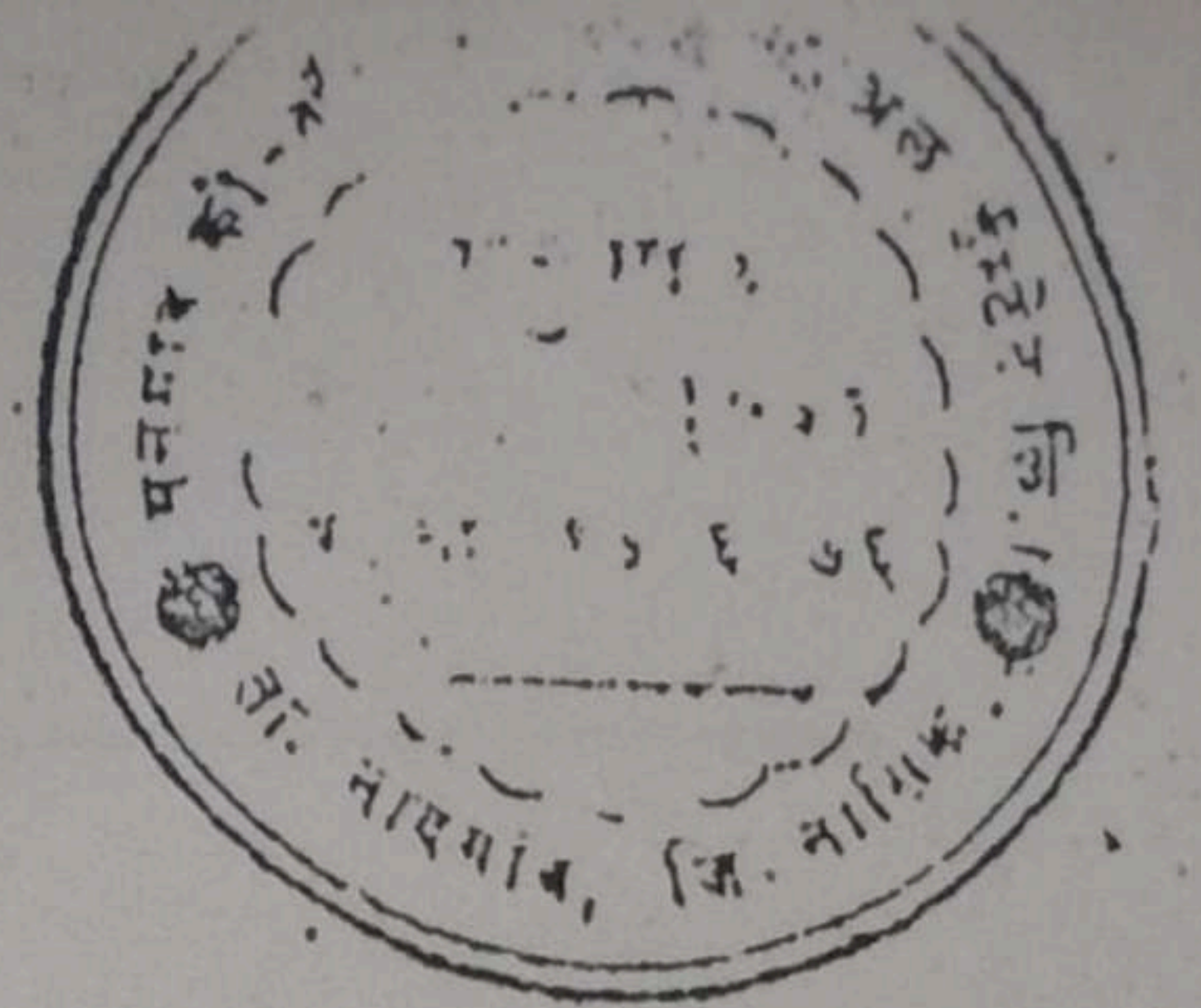


Serial No. 12.....
presented at the Office of the
Sub-Registrar of Nandgaon,
between the hours of and 7.45
on the 2nd Feb. 1982.

B.K. Chordia

Chairman
Co-op. Industrial Estate Manmad

M. A. Khan
Sub-Registrar, Nandgaon



Received fees for—
Registration ..
Photo (Pages) ..
Postage ..

Total ... Example

M. A. Khan
Sub-Registrar, Nandgaon

MANMAD CO. OP. INDUSTRIAL ESTATE LTD. MANMAD

MEMORANDUM OF AGREEMENT OF LAND LEASE

THIS LEASE made on 2nd Feb. 1982
BETWEEN the MANMAD CO. OP. INDUSTRIAL ESTATE LTD. MANMAD
Shri B.K. Chordia Age 45 of Manmad, Chairman Manmad Co-op.
hereinafter called "The Lessor" of the one part AND Rikhabchand
Govindram Bedmutha, Director N.R. BROTHERS Roller Flour Mills
hereinafter called "The Lessee", on the other part witnesses as follows—

The Lessor hereby demises to the Lessee for the running an
industry of N.R. BROTHERS ROLLER FLOUR MILLS PVT. LTD
and its products unit, and for allied matters, all the land described below:—

In the District Nasik, Taluka Nandgaon, at Manmad in S. No. 20,
Plot No. 15 & 20 on the North ROAD on the
South ROAD On the East PLOT NO 16 & 21 and on
the West PLOT NO 14 & 19 and admeasuring about 70 x 120 each
21.34 x 30.00 Meters
on the following terms and
conditions:—

- 1) The lease shall be for a period of Thirty (30) years. fifty per plot.
The rent payable shall be Rs. 150 ~~100~~ Rs. One hundred only, per year or
as may be decided by The Managing Committee of The Manmad
Co-op. Industrial Estate Ltd, Manmad.

B.K. Chordia

(2)

- 3) The Lessee shall utilise the land only for the purpose of the establishment mentioned herein.
- 4) The Lessee shall utilise the land for the said purpose within a period of 'Two' years from the date of handing over the possession of the land.
- 5) Only registered SSI units shall be allowed in the Industrial Estate.
- 6) The Lessee shall construct the building / structures in accordance with the approved plans and conditions prescribed by the local authorities competent to approve the plan and prescribe such conditions.
- 7) The building shall be constructed subject to the Rules of The Prevention of Ribbon Development.
- 8) The Lessee shall not sub-divide the land or dispose of any such division or sub-lease, transfer, mortgage or any way alienate the land without prior approval of the lessor.
- 9) The lease is subject to the reservation of the right of the Govt. to all mines and mineral products and quarries in the land and the Govt. shall have full liberty to access for the purpose of working quarries and searching for the same with all reasonable convenience as provided by the M. L. R. Co. 1966.
- 10) The Lease shall also be subject to the condition laid down in the M. L. R. [Disposal of Govt. Lands] Rules 1971 and such other conditions deemed fit by the Collector.
- 11) If the land or any part of it is required in future by Govt. for any public purpose the lease shall be terminated by the collector after giving a written notice of 30 days to the lessee and the land or any such portion thereof will be resume to Govt. on payment of compensation equal to the cost of the buildings or structures, if standing thereon and the lessee shall accept as final decision of Govt. as to whether the land or any portion thereof is required for the public purpose and as to the cost of the buildings or structures, if any, determine by executive Engineer P. W and Housing Division.
- 12) The Lessee shall execute an agreement agreeing to above terms and conditions and necessary certificates under Rule 49 of M. L. R. [Disposal of Govt. lands] Rules 1971 should be issued thereafter.
- 13) The grant is conditional upon the continued recognition of the Industrial Estate by the Industries department.
- 14) The buildings / structures that will be constructed by lessee are completely of the ownership of the lessee and the lessor has no right or claim what so ever on these buildings / structures.



- 15) The lessee shall have full and complete right over buildings / structures as completed and he shall have right to change, mortgage or otherwise deal with the said buildings / structures in favour of any financing or re financing agencies and the lessor shall have no right what-so-ever to raise any objections to such dealings.
- 16) For the breach of any of the conditions mentioned above and such other conditions, the lease shall be liable to be terminated without payment of any composition.
- 17) The lease will be renewed after 30 years if the Govt. renews the lease in favour of the lessor.

IN WITNESSES WHEREOF, the parties hereto have hereunder signed this deed on the dates contained against their respective Signatures. all expenses i. e. duty & Registration fees are to be born by the lessor.



()
Lessee: M.C.I.E. LTD.
Rajendra Sawale

Witnesses :- Mr. DIRECTOR
Kankaria Rajesh 17
Kajanna Sanyalwar miviche

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Leassor
T. S. Khurda
.....
.....
.....

Serial No. Ps. 2
 presented at the Office of the
 Sub-Registrar of Nandgaon
 between the hours of and 4.25
 on the 28th January 1983

Received fees for—	Rs.	P.
Registration ..		
Photo (Pages) ..		
Postage ..		
Total ..	<u>Exempt</u>	

Pr. K. Kordize.

Pr. Attendance
fee Rs. 20/- received.
Pi. vide receipt no.
455118

[Signature]
 Sub-Registrar, Nandgaon

[Signature]
 Sub-Registrar, Nandgaon

MANMAD CO. OP. INDUSTRIAL ESTATE LTD. MANMAD

MEMORANDUM OF AGREEMENT OF LAND LEASE

THIS LEASE made on 28th January 1983 is
 BETWEEN the MANMAD CO. OP. INDUSTRIAL ESTATE LTD. MANMAD
 hereinafter called "The Lessor" of the one part AND N-R Brothers -
Roller Flour Mills Pvt. Ltd. M. J. Dis. - Dis. S. C. -
 hereinafter called "The Lessee", on the other part witnesses as follows-

The Lessor hereby demises, to the Lessee for the running an
 industry of Roller Flour Mill
 and its products unit, and for allied matters, all the land described below:-

Boundaries:-
N-16; S-Road
E-P.No 22
W-P.No 20
admeasuring
70' x 120'

In the District Nasik, Taluka Nandgaon, at Manmad in S. No. 20,
 Plot NoS 19 & 21 on the North 19 / P.No 14 on the
 South Road On the East P.No 20 and on
 the West P.No 18 and admeasuring about 70' x 120'

_____ on the following terms and conditions :-

- 1) The lease shall be for a period of Thirty (30) years.
- 2) The rent payable shall be Rs. 100/- Rs. One hundred only, per year or as may be decided by The Managing Committee of The Manmad Co-op. Industrial Estate Ltd, Manmad.