accorded by MIDC and other appropriate authorities from time to time.



vii. LAYOUT PLAN/LAYOUT AREA

"Layout Plan/Layout Area" shall mean, Layout of the ITP demarcating the locations of the various buildings and infrastructures on the said ITP as may be sanctioned by MIDC from time to time, and as may be further amended / revised / altered / modified / substituted by the Lessor from time to time.

viii. COMMON FACILITY CENTRE BUILDING (CFCB)

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

ix. "SHOP"

"Shop" in CFC Building shall mean each Shop bearing particular Specifications, which would house the amenity/s enumerated herewithin and which would be comprised within each CFC Building as would be constructed, in the said property, as shown in the Layout Plan/s annexed herewith.

x. AMENITIES

"Amenities" would be namely, Open Spaces, Internal Roads, Pathways, Gardens, Storm Water Drains, Street Lightings, Electricity Substation, Sewage Treatment Plant (STP), etc, as may be provided by Lessor if approved by the Appropriate Authority in the ITP.. Ownership of such Amenities would always vest in the Lessor and/or its Transferee as the case may be. 'Amenities List' is annexed herewith Annexure J.

xi. FACILITIES

"Facilities" shall mean those Conveniences in the ITP, such as Banking Unit/s,, General Utility Unit/s, Medical Unit/s, Commercial Unit/s, Industrial Unit/s, Transport Units, Training centre, Exhibition Hall, Eateries, etc, as more specifically mentioned in the List annexed herewith Annexure K.

xii. CARPET AREA

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


xiii. FACILITY MANAGEMENT ENTITY (FME)

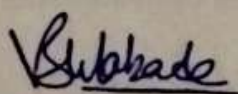
"Facility Management Entity" means an Agency/ Entity that will be appointed by the Lessor, to Operate and Maintain (O & M) the ITP, by rendering its Facility Management Services under a monthly 'O & M Charge' levied on each Lessee in the ITP.


xiv. OPERATION AND MAINTENANCE CHARGES (O&MC)

"Operation and Maintenance Charges" shall mean such monthly contribution and/or compensation, as would be payable by each Lessee in the said ITP, (excluding taxes/rates/cess/levies/charges, direct or indirect, present or future, prospective or retrospective as levied by the Government/Statutory bodies from time to time. It also excludes, Recurring Charges as Govt. Revenue, MIDC share of Cesses & owner's share of municipal/village panchayat rates/ taxes, water charges, Gardening Charges, Rates, Cess, Dues, Liabilities, other Tax outgoings of every description, service charges, environmental charges,




Signature for Lessor


Signature for Lessee


Signature for Confirming Party

व व ड-३

द.क्र.५३९५ / २०१६

पाने ६१९४

) as may be decided by the Lessor/ FME with respect to the area of unit of each Lessee, from time to time, towards inter alia the general upkeep, operation, maintenance, monitoring and ensuring uniformity of the said ITP including that of the said Estate Unit . The O & M charges are to be paid in advance by 5th of every month.

xv. POSSESSION DATE

"Possession Date" shall mean possession of the said unit by the Lessor to the Lessee only after obtaining occupation certificate from appropriate authority or such extended date due to conditions mentioned in this agreement or force majeure and receipt in entirety of the consideration, all payments and outgoing mention hereunder and after supplying adequate water connection, electricity connection and all the amenities including proper access road to the said Unit/s.

xvi. FORCE MAJEURE

"Force Majeure" shall mean

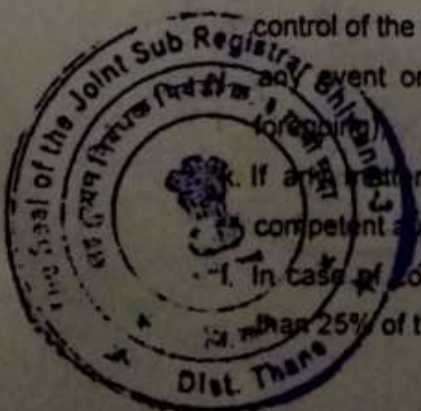
i) any event or combination of events or circumstances beyond the control of the Lessor which cannot (i) by the exercise of reasonable diligence or (ii) despite the adoption of reasonable prevention and/or alternative measures, be prevented or caused to be prevented and which adversely affects the Lessor's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

- a. act of god e.g. fire, drought, flood, earthquake, epidemics, natural disasters; or
- b. explosions or accidents, air crashes, act of terrorism; or
- c. strikes or lock outs, industrial disputes, action of labour unions; or
- d. inability to procure or general shortage or non-availability of energy, labour, equipment, facilities, cement, steel or other construction materials/supplies due to strikes of manufacturers, suppliers, transporters, or other intermediaries or due to any reason whatsoever; or
- e. war and hostilities of war, riots, bandh or civil commotion; or
- f. the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any government authority that prevents or restricts the Lessor from complying with any or all the terms and conditions as agreed under this Agreement; or
- g. any legislation order or rule or regulation made or issued by the Govt. or any other authority or, if any competent authority (ies) refuses, delays withholds, denies the grant of necessary approvals for the said building /said project or; if any matters, issues relating to such approvals, permissions, notices, notifications, by the competent authority (ies) becomes subject matter any suit/writ before a competent court or; for any reason whatsoever; or
- h. any kind of sabotage; or
- i. any litigation concerning the said property or any portion thereof not within the reasonable control of the Lessor; or

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

k. If any matters issued relating to approvals, permissions, notices, notifications by the competent authority become subject matter of any suit/writ before a competent Court.

l. In case of construction work or development under the scheme is delayed due to more than 25% of the Lessees not paying their installments of dues on the respective due dates



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

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the Lessor from MIDC was for 100 acres; as per discussion MIDC was to allot 72 acres; it has allotted 60 acres to the Lessor the balance about 40 acres or so may be allotted by the MIDC to the Lessor in due course of time, which would get added to the "said property".

- iv. The GOI through the MOT granted its consent to establish a Textile Park under SITP on 29th May, 2008 (hereinafter referred to as "the SITP Consent").
- v. Final-Allotment-&-Possession Application of Lessor to MIDC on 30th May 2008, 'Offer Letter' (Ref No. ROT/KBI/Offer/5065) dated 12th August 2008 by MIDC to Lessor, Application dated 27th August 2008 of Lessor to MIDC offering to enter into Agreement to Lease alongwith Payment formalities, Final 'Allotment Sanction Order' for Allotment of said MIDC Plot (Ref No. ROT/AKBI/ALLOTMENT/ 2909) of 2nd June 2009 issued by MIDC in favour of the Lessor, etc, ensued.
- vi. The Possession of the said MIDC Plot was handed over by MIDC to Lessor under Possession Receipt dated 25th September 2009 vide its Possession letter (Ref No. ROT/AKBI/Plot No.1/600) dated 24th September 2009.
- vii. By an Agreement to Lease dated 5th February, 2010 duly registered with the Sub Registrar of Assurances at Bhiwandi under Serial No. BWD-1/0876/2010, dated 08/02/2010, between MIDC and the Lessor, MIDC allotted to the Lessor the said MIDC Plot with rights to develop it and has covenanted with the Lessor to execute Lease for a period of 95 years in respect thereof in favour of the Lessor on the terms and conditions to be therein contained. The copy of Index II of the said Agreement to Lease is annexed hereto and marked herewith as "Annexure A".
- viii. By Pre-Determine Lease dated 07th May 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-2/3747/2012 dated 07/05/2012, between MIDC and the Lessor, MIDC demised unto the Lessor the said MIDC plot for a period of 95 years computed from the first day of September, 2009 on the terms and conditions to be therein contained. The copy of Index II of the said Pre- Determine Lease is annexed hereto and marked herewith as "Annexure B".
- ix. By Supplemental Lease dated 15th May 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-2/04009/2012 dated 15/05/2012, between MIDC and the Lessor, MIDC on the request of Lessor inserted some additional terms and conditions in the aforesaid Pre-Determine Lease dated 07/05/2012, One of said condition is that, the unit holders in the said integrated textile park will be entitled to transfer and assign, sub-lease, sub-let their units to the third person/s with prior consent of the Lessor and the said consent will be granted as per relevant policy of the Lessor and subject to payment of transfer charges/differential premium as per rate of premium prevailing at the relevant period and as per the policy of the MIDC. The copy of Index II of the said Supplemental Lease is annexed hereto and marked herewith as "Annexure C".
- x. By another Supplemental Lease dated 03rd August 2012, duly registered with Sub Registrar of Assurances at Bhiwandi under serial no. BWD-1/6469/2012 dated 03/08/2012, between MIDC and the Lessor. The MIDC has granted Post facto consent to insert the names of the unit holders to whom the various units in the said textile park has been allotted by the Lessor in the Integrated Textile Park for inserting names of the said unit holders, in the main Pre-Determine Lease dated 7th day of May 2012. The copy of Index II of the said Supplemental Lease is annexed hereto and marked herewith as "Annexure D".
- xi. The Lessor has obtained Consent to Establish ITP on the said property from the Maharashtra Pollution Control Board by its Consent No. BO/RO (P&P) EIC No. KN-3407-10/E/CC-2BO dated 23rd July, 2010 under Section 25 of Water (Prevention and Control of Pollution) Act, 1974, under Section 21 of Air (Prevention and Control of Pollution) Act, 1981 and under Rule 5 of Hazardous Waste (Management, Handling and Trans-boundary Movement) Rules, 2008.
- xii. Title of the Lessor to develop the said property under the SITP and to deal with and dispose-off the Developed/constructed area has been certified as marketable title by M/s. Unisan & Co., Advocates, High



Signature for Lessor

Signature for Lessee

Signature for Confirming Party

