

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

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Regional Office, Thane
MIDC, Thane Region,
Office Complex Building, 1st Floor
Near Wagle Estate, Octroi Naka
THANE
400604

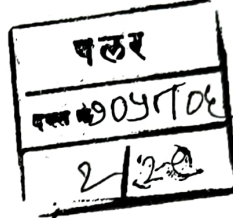
No. ROT/TRP/J-75 /1986

Date : 21-Mar-2006

To,

21 MAR 2006

M/S.OMEGA ROLLING MILLS PVT. LTD.
PLOT NO.J-75
TARAPUR INDL. AREA
DIST-THANE



Subject : Plot No J-75
From : TARAPUR INDL. AREA
Execution of Lease.

Sir/Madam/Gentlemen,

The Lease in respect of the above said plot has been executed on 21/03/2006 .The Lease is to be presented to the Sub-Registrar for the purpose of registration within a specific time limit prescribed by the law viz. Within 4 months from the date of execution of documents. We would request you to lodge both copies of the Lease for the registration making.

- (1) The original returnable to you and
- (2) The duplicate to the
Regional Office, Thane
MIDC, Thane Region,
Office Complex Building, 1st Floor
Near Wagle Estate, Octroi Naka
THANE , 400604
- (3) Three Xerox copies of original documents of Lease on the ledger paper duly executed by yourself and MIDC, be submitted to the Sub-Registrar along with original document. Xerox copies should be prepared by inserting butter papers amongst all the pages of the documents.

The Government in the Revenue and forest Department by its Notification No. RGN. 1093/1470/ Cr.No.360/M-1, dated 18 November 1996 has exempted the undersigned from appearing before the Sub-Registration of Assurances for the purpose of registration of the Lease and such incidental documents. A copy of the Notification is attached herewith for handing over to the Sub-registrar of Assurances at the time of presenting documents for registration.

We would like to request you to intimate us the serial nos. and the date on which the documents have been lodged for registration with the Sub-Registrar of Assurances. Two Xerox copies of the receipt of the payment of the registration charges obtained by you from the Sub-Registrar of Assurances may be forwarded to us for record as proof of lodging the lease and its duplicate for registration.

We inform you that Income Tax Authorities have omitted section 230A of IncomeTax Act 61 from the statute Book with effect from 01-06-2001 by Finance Act 2001. Therefore no question arises of issuing any certificate under the said section by the undersigned.



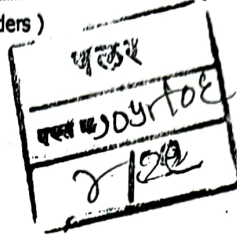
*** UNDERTAKING ***

Date : 21-Mar-2006

(To be signed by the plot holders)

I/ We,

**M/S.OMEGA ROLLING MILLS PVT. LTD.
PLOT NO.J-75
TARAPUR INDL. AREA
DIST-THANE**



Partner/s of **M/S.OMEGA ROLLING MILLS PVT. LTD.**, do hereby undertake to lodge for registration the agreement to lease and its duplicate executed on **21/03/2006** in respect of Plot No. **J-75** from **TARAPUR INDL. AREA** as required, by law within the stipulated period i.e. within four months from the date of execution making :

- a) The original returnable to us and
- b) The duplicate to the Office of the Regional Officer, MIDC,
**Regional Office, Thane
MIDC, Thane Region,
Office Complex Building, 1st Floor
Near Wagle Estate, Octroi Naka
THANE , 400604**

and give intimation to the MIDC immediately thereafter.

If, as a result of our failure in lodging the lease and its duplicate for registration within the time limit prescribed by law or giving intimation thereof to MIDC in good time, any penalty is imposed, the entire penalty which will be imposed by the Sub-Registrar of Assurances, for loading the documents for registration or for the admission thereof will be paid by us. I/We also undertake that if the documents are not accepted for registration after the expiry of the period prescribed by the law, we shall be fully responsible for its consequences



For

FOR OMEGA ROLLING MILLS PVT. LTD.
R. K. Agnew
DIRECTOR

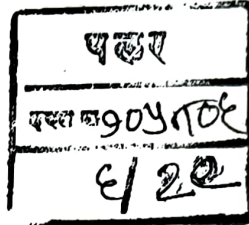
Place : **THANE**
Dated : **21/03/2006**



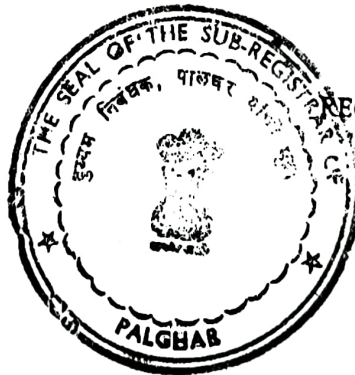
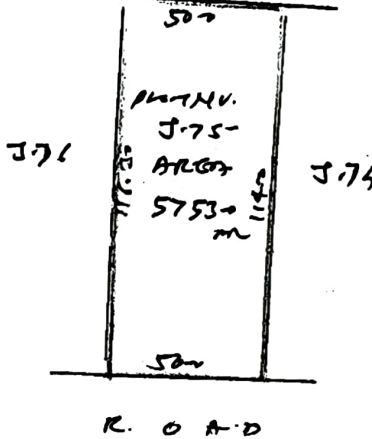
TARAPUR INDUSTRIAL AREA

VILL: ~~SARAVAN~~ TAL: PALGHAR DIST: THANE

SCALE:- 1 CM. = 2000 METERS



MIDC BOUNDARY



HEAD SURVEYOR
REGIONAL OFFICE, MIDC



FOR OMEGA ROLLING MILLS PVT. LTD.

R.K. Agawale
DIRECTOR

13/06
REGIONAL OFFICER
REGIONAL OFFICE, M.I.D.C.,
THANE - 400604.

Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 2013/106
Date 16/3/06

Collector of Stamps Thane Rural

original. 20/3/06

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 1033105 Date: 20/3/06
 Received from Shri. M/S. Omega Rolling Mills Pvt. Ltd. Boisar. Dist. Thane. Residing at Thane. No. 394, 201
 Three lakh ninety four thousand two hundred and ten only. 10. 20/3/06
 Certified under Section 32(1)(b) of the Stamp Act 1899 that the full Stamp Duty of Rs. 3,94,020/- with which this instrument has been paid vide Article No. 36 of Schedule
 This certificate is subject to the provision of section 53(A) of Bombay Stamp Act, 1958
 Place: Thane
 Date: 20/3/06
 Collector of Stamps Thane Rural

M.v.f. 1,31,34,000/-

Collector of Stamps Thane Rural 20/3/06



THIS LEASE made at Thane the 27th day of March Two Thousand Six

RK Agarwal

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH. III of 1962) and having its Principal Office at Orient House, Adi Marzaban path, Ballard Estate, Mumbai 100 038, hereinafter called "the Lessor" (which expression shall unless the context does not so admit, include its successors and assigns) of the First Part. **AND SHRI M/s. Omega Rolling Mills Pvt. Ltd.** a company incorporated under the Companies Act 1956 & having its office at Plot No.-J-75, Tarapur Industrial Area, Boisar. Dist. Thane-401 506; hereinafter called "the Lessee" (which expression shall unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part.

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WHEREAS by an Agreement dated the 27th day of August, 1987, and made between the Lessor of the One Part and Shri Milan Mahendra Mehta, Promutar of Proposed Pvt. Ltd.Co.of the Other Part the Less or agreed to grant to the Shri Milan Mahendra Mehta, Promutar of Proposed Pvt. Ltd.Co. upon the performance and observance by the Shri Milan Mahendra Mehta, Promutar of Proposed Pvt. Ltd. of the obligations and conditions contained in the said Agreement a Lease of the piece of land and premises.

Recital

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AND WHEREAS at the request of Licensee and the Lessee, Less or by an order No. MIDC/D VIII/TRP/J-75/L/1758 dt. 15/02/1988 granted its consent and permission for transfer and assignment of his interest under or the benefit of the Agreement to Lease dated 27/08/1987 in respect of Plot No-J 75 in Tarapur Indl. Area in favor of M/s. Omega Rolling Mills. Pvt. Ltd. i.e. Lessees subject to payment of Process fee /Diff. Premium amounting to Rs. 5753/- (Rs. Five Thousand Seven Hundred Fifty Three Only.) Which was paid 10/02/1988 i.e. Lessee.



AND WHEREAS by Supplemental Agreement dated the 29th day of February 1988 and made between the Less or of the First Part : AND Shri Milan Mahendra Mehta, Promoter of the Proposed Pvt. Ltd.-Co the Second Part and the Lessee of the Third Part, the Principal Agreement dated the 27th day of August 1987 was construed and declared as if the Less or had entered into the said Agreement with the Lessee and the Lessee alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.



AND WHEREAS at the request of the Confirming Party the Lessor has agreed to grant to the Lessee a Lease of the piece of land and premises in the manner hereinafter mentioned.



AND WHEREAS pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted.

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AND WHEREAS, for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of 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 have been estimated at Rs. 9206/- approximately per annum.

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NOW THIS LEASE WITNESSETH as follows:

1 In consideration of the premises and of the sum of Rs.4,60,300/- (Rupees Four lakhs Sixty Thousand Three Hundred only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land known as **Plot No.J-75** in the **Tarapur Industrial Area**, within the village limits of **Saravali** and outside the limit of **Palghar Municipal Council/Corporation Taluka** and **Registration Sub-District - Palghar, District and Registration District Thane**; containing by admeasurement **5753** Square Meters or thereabouts and more particularly described in the First Schedule hereunder written and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of **Ninety Five Years** computed from the first day of **August 1987** subject nevertheless to the provisions of the **Maharashtra Land Revenue Code, 1966** and the rules thereunder **PAYING THEREFOR** yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "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, the said rent to be paid in advance without any deductions whatsoever on or before the first day of

Description of Land.



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January in each and every year.

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

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

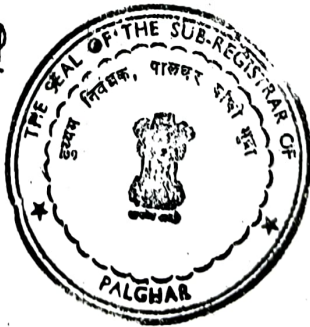
b) To pay all existing and future taxes, rates, assessments and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon. To pay rates and taxes.

c) 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, which are at present estimated at **Rs.5,800/-** approximately per annum. To pay fees or service charges.

d) The Lessee shall at their own expenses within a period of one year from the date hereof plant trees in the open space of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises. Planting of trees in the periphery of the plot.



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c) 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 except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this lease.

Not to excavate.

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f) Not to erect any building erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Not to erect beyond building line.

g) The Lessee having at his own expenses constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned).

Access Road.

h) The Lessee shall duty comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 and the Environment Protection Act-1986 and amendments issued from time to time and the rules made thereunder as also with any condition which may, from time to time be imposed by the 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 consequences or any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the provisions of water (Prevention and Control of Pollution) Act. 1974 and Air (Prevention and Control of Pollution) Act. 1981 and the Environment Protection Act-1986 and amendments issued from time to time.

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The Licensee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria / Rules and Regulations prescribed for the disposal of affluent and produce the proof thereof to the Grantor.

i) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto.

To build as per Agreement.

j) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the Executive Engineer, and a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

Plans to be submitted before building

k) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity.

The Lessee shall at its own costs and expenses fence the said plot of land during construction of building of buildings and other works.

Fencing during construction.

Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said Building Regulations and to all bye laws, rules and regulations of the

To build according to rules



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Municipality or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

n) To observe and conform to all rules, regulations and by-laws of the Municipality/Local Authority/Planning Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labours, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous approval in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such approval being given shall comply strictly with the terms thereof.

Sanitation.

o) That no alterations or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Executive Engineer and in accordance with the Building Regulations as set out in the Second Schedule hereunder written.

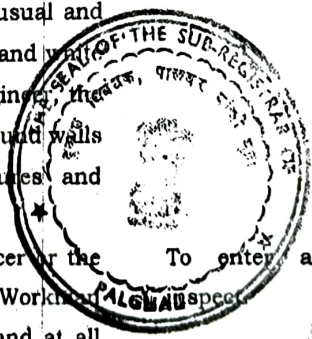
Alterations.

p) 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 washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

To repair.

q) To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times and at all reasonable times of the day during the term hereby granted after a week's previous

To enter and



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notice to enter into and upon the demised premises 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 in writing to the Lessee call upon them to execute the repairs and upon their failure to do so within a reasonable time the lessor may execute them at the expense in all respect of the Lessee.

r) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in vicinity.

Nuisance.

s) To use the demised premises only for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunderwritten and not to use the demised premises or any part thereof for any other purpose not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire hazards and shall duly comply with the directions which may from time to time be issued by the Maharashtra Pollution Control Board Central Pollution Control Board and Ministry of Environment & forest Govt. of India with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever.

User.

To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive officer the policy of such insurance and the current year's receipt for the premium AND ALSO as of as any of the buildings which are or shall be erected upon

Insurance.



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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 and to the satisfaction of the 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 Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction of damage by fire, hurricane or otherwise had happened.



- u) At the expiration or sooner determination of the said term quietly to deliver-up to the Lessor the demised premises and all erection and building then standing or being thereon PROVIDED always that the Lessee shall be at liberty it shall have paid the rent and all Municipal and other taxes, rates assessments then due and shall have performed and observed the covenants and conditions herein contain prior to the expiration of the said term to remove and appropriate to itself all buildings, erection and structures and materials from the said Land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all Land from which such buildings, erection and structures may have been removed.

Delivery of possession after expiration.

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 Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessees' interest thereon so as to cause any division by meters and bounds or otherwise to alter the nature of this present demise.

Not to assign.

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w) If the Lessee with previous written consent of the Lessor shall self assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense 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.

Assignments to be registered with the Lessor.

x) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said Industrial Area.

To give preference in employment of Labour.

y) While employing the skilled and unskilled labour it shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipment's/machinery's used by the Lessee and the General Qualification of the local labour.

z) And in the event of the death of any of the permitted assign or assigns of the Lessees being a natural person 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.

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 together with interest thereon calculated at the rate 12.5 percent per annum for on year and at the rate of 13 percent per annum for period beyond one year or at the rate prescribed by the Lessor from the date of default until the payment, the same may be recovered from the Lessee as an arrears of Land Revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966)

Recovery of Rent, Fees, etc. as Land Revenue.

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4 a 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 claimed by the Lessee on account of the building or improvements built or made PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.

Rent, Fees etc.
in arrear.

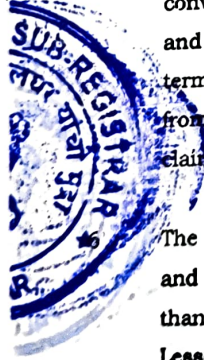
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The lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons claiming by from or under the Lessor.

Lessor's
covenant
peaceful
enjoyment.

The Layout of the Tarapur Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

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7 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 hereby granted be desirous of receiving 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 Lessee a new lease of the demised premises for a further term of Ninety Nine years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations herein before contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

8 The stamp duty and registration charges in respect of the preparation and execution of this 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.

Costs and charges to be borne by the Lessee.

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

Marginal Notes.

R. K. Agarwal / 13



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IN WITNESS WHEREOF SHRI. SANDEEP B. AROTE the
Regional Officer, Thane of the Maharashtra Industrial
Development

Corporation, has for and on behalf of the Maharashtra
Industrial

Development Corporation, the Lessor abovenamed, set his
hand and affixed the Common Seal of the Corporation hereto
on its behalf and confirming Party has set his hand, the
Lessee hath its Common Seal to be affixed the hereto the day
and year first abovewritten.



FIRST SCHEDULE
(Description of Land)

All that piece or parcel of land known as **Plot No.J-75** in the
Tarapur Industrial Area, within the village limits of **Saravali**
and outside the limits of **Palghar** Municipal
Council/Corporation in the rural areas, Taluka and
Registration Sub-District **Palghar**, District and Registration
District **Thane**; containing by admeasurement **5753 square**
meters or thereabouts and bounded by red coloured
boundary line on the plan annexed hereto, that is to say:-



- On or towards the North by :- MIDC Boundry
- On or towards the South by :- Road
- On or towards the East by :- Plot No.J-74 and
- On or towards the West by :- Plot No.J-76



SECOND SCHEDULE
(Building Regulations)

The Development Control Rules of the Lessor shall be
applicable for development of plot in this Industrial Area.

2) Periphery of the plot shall be utilised for the purpose
planting trees. At least one, tree shall be planted per 200 square
metres and one tree at a distance of 15 metres on the frontage of
road or

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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 previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
- 2 Sulphurous, Sulphuric, Picric, Nitric, Hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.
- 3 Ammonia Manufacture.
- 4 Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
- 5 Tar distillation or manufacture.
- 6 Cement manufacture.
- 7 Chlorine manufacture.
- 8 Bleaching powder manufacture.
- 9 Gelatine or glue manufacture or process involving recovery from fish or animal offal.
- 10 Manufacture of storage of explosives or fire works.
- 11 Fat rendering
- 12 Fat, tallow's, grease or lard refining or manufacture.
- 13 Manufacture of explosives or inflammable products or pyroxylin.
- 14 Pyroxylin manufacture.



RK Agawad *β*

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 १३/२००६
 १३/२००६

SIGNED, SEALED & DELIVERED
 BY SHRI. SANDEEP B. AROTE,
 the Regional Officer, Thane of the
 within named Maharashtra
 Industrial Development Corporation
 in the presence of :-



21/10/06
 REGIONAL OFFICER
 REGIONAL OFFICE, M.I.D.C.,
 THANE - 400604.

1. N. J. Karulkar *N. J. Karulkar*
2. Shri S. Y. Anantaram *Anantaram*

The Common Seal of the
 abovenamed Lessee
**M/s. Omega Rolling Mills
 Pvt. Ltd.**, was pursuant to a
 Resolution of Its Board of
 Directors passed in that
 behalf on the ---01st-----
 day of -March 2006-----
 affixed hereunto, in the
 presence of :-



SHRI. *Rakesh Kumar Anantaram*

FOR OMEGA ROLLING MILLS PVT. LTD.
R. K. Anantaram
 DIRECTOR

Director of the Company
 who, in token of having
 affixed the Company's Seal
 hereto, has set his had set
 their respective hands
 hereto, in the presence of :-



1. Yogesh S. Patil *Patil*
2. Jagdish Raj Nish J. N. Shi



Originals are
with M/s Shivaji
Patil & Associates
Patil To,

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. DB/ TRP:177/ 444²/1989
Office of the Executive Engineer,
M.I.D.C. Division No. IV, Thane.

Dated: 12/12/89

M/s Shivaji Patil & Associates,
21-First Floor,
Prabha Devi Indl. estate,
Veer Savarkar Rd.,
BOMBAY- 400 025.

444
908/02
26/28

Dear Sirs,

Sub: B.C.C. & D.C.C. for your factory building
on Plot No. J-75 in Tarapur
Industrial Area for -
M/s. Umega Rolling Mill Pvt.Ltd.

Ref: Your letter No. 87/ORM:53/31 dt: 15/11/89
received on 16/11/89

Please find enclosed herewith Building Completion
Certificate and Drainage Completion Certificate for the above
work, as required by you.

Please find the receipt.



Yours faithfully,

[Signature]
Executive Engineer,
M.I.D.C. Division No. IV,
Thane

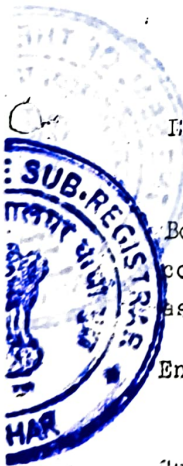
Encl: BCC & DCC

Copy fwcs. to the Dy. Chief Executive Officer, MIDC
Bombay, for information. The above allottee of the plot have
completed their factory building construction work on 30/11/89
as per Dy. Engineer's report vide No. DE:TLJ:J-75:2936 of 89 dt:
1/12/89

Encl: As above.

Copy to the Dy. Engineer, MIDC TARAPUR
Sub-Division, for information.
Encl: As above.

X/1187/•



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

DRAINAGE COMPLETION CERTIFICATE

THIS is to certify that -

M/s. Omega Rolling mills pvt.ltd.

allottee of Plot No. J-75 in M.I.D.C.

Tarapur Industrial Area, have

completed their internal drainage works with

septic tank and soak pit for their factory

building as per this office drainage plans

approval letter No.DB/TRP:177:3564 dt. 26/9/89

through the Licensed Plumber M/s. Deep Plumbing

contractor, Boisar. (Licence No. 86).

Allegri
Executive Engineer,
M.I.D.C. Division No. IV,
THANE

p/888/*



BUILDING COMPLETION CERTIFICATE

५३२
 प्लान नं १०५८/०६
 २६/२६

THIS is to certify that -
 M/s. Omega Rolling Mills Pvt.Ltd.

allottee of plot No. J-75. in Tarapur

Industrial Area have completed the factory building work on the above said plot in accordance with the building plans approved vide this office letter No.DB/ TRP:177:2274 of 89 dated 20/6/89

through the Licenced Architects -
 M/s. Shivaji Patil & Associates.

Details of units constructed are as given below:

SCHEDULE - as per ~~approved plan~~/revised approved plan:-

Name of the Unit	Plinth area as per approved plan Sqm.	Builtup area Sqm.	F.S.I. consumed
1. Office-cu-Guest house, 1st flr.	107.0903	107.0903	214.1806
2. Factory bldg. on Ground flr.	1547.6892	-	1547.6892
3. Security cabin..	10.2416	-	10.2416
4. Pump Room for U.G. water tank ..	8.3490	-	8.3490
5. Furnace oil tank..	25.1856	-	25.1856
6. Unlocation platform..	18.0000	-	18.0000
7. chimney...	6.2500	-	6.2500
8. Total	1722.8057	107.0903	1829.896

9. F.S.I. consumed- $\frac{1829.896}{5753.000} = 0.318$

Executive Engineer,
 M.I.D.C. Division No. IV,
 THANE

p/1088/*



MAHARASHTRA GOVERNMENT
 (REGISTRATION DEPARTMENT)

नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार	भाडेपट्टा	सूचना
(2) मोबदला	रु. 460,053.00	1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 13,134,000.00	2) दरताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 394020.00	3) बदल/दुरुस्त्या कराव्यात.
(5) बाजारभावाप्रमाणे नोंदणी फी	रु 31340.00	नसलेला मजकूर खोडावा
(6) दस्त निष्पादित केल्याचा	22/03/2006	4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही
(7) गावाचे नाव	सरावली (प्रमाण क्षेत्र)	
(8) पृष्ठांची संख्या	29	
(9) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1)	
(10) मालमत्तेचे इतर वर्णन	(1) वर्णन: मीजे सरावली एम. आय. डी. सी. तारापुर प्लॉट नं. जे/75 क्षेत्र- 5759 चौ. मि. त्यामधील बांधकाम - 1829.896 चौ. मि. हा या लिजडीडच्या विषय आहे.	
(11) क्षेत्रफळ	(1)	
(12) आकारणी किंवा जुडी देण्यात आसेल तेव्हा	(1)	
(13) *दस्ताऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता	(1) - - रीजनल ऑफीसर एम. आय. डी. सी. ठाणे तर्फे श्री. संदिप आरोटे; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.	
(14) *दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता	(1) मे- ओमेगा रोलिंग मिल्स प्रा. लि. चे डायरेक्टर श्री. राफेशकुमार अग्रवाल - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बोईसर; तालुका: पालघर; पिन: -; पॅन नम्बर: AAACO 0568Q.	



नोंदणीपूर्व गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अद्यतन डाटा एंटी करण्यात आली आहे.

(डाटा एंटी ऑपरेटर ची स्वाक्षरी)

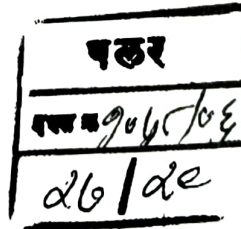
नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले *बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)



नोंदणी पूर्व गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले
बदल/दुरुस्त्या कराव्यात.

R. R. Agarwal
(पक्षकाराची स्वाक्षरी)



पलर
दस्त क्रमांक (1058/2006)
de de

दस्त क्र. [पलर-1058-2006] चा गोबयार
बाजार मुल्य : 13134000 मोबदला 460053 भरलेले मुद्रांक शुल्क : 394020

पावती क्र.: 1058 दिनांक: 22/03/2006
पावतीचे वर्णन
नांव: मे- ओमेगा रोलिंग मिल्स प्रा. लि. चे
डायरेक्टर श्री. राकेशकुमार अग्रवाल - -

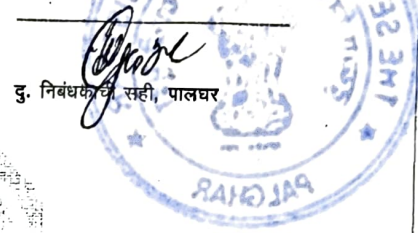
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निष्पादनाचा दिनांक : 22/03/2006
दस्त हजर करणा-याची सही : R K Agarwal

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

दस्ताचा प्रकार : 36 भाडेपट्टा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 22/03/2006 02:42 PM
शिकका क्र. 2 ची वेळ : (फी) 22/03/2006 02:50 PM
शिकका क्र. 3 ची वेळ : (कबुली) 22/03/2006 02:50 PM
शिकका क्र. 4 ची वेळ : (ओळख) 22/03/2006 02:53 PM

30580: एकूण

दस्त नोंद केल्याचा दिनांक : 22/03/2006 02:54 PM



दु. निबंधकाची सही, पालघर

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

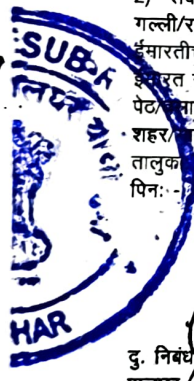
1) दिलीप- दुबे, घर/प्लॉट नं: 104
गल्ली/रस्ता: -
ईमारतीचे नाव: नेतपुरन अपार्ट.
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: पालघर
तालुका: पालघर
पिन: -

2) राकेश- ऑल्वीन, घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: बोईसर
तालुका: पालघर
पिन: -

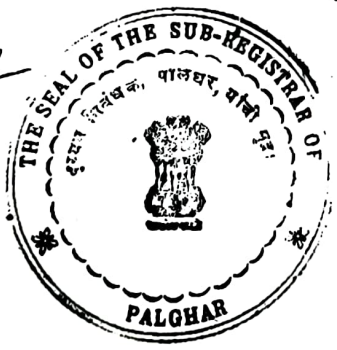
A. S. ...

प्रमाणीत करणेत येते की,
या दस्तऐवज पकडून देणे पाने आहेत

दुय्यम निबंधक, पालघर.



दु. निबंधकाची सही
पालघर



एक नंबरचे मुद्रांक 9045/06
नयरी नोंदला

दुय्यम निबंधक पालघर
कि. फ. गाजरे

दि... 22... माहे... 22... साके 06