

K. H.
T-46

अभिनियंय फी रु. 900/-
चलन क्र. 60 दि
पा. 33330
09/10/2007 न शासन जमा केली आहे

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[Signature]

मुद्रांक जिल्हाधिकारी
कोल्हापूर.

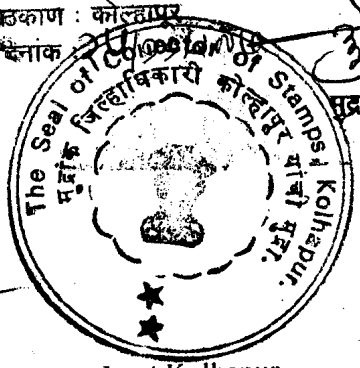
मुल्यमापनाकरिता किंमत रु. 90223000/-

क्र. अभि. प्र. क्र. ४०८/२००७

प्रमाणित करणेत येते की, प्रस्तुत मसुद्यास महाराष्ट्र शासन राजपत्र दिनांक : १० मे २००१ अन्वये आदेश क्र. मुद्रांक २००७१ — प्र. क्र. 922(9) म-१, दिनांक १२.१०.२००७ नुसार मुंबई जिल्हा उद्योग केंद्र, कोल्हापूर उद्योग सहाय्यक (लेजो) मुंबई दलकाल जा. क्र. २२ दिनांक १३/०२/२००७ चे अन्वये नुसार मुद्रांक शुल्क माफी आहे.

कधीत कमी मुद्रांक शुल्क रुपये १००/- चलन क्र. E3E3224 दिनांक 20/09/2007 ने शासन जमा केले आहे. सदरचे मसुद्यावरील दाखला मुंबई मुद्रांक अधि. १९५८ चे कलम ५३ (अ) चे अधिन राहून देणेत येत आहे

ठिकाण : कोल्हापूर
दिनांक २०/११/२००७
मुद्रांक जिल्हाधिकारी
कोल्हापूर



An Agreement made at Kolhapur the 28th day of November Two Thousand Seven.

BETWEEN THE 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 Merzban Path, Ballard Estate, Mumbai-400 038, hereinafter called the "Grantor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One part;

[Signature]

AND MESSRS, NAGREEKA EXPORTS LIMITED., a Company incorporated under the Indian Companies Act VII of 1913, Companies Act, 1956, and having its registered office at 18, R.N. Mukherji Road, Kolkatta, West Bengal-700001 hereinafter called "the Licensee" (which expression shall unless the context does not so admit, includes their survivors or survivor and the heirs, executors, administrators and permitted assigns) of the Other Part.

RECITALS

WHEREAS, the licensee has applied to the Grantor for grant to it Of a lease of the land and premises hereinafter described which the Grantor has agreed to grant to it upon certain terms and conditions.

AND WHEREAS before signing this agreement, the Licensee has. Paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Mumbai (hereinafter called "the Chief Executive Officer") the sum of Rs.1,91,36,400/- (Rupees One Crore Ninty One lakh Thirty Six Thousand Four Hundred Only) being the amount of premium payable by the Licensee.

RIDER 1

AND WHEREAS for the purpose of stamp duty recurring charges such as Government Revenue, Grantor's share of cesses and the owner's share of Municipal panchyat rates of taxes which the Licensees has here agreed to hear and pay under these presents although by law recoverable from the Grantor have been estimated at Rs 382800/- (Rs in words Three Lakh Eighty Two Thousand Eight Hundred Only) per annum approximately.

NOW IT IS HEREBY MUTUALLY AGREED AS follows:

GRANT OF LICENCE.

1. During the period of Three years from the date hereof or form date of possession whichever is earlier the Licensee shall have licence and authority only to enter upon the piece of land described in the First Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red coloured boundary line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to the Licensee shall be deemed to be a bare licensee only of the premises at the same rent and subject to the same terms as if the Lease had been actually executed.

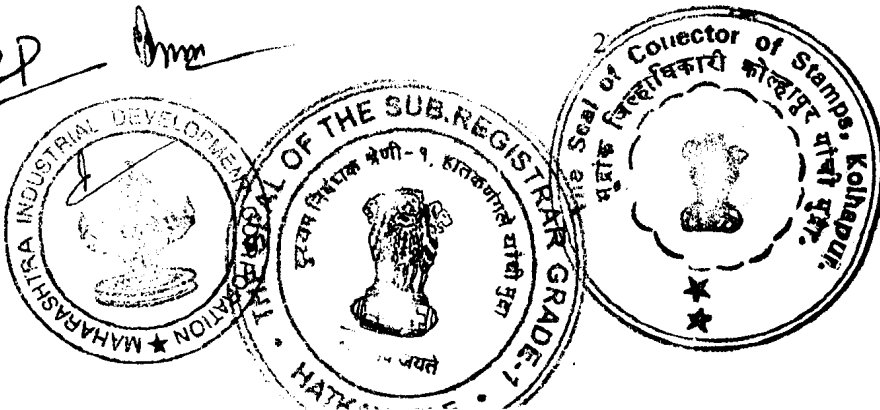
NOT TO DEMISE.

2. Nothing in these presents contained shall be constructed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby contemplated shall be executed and registered bur the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement.

3. The Licensee hereby agree to observe and perform the following stipulations i.e.to say.....

SUBMISSION OF PLANS FOR APPROVAL.

(a) That it will within 36 months from the date hereof or form date of possession whichever is earlier submit to 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 and functions of the said Executive Engineer Maharashtra Industrial Development Corporation, may be assigned) for his approval to the specifications, plans, elevations, sections and details of the factory building hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as it may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the Executive Engineer and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the Executive Engineer and signed by him the Licensee shall sign and live with him three copies thereof and also three sign copies of any further conditions or stipulations which may be agreed upon between the Licensees Executive Engineer.



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(b) The said Plot of land shall be fenced in during construction by the Licensee at their expense in every respect.

NO. WORKS TO BEING UNTIL PLANS ARE APPROVED

(c) No work shall be commenced which infringes any of the building regulations set out in the Second Schedule hereunder written as also Municipal Regulations so far as the same are applicable to the land the subject of these presents nor until a NO OBJECTION CERTIFICATE shall have been Obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations and the said plans and elevations shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alternations and additions shall have been previously in like manner approved.

TIME LIMIT FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK.

(d) That it shall within a period of 36 months from the date of possession hereof commence and at its own expense and in a substantial and workmanlike manner and with new and sound materials and in compliance with all Municipal Rules, bye-laws, and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer, and in conformity to the building lines marked on the plans hereto annexed and the Building Regulations set out in the Second Schedule hereunderwritten, build and completely finish, fit for occupation a building to be used as an industrial factory with all requisite drains and other proper conveniences thereto.

PLANTING OF TREES IN THE OPEN SPACE.

(e) The Licensee shall at its own expenses within a period of one year from the date hereof plant trees on the periphery of the said land (one tree per 200 sqm. and one tree At a distance of 15 meters on the frontage of road or part thereof) and shall maintain the trees so planted in good condition throughout the term hereby agreed to be created under these presents.

RATES AND TAXES.

(f) That it will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

FEES OF SERVICE CHARGES TO BE PAID BY THE LICENSEE.

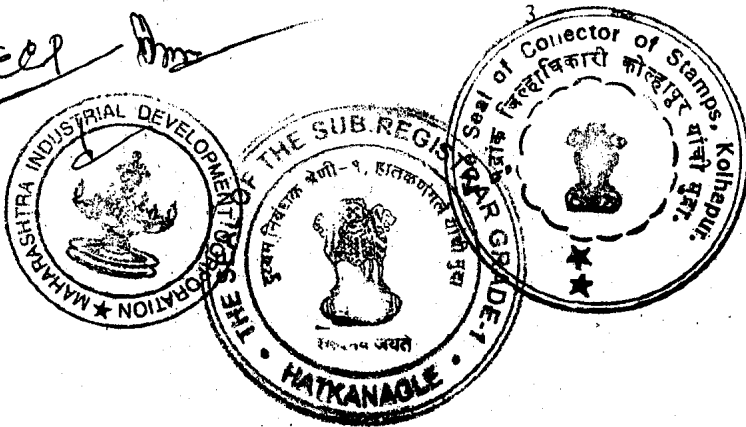
(g) That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of Land Revenue together with interest thereon at 14.50% from the date of default in payment. The Licensee should pay the service charges of Rs. 1,91,400/- (Rs. One Lac Ninety One Thousand Four Hundred Only) per annum approximately. If the rate of service charges /interest is revised then the Licensee should pay the same at the revised rate.

RIDER FOR INCLUDING IN CLAUSE 2 (C)

"All charges including rent, recurring fees, service charges due and payable by licensee/ lessee, if not pay within the limit, shall be recovered along with delay payment charges at the rate prescribed by the Grantor/Lessor form time to time"

RIDER FOR INCLUDING IN CLAUSE WHEREVEARE DUE PAYABLE

" All payment due and payable by licensee/lessee to the Grantor/Lessor, if not paid within prescribed time to time, shall be recovered along with delay payment charges at the rate prescribed by the Grantor/Lessor, from time to time."



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INDEMNITY

(h) That it will keep the Grantor indemnified against any act and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequences of the execution of aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by Municipality or any local Authority in respect of the said works or of anything done under the authority herein contained.

SANITATION

(i) That is shall observe and confirm to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any where relating to public health and sanitation in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen employed during the construction of the building on the said land in order to keep the said land and its Surroundings clean and in good condition to the entire satisfaction of The Executive Engineer and shall not without the consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.

TO COMPLY WITH THE PROVISION OF THE WATER (PREVENTION AND CONTROL OF POLLUTION) ACT, 1974 THE AIR (P & C OF P) ACT, 1981 AND THE ENVIRONMENT (PROTECTION) ACT, 1986 AND AMENDMENTS ISSUED FROM TIME TO TIME

i) The Licensee shall duly comply with the provision of the Water (Prevention & Control of Pollution) Act, 1974, The Air (Prevention & 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 Act as regards the collection, treatment & disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Grantor against to the consequences of any breach or non-compliance of any such provision or condition as aforesaid

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

EXCAVATION

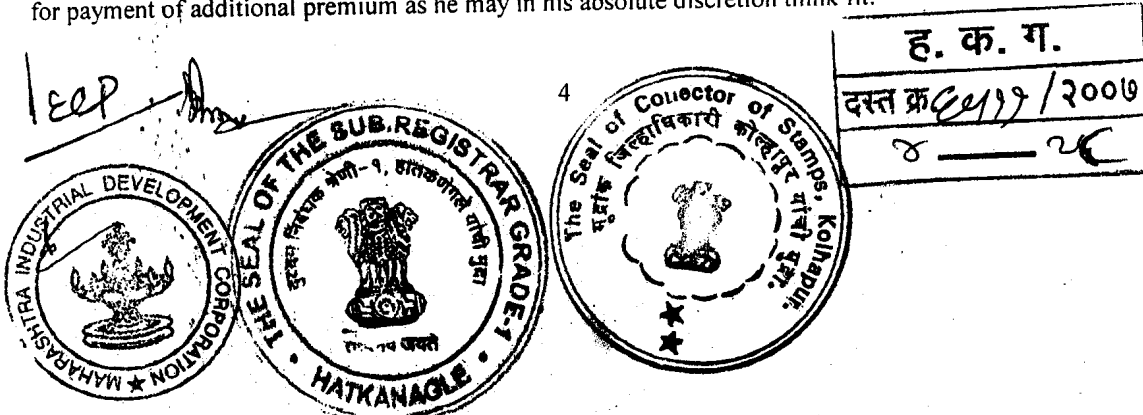
(k) That it will not make any excavation upon any part of the said land nor remove any stone, earth or other materials therefrom except so far as may in the opinion of the Officer authorised by the Grantor be necessary for the purpose of forming foundations of the building and compound walls and executing the works authorised by this Agreement.

INSURANCE

(l) That it will as soon as any building to be erected on the said land shall be roofed insure and keep insured the same in the joint names of the Grantor and the Licensee against damage by fire in an insurance company having an office in Mumbai and to be approved by the Chief Executive Officer for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer the policy or policies of insurance and receipts for the payment of the last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

BENEFIT OF AGREEMENT NOT ASSIGNABLE

(m) That it will not directly or indirectly transfer, assign sell, encumber or part with their interest under or the benefit of this agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.



NUISANCE

n) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunderwritten for any purpose which may be 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 said 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.

ACCESS ROAD.

(o) That it shall at their own cost construct and maintain an access road leading from the estate road to the said land in strict accordance with the specifications and details prescribed by the Executive Engineer.

PREFERENCES IN EMPLOYMENT OF LABOUR

(p) (i) That in employing skilled and unskilled labour it shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said Industrial area.

(p) (ii) 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 equipments/machineries used by the Lessee and the general qualifications of the local labour.

POWER TO TERMINATE AGREEMENT

4. Should the Executive Engineer not approve of the plans, elevations, details and specifications, whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Chief Executive Officer may by notice in writing to the Licensee terminate this agreement and if possession as a Licensee has been given to the Licensee may reenter upon the said plot of land and thereupon the plot shall be resumed to the Grantor.

POWER OF GRANTOR

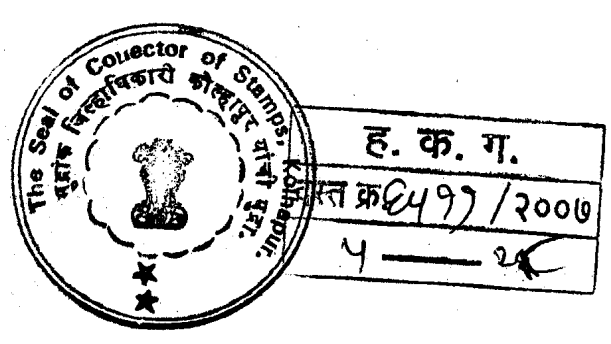
5. Until the factory building and works have been completed and certified as completed in accordance with clause 7 hereof the Grantor shall have the following rights and powers:-

TO ENTER AND INSPECT.

(a) The right of the Chief Executive Officer, the Executive Engineer, and the Officers and servants of the Grantor acting under the directions of them at all reasonable time to enter upon the said premises to view the state and progress of the work and for all other reasonable purpose.

TO RESUME LAND.

(b) (i) In case the Licensee shall fail to complete the said Factory buildings within the time aforesaid and in accordance with the stipulations hereinbefore contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on their part herein contained, right and power to reenter through the Chief Executive officer upon and resume possession of the said land and everything thereon and thereupon this agreement shall cease and terminate and all erections and materials, plant and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee for the same and without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee:



(ii) To continue the said land in the Licensee occupation on payment of such additional premium as may be decided upon the Grantor or the Chief Executive Officer and

(iii) To direct removal or alternation of any building or structure erected or used contrary to the condition of the grant within time prescribed in that behalf, and on such removal or alternation not being carried out within the time prescribed cause the same to be carried out and recover cost of carrying out the same from the Licensee as an arrears of land revenue.

(c) All building materials and plant which shall have been brought upon the said land by or for the Licensee for purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Chief Executive Officer until after the Grant the grant of the completion certificate mentioned in clause 7 thereof.

EXTENSION OF TIME

6. Notwithstanding any such default as aforesaid the Chief Executive may in his discretion give notice of the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the factory building and the works for he said period mention in Clause 3 (d) above if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and there upon the obligation hereunder of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE.

7. As soon as the Executive Engineer has certified that the factory building and works have been erected in accordance with the terms hereof and if Licensee shall have observed all the stipulations and conditions hereinbefore contained the Grantor will Grant and the Licensee will accept a lease (which shall be Executed by the parties in duplicated.) of the said land and the factory building and works erected thereon for the term of ninety nine / ninety five years from the date hereof at the yearly rent of Rupee one.

FORM OF LEASE

8. The lease shall be prepared in duplicate in accordance with the form of Lease set out in the Schedule here under written with such modifications and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental of the execution of this Agreement and its duplicate also the Lease and its duplicates shall be born and paid by the Licensee alone.

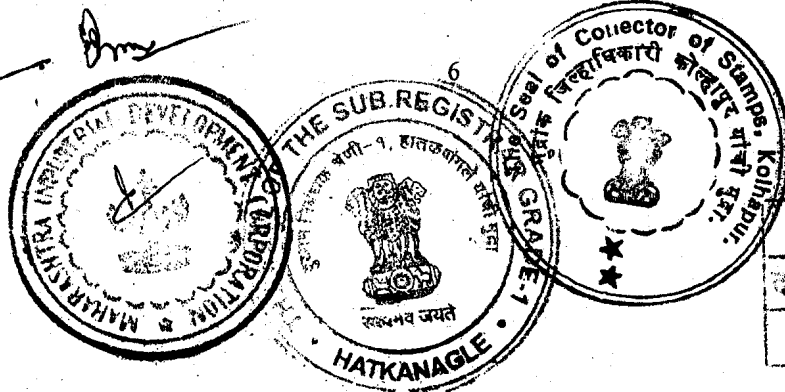
NOTICE

9. All notices, consents and No Objection to be given under the agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left or posted addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

GRANTOR MAY ALTER ESTATERULES

10. The grantor may at any time and from time to time alter the layouts, Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said land forms part and the Licensee shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.

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MARGINAL NOTICES

11. The Marginal Notes do not form part of this agreement and they shall not be referred to for the construction and interpretation thereof.

CONFLICT BETWEEN AGREEMENT & RULES

12. Should there be any conflict between the terms contained in this agreement and the terms contained in the Building Regulations set out in the Second Schedule and the General Estate Regulations hereunder written the former shall prevail.

13. For the purposes of this agreement to lease the expression Chief Executive Officer shall include the Area Manager and any other officer specially authorized by the Chief Executive Officer

IN WITNESS WHEREOF SHRI. B.K. KAMBALE The Area Manager of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensee have set their respective hands hereunto the day and year first abovewritten.

FIRST SCHEDULE

(Description of Land)

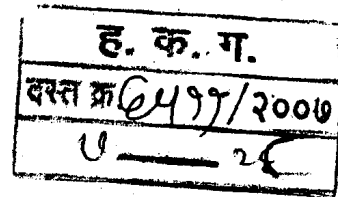
All that piece of land known as Plot No (s) T - 48 in the **Kagal Hathkangale Five Star Industrial Area**, within the village limits of **Talandge** and outside the limits of **Kolhapur Municipal Council**, Taluka **Hathkangale District Kolhapur** containing by admeasurement **127576 square meters** or thereabouts and bounded as follows that is to say:-

On or towards the North by MIDC Road 30.00 M R/W

On or towards the South by MIDC Road 60.00 M R/W

On or towards the East by MIDC Road 30.00 M R/W

On or towards the West by Plot No T-49 and MIDC Land



SECOND SCHEDULE
(Building Regulations)

1. The Building Regulation of "A" class Municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area.

2. The Licensee shall utilise periphery of the plot for the purpose of planting trees. 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.

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3. The Licensee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is set out in the third schedule hereunder written.

4. The Licensee obtain a No Objection Certificate from the Department of Environment Maharashtra Pollution Control Board Constituted under the water (Prevention & Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981, as regards water pollution as also air pollution and shall duly comply with the direction which may from time to time be issued by the said Department Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5. No construction works shall be commenced unless the plans, elevation and section have been approved by the Local Authority / Planning Authority and no addition or alternation to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local Authority / Planning Authority.

6. All survey boundry marks demarcating the boundries of plots shall be properly preserved and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundry mark, the officer authorised by the Grantor shall allocate this obligation suitably.

7. 3 set of the specifications, plans, elevation and section as approved by the Local Authority / Planning Authority shall be submitted to the Executive Engineer for record and to enable him to grant No objection.

THIRD SCHEDULE
(List of Obnoxious Industries)

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizer from previously processed material 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, hydro-chloric or other acid manufacture or storage except as accessory to be permitted industry. there use or

3. Ammonia manufacture

4. Incineration, reduction or dumping of offal, dead animal, garbag 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 processes involving recovery from fish or animal offal.

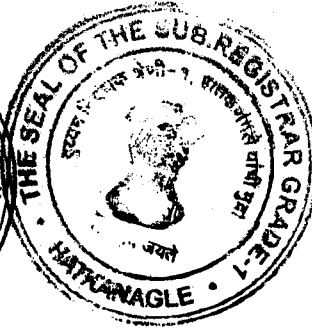
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10. Manufacture or storage of explosives or fire works
11. Fat rendering.
12. Fat, tallows, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxylin manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reduction, dumping or in incineration.
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning curing or storage or of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid - effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

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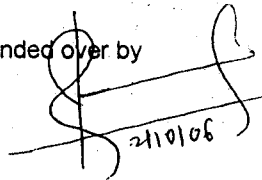
Maharashtra Industrial Development Corporation
(A Government of Maharashtra Undertaking)

POSSESSION RECEIPT

I, Shri. Deepak R. Kadam, Head Surveyor on behalf of the Maharashtra Industrial Development Corporation and Shri. K. C. Purohit, Director on behalf of M/s. Nagreeka Exports Ltd. have this day respectively handed over and taken over the possession of Plot No. T - 48 admeasuring 127576.0 sq. mtrs in Kagal - Hatkanangale Indl. Area, District- Kolhapur after actual measurement and demarcation of the plot on the site.

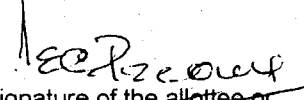
Place - Kagal Hatkanangale Indl. Area

Date - 02/10/2006

Handed over by

21/10/06



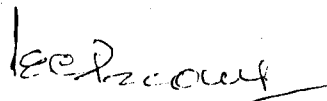
Taken over by

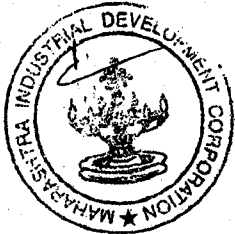


Deepak R. Kadam, Head Surveyor
M.I.D.C. Kolhapur.
(Signature of the officer with Designation)

(Signature of the allottee or representative with his Designation)

"Though the physical possession of the Plot No. T - 48 is handed over today on Dt. 02/10/2006, the legal title to the plot, shall be passed on to the allottee only after the legal documents as prescribed by MIDC are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to the person, To whom the plot is handed over."


Shri. K. C. Purohit, Director



SIGNED SEALED & DELIVERED by

Shri B.K.KAMBALE
The area Manager of the withinnamed
Maharashtra Industrial Development
Corporation in the presence of -

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Area Manager,
M.I.D.C. Kolhapur Region,
Kolhapur.

1. Shri A.S. Kute *AKS*



2. Shri S.D. Patange *SP*

The Common Seal of the above named
Licensee MESSRS NAGREEKA EXPORTS LTD
through Authorized signatory

1000000000

ShivRatan Porelkar
Manager Commercial

ShivRatan
27/11/02



-was pursuant to a Resolution of its Board of Directors passed in that behalf on the

31st day of July 2006

affixed hereto in the presence of Shri.

K.C. Purohit and Shri. Shivratna Parashar

Directors of the Company ^{Authorised Signatory.} M/s Nagreeka Exports Ltd.

Exports Ltd. who,

in token of having affixed the Company's Rubber Seal has set his hand / have set their Respective hands hereto, in presence of -

1. श्री. चंद्रशेखर शंकर गमन
76612 विला. अ. 3101 मीमेड
Debate

2. Shamsunder H Babji
of Nagreeka Exports Ltd.
Yashraj, W.D. Kolhapur.

[Signature]



FOR NAGREEKA EXPORTS LIMITED
[Signature]
Authorised Signatory

FOR NAGREEKA EXPORTS LIMITED
[Signature]
Authorised Signatory

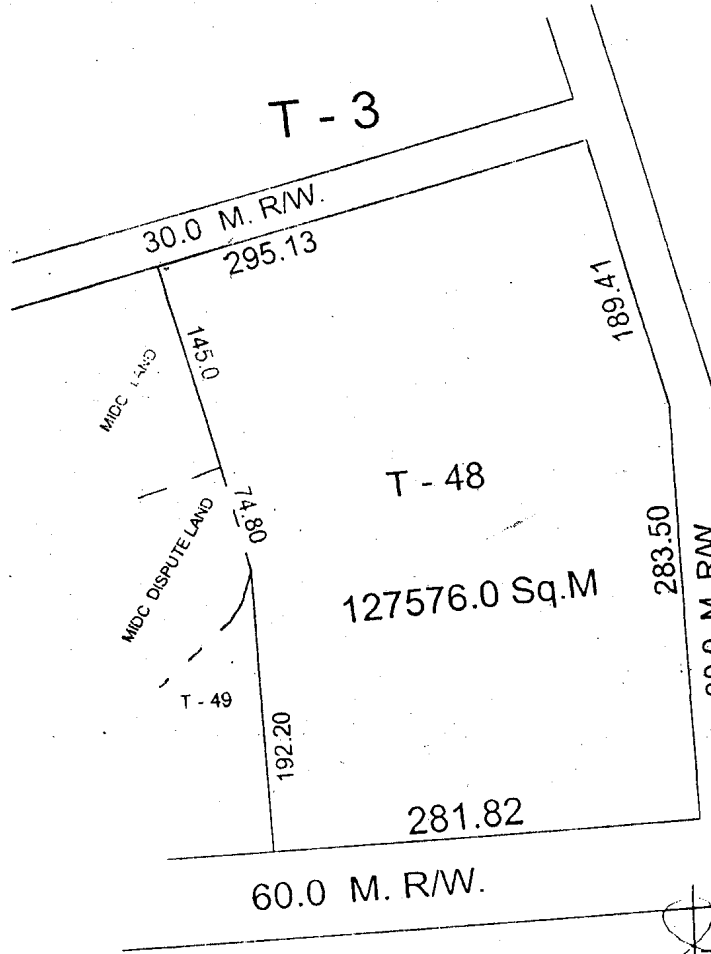


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दस्त क्र 0499 / 2006
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KAGAL-HATKANGALE FIVE-STAR INDL. AREA
 VILLAGE- TALANDAGE, TAL.- HATKANANGALE.
 DIST - KOLHAPUR, SCALE - 1 CM = 40 M.



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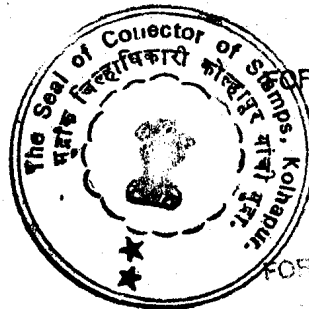
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21/10/06
 Deepak Kadam
 Head Surveyor
 Regional Office M.I.D.C. Kolhapur.



Pze 28/11/07
 Area Manager,
 M.I.D.C. Kolhapur Region
 Kolhapur.



FOR NAGREENA EXPORT LIMITED
 Authorized Signatory

FOR NAGREENA EXPORT LIMITED
 Authorized Signatory

FOURTH SCHEDULE
(Form of Lease)

ह. क. १.
दस्त क्र ६५११ / २००९
१४

THIS LEASE made at -----the-----day of-----

-----Two Thousand Seven-----
BETWEEN 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 Merzban Path, Ballard Estate, Mumbai - 400 038, hereinafter called "the Lessor" (which expression shall unless the context does not so admit, include its successors and assigns) of the one part.

AND MESSRS NAGREEKA EXPORTS LIMITED a Company incorporated under the Indian Companies Act VII of 1913 / Companies Act 1956 and having its registered office at 18, R.N. Mukherji Road, Kolkatta, West Bengal-700001 hereinafter called "the Lessee" (which expression shall unless the context does not so admit, include his successor or successors in business and permitted assigns) of the Other Part :

RECITALS:

WHERE AS by an agreement dated the -----Day of -----
199 ----- and made between the Lessor of the One Part and the Lessee of the Other Part the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and condition contain the said agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned:

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

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 Lessor have been estimated as Rs.-----
(Rupees -----) approximately per annum.

NOW THIS LEASE WITNESSETH AS follows :

DESCRIPTION OF LAND

1. In consideration of the premises and of the sum of Rs.----- (Rupees ----- only) paid by the Lessee to the Lessor as premium and of the rent here by reserved and of the covenants and agreement on the part of the Lessee herein after contained the Lessor doth hereby demise unto the Lessee ALL that piece of land known as Plot No. ----- in the ----- Industrial Area, and within / outside the limits of ----- Municipal Council within the Village limits of ----- Taluka ----- and Registration Sub-District ----- District and Registration District ----- containing by admeasurement ----- 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 hereafter 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/ninety nine years computed from the First day of _____ 19 _____ 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 Officer of the Chief Executive Officer, of the Lessor (herein after referred to as "the Chief Executive Officer" of the Lessor (herein after referred to as "the Chief Executive Officer" which expression shall include and other Officer to whom the duties or function 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 January each and every year.

CONVENANTS BY THE LESSEE

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:

TO PAY RENT

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

TO PAY RATES AND TAXES

(b) To pay all existing and future taxes, rates, assessments and outgoing 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 FEE OR SERVICE CHARGES

(c) Throughout the said term hereby created to pay to the Lessor from time to time such recurring fees in the nature of 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.

PLANTING OF TREES IN THE OPEN SPACE.

(d) The Lessee shall at its own expenses within a period of one year from the date hereof plant trees in the marginal space to be kept open to sky 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.

NOT TO EXCAVATE

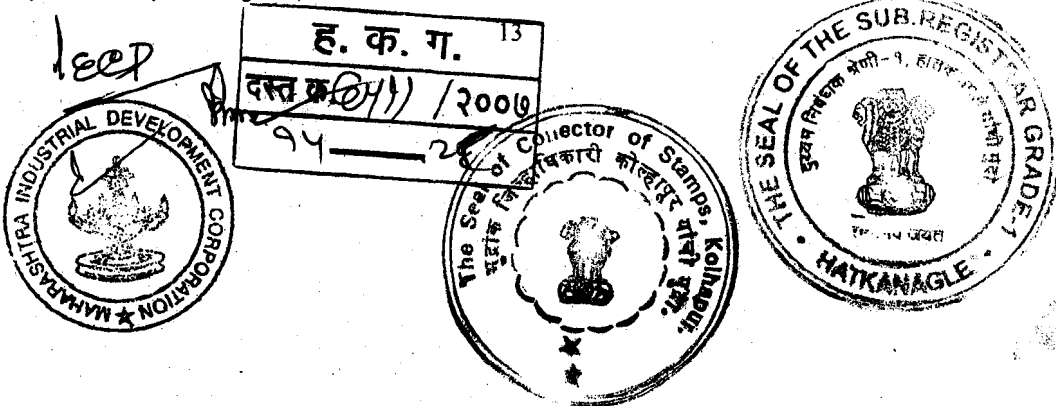
(e) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this lease.

NOT TO ERECT BEYOND BUILDING LINE

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

ACCESS ROAD

(g) The Lessee having at their own expense 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 incharge of said industrial area (hereinafter referred to as "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.)



THE COMPLY WITH PROVISION OF WATER (PREVENTION AND CONTROL OF POLLUTION) ACT 1974 AND AIR (PREVENTION AND CONTROL OF POLLUTION) ACT,1981.

(h) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 and the rules made thereunder as also with any conditions which may from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Act 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 of any breach or non-compliance of any such provision or condition as aforesaid.

TO BUILD AS PER AGREEMENT

(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 the Maharashtra Pollution Control Board as provided in the said Building Regulations.

PLANS TO BE SUBMITTED BEFORE BUILDING

(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 permitted 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.

INDEMNITY

(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 works 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.

TO BUILD ACCORDING TO RULES

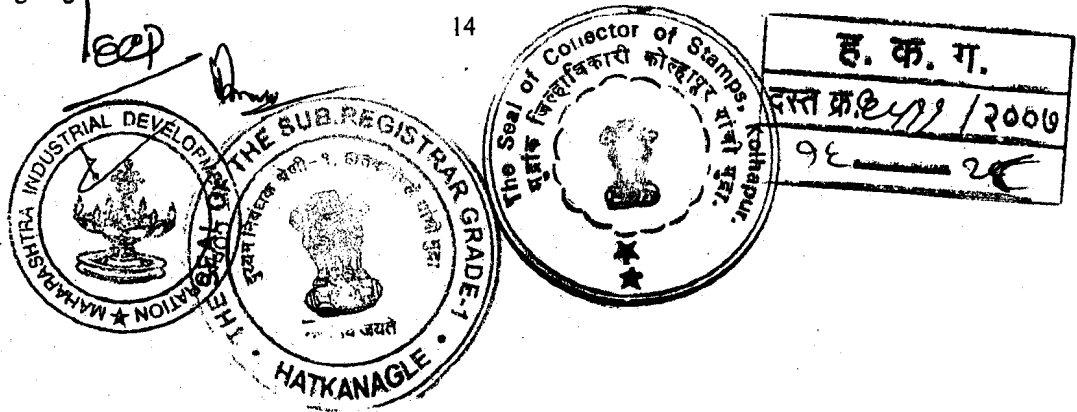
(l) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said Building Regulations and to all bye-laws, rules and regulations of the Municipality / Local Authority or other body having authority in that behalf 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.

SANITATION

(m) To observe and conform to all rules, regulations, and bye-laws of the Municipality / Local 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 labourers, 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 consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

ALTERNATION

(n) That no alternations 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 permission in writing of the Executive Engineer and in accordance with Building Regulations set out in the Second Schedule hereunder written



TO REPAIR

(o) Throughout the said term at the Lessee 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 white 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 ENTER AND INSPECT.

(p) 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 of the day during the terms hereby granted after a weeks previous notice to enter into and upon 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 to the Lessee call upon it to execute the repairs and upon there failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee.

NUISANCE.

(q) 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 the vicinity.

USER.

(r) 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 hereunder - written and not use the demised premises or any part thereof for any other purpose nor for the purpose of the any factory which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibration or fire-hazards, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Control Pollution Board 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.

INSURANCE

(s) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundation 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 building (excluding foundation and plinths) in sum well established insurance office to be approved by the Chief Executive Officer and on demand to the Chief Executive Officer the policy of such insurance and the current years receipt for the premium **AND ALSO** as often as any of the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys. Which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction 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 on hurricane or otherwise the Lessee will reinstate and repaired the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

DELIVERY OF POSSESSION AFTER EXPIRATION

(t) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon **PROVIDED ALWAYS** that the Lessee shall be at liberty if it shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and



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conditions herein contained prior to the expiration of the said term to remove and appropriate to itself all buildings erections 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, erections or structures may have been removed.

NOT TO ASSIGN

(u) Not to assign underlet or part with the possession of the demised premises or any part thereof any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in this 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 Lessee's interest therein so as to cause any division by meters and bounds or otherwise to alter the nature of this present demise.

ASSIGNMENTS TO TO BE REGISTRED WITH LESSOR.

(v) If the Lessee shall sell, 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.

TO GIVE PREFERENCE IN EMPLOYMENT OF LABOUR

(w) (i) 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.

(w) (ii) 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 equipments / machineries used by the Licensee and the general qualifications of the local labour.

NOTICE IN CASE OF DEATH

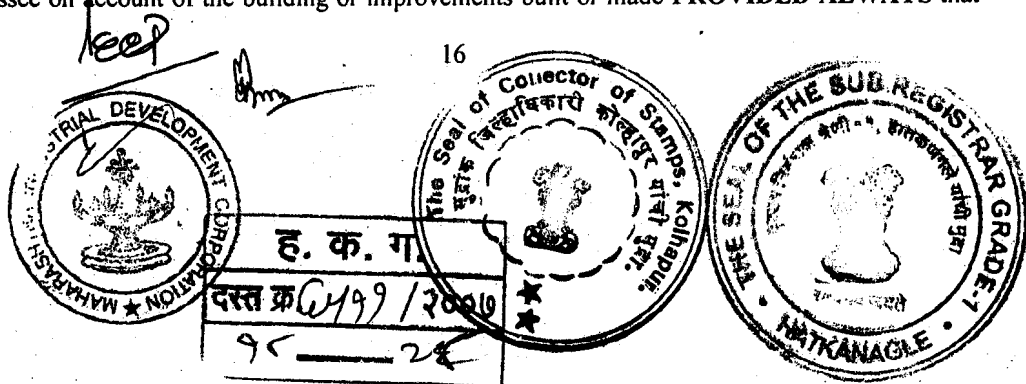
(x) And in the event of death of the permitted assign or assigns of the lessee being natural person, the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

RECOVERY OF RENT, FEES ETC AS LAND REVENUE

3. If and whenever any part of the rent of hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from the lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966(XLI of 1966).

RENT, FEES ETC. IN ARREAR

4. If the said rent hereby reserved or recurring fees or service charges payable by the lessee hereunder shall be in Arrears for the space of thirty days whether the same shall have been 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 the any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal there of 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 hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the 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 lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

LESSOR'S COVENANT FOR PEACE FUL ENJOYMENT

5. 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 lawfully claiming by from or under the Lessor.

REGISTRAION OF ESTATE RULES

6. The layout of the _____ Industrial area of 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 then against the Lessor or any person claiming under the Lessor.

RENEWAL OF LEASE.

7. If the Lessee shall have duly performed and observed the covenants and condition 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 expense in every respect of the Lessee grant to the Lessee a new Lease of the demised premises for a further term of years on payment of premium as may be determined by the Lessor and with covenants, provisions and stipulations hereinbefore 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.

COST AND CHARGES TO BE BORNE BY THE LESSEE

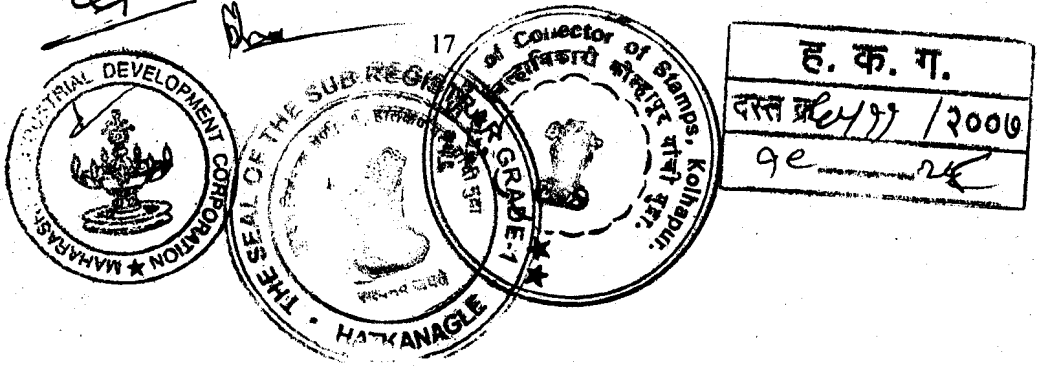
8. The stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

MARGINAL NOTES.

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

IN WITNESS WHEREOF Shri. _____

_____ the General Manager (Legal) / Regional Officer of MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION has, for and on behalf of the MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, the Lessor above named, set his hand affixed the Common Seal of the Corporation hereto on its behalf, and the Lessee set his / her hand their to the day and year first above written.



FIRST SCHEDULE
(Description of Land)

All that piece of land known as Plot No (s) T - 48 in the **Kagal Hathkangale Five Star Industrial Area**, within the village limits of **Talandge** and outside the limits of **Kolhapur Municipal Council**, Taluka **Hathkangale District Kolhapur** containing by admeasurement **127576** square meters or thereabouts and bounded as follows that is to say:-

On or towards the North by MIDC Road 30.00 M R/W

On or towards the South by MIDC Road 60.00 M R/W

On or towards the East by MIDC Road 30.00 M R/W

On or towards the West by Plot No T-49 and MIDC Land

SECOND SCHEDULE
(Building Regulations)

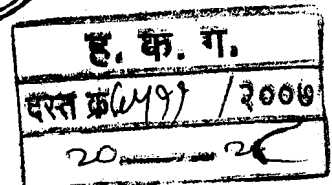
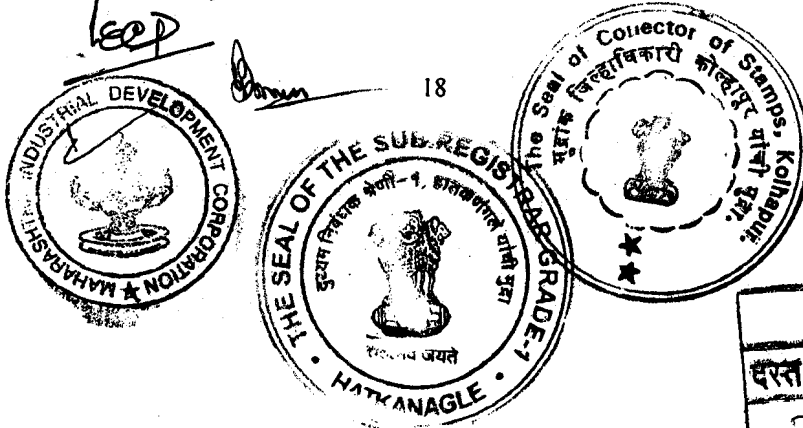
1. The Building Regulation of "A" class Municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area.

2. The periphery of the plot shall be utilised for the purpose of planting trees. At least on 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.

3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is attached.

4. No construction work shall be commenced unless the plans, elevations and sections have been approved by the officer authorised by the Lessor, and no additions or alterations to building, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.

5. The Lessee shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the water (Prevention and Control of Pollution) Act,1974 and Air (Prevention and Control of the Pollution) Act1981, as regards water pollution as also air pollution and shall duly comply with the direction which may from time to time be issued by the said Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.

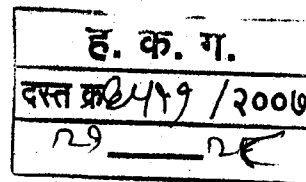


6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee Where more than one Lessee is concerned with the same boundary mark the officer authorised by the Lessor shall allocate this obligation suitably.

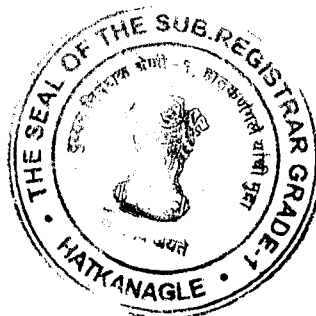
7. 3 set of the specifications, plans, elevations and sections as approved by the Local Authority / Planning Authority shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE
(List of Obnoxious Industries)

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizer from previously processed material 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, hydro-chloric or other acid manufacture or there use or storage except as accessory to be 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 processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire works.
11. Fat rendering.
12. Fat, tallows, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxylin manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reduction, dumping or in incineration
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning curing or storage or of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.



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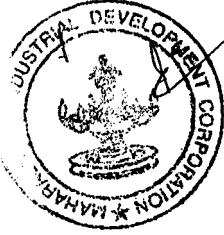
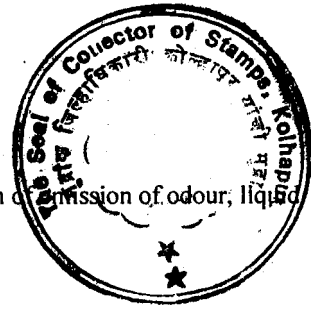


23. Paper and paper products.

24. Charcoal.

25. Manufacture of viscose Rayon.

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



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<i>[Signature]</i>



Nagreeka® EXPORTS LIMITED

(EXPORT ORIENTED SPINNING & KNITTING UNIT)

OFF : 7, KALA BHAVAN, 3, MATHEW ROAD, MUMBAI-400 004, INDIA.
PHONE : 91-22-23670365 / 23618873 • Fax : 91-22-2363 0475

Grams : Unicottex Bombay • Email : info@nagreeka.com • Website : www.nagreeka.com



ISO 9001:2000

EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S. NAGREEKA EXPORTS LIMITED AT ITS MEETING HELD ON 31.07.2006 AT ITS REGISTERED OFFICE AT 18, R.N.MUKHERJEE ROAD, KOLKATA - 700 001.

“RESOLVED THAT in supersession of the resolution passed by the Board of Directors of the Company at their earlier meetings regarding authorization of the office bearers of the Company to represent the offices mentioned hereunder, the Company do authorize Mr K C Purohit - Wholtime Director, Mr Abhay S. Bhide - Vice President (Operation), Mr Vinod Garg - Manager Finance, Mr Shivratn Parashar - Commercial Manager, Mr N M Agarwal - Authorised Signatory, Col. Dilip D. Thorat - DGM Adm. & Personnel, Mr S Patil - Personnel Manager and Mr Ramesh Karwa - Manager Accounts of the Company are jointly and severally authorized to represent on behalf of the Company at the following offices:

1. Office of the Development Commissioner, Seepz, Mumbai
2. Office of the Hon'ble Tribunal / Commissioner / Deputy Commissioner of Central Excise & Customs at Pune, Kolhapur and Mumbai
3. Office of the Commissioner / Deputy Commissioner of Sales Tax at Kolhapur and Mumbai
4. Office of the SICOM Limited at Kolhapur and Mumbai
5. Office of the Factory Inspector at Pune, Kolhapur and Mumbai
6. Office of the Labour Commissioner at Pune, Kolhapur and Mumbai
7. Office of the Maharashtra State Electricity Board, Maharashtra Distributor Company Ltd at Pune, Kolhapur and Mumbai
8. Office of the Commissioner of Income Tax at Pune, Kolhapur, Mumbai and Kolkata
9. Office of the Irrigation Department at Pune, Kolhapur and Mumbai
10. Office of the Maharashtra Pollution Control Board at Pune, Kolhapur and Mumbai
11. Office of the Govt. of Maharashtra Water Resources Dept
12. Office of the Jt. Director of Industries at Pune and Mumbai
13. Office of the Commissioner of Provident Fund
14. Office of the Gram Panchayat/Collector/ Tehsildar at Kolhapur, Pune and Mumbai
15. Office of the Maharashtra Industrial Development Corporation at Mumbai, Kolhapur and Pune.

And to sign all the papers, execute documents and to do all acts, deeds, things and matters as may be required for this purpose on behalf of the Company.

Sd/-
Chairman

Certified to be true copy

For Nagreeka Exports Limited

Sunil Patwar
Managing Director

TRUE COPY

FOR NAGREEKA EXPORTS LIMITED

Authorised Signatory

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दस्त क्र (६४) १ / २००७

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EGD. OFFICE : 18, R.N. MUKHERJEE ROAD, KOLKATA-700 001, INDIA. PHONE : 91-33-2210 8827 / 8828 / 8786, FAX : 91-33-2248-1693, CABLE : BESTRIAL, TELEX : 021-7072 IOCE IN
FACTORY : VILLAGE YAVALUJ, TAL. : KOLHAPUR, DIST. KOLHAPUR-416 203. PHONE : 0231-2420639, 02328-237226, FAX : 0231-2420638, Email: kdp_nagreeka@sanchamet.in



Knit, Ideas - For Success

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

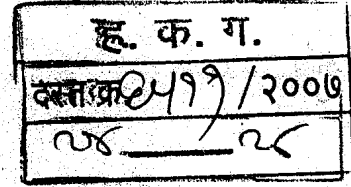
Tel : +91-231-2658371 +91-231-2663612
Fax : +91-231-2657587
E-mail : rokolhapur@midcindia.org

Regional Office, Kolhapur
Udyog Bhavan,
Nagala Park,
Near Collector Office,
KOLHAPUR
416003

No. KOP\KOR\Case No. / 7446

Date : 28/11/2007

To,
✓ M/s Nagarika Exports Ltd
Laxmi Takadi, Village Yveluy
Tal- Panhala Dist. Kolhapur



Subject : Plot No. T-48
From Kagal-Hatkanole INDUSTRIAL AREA
Execution of Agreement to Lease.

Sir/Madam/Gentlemen,

The Agreement to Lease in respect of the above said plot has been executed on 28.11.2007

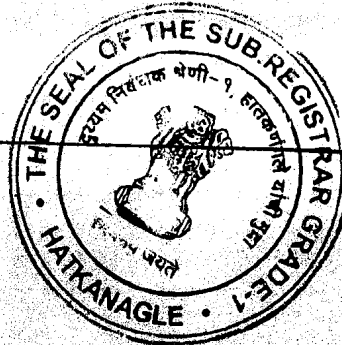
The Agreement o Lease is to be presented to the Sub-Registrar of Assurances for the purpose of registration within a specific time limit prescribed by the law viz. within 4 months from the date of execution of documents. We would request you to lodge both copies of the Agreement to Lease for the registration making.


- (1) The original returnable to you and
- (2) The duplicate to the
Regional Office, Kolhapur
Udyog Bhavan,
Nagla Park,
Near Collector Office,
KOLHAPUR-416003

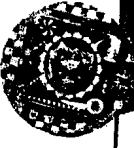

(3) Three Xerox copies of original documents of Agreement to Lease on the ledger paper duly executed by yourself and MIDC, be submitted to the Sub-Registrar alongwith original document. Xerox copies should be prepared by inserting butter papers amongst all the pages of the documents. The Government in the Revenue and forest Department by its Notification No. RGN. 2001/328/ Cr.No.83/M-1, dated 14th Aug 2002 has exempted the undersigned from appearing before the Sub-Registration of Assurances for the purpose of registration of the Agreement to 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.

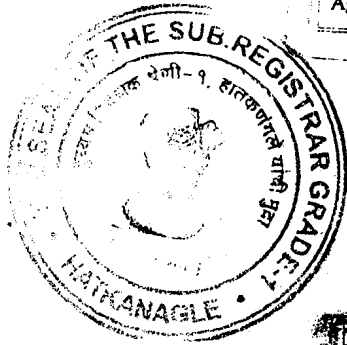
We inform you that Income Tax Authorities have omitted Section 230A(1) of Income Tax Act-61 from the statute book with the effect from 01/06/2001 by finance Act-2001. Therefore no question arises of issuing any certificate under the said Section by the undersigned.




 भारत निवडणुक आयोग
 Election Commission of India
 ओळखपत्र
 IDENTITY CARD
 JSS1236751


मतदाराचे नांव : सगर हैबतराव कदम
 Elector's Name : Sagar Haibatrao Kadam
 वडीलांचे नांव : हैबतराव कदम
 Father's Name : Haibatrao Kadam
 लिंग : पू Sex : M
 1/1/2006 रोजी वय : 24
 Age as on 1/1/2006





ह. क. ग.

दस्त क्र. ४५१ / २००७

२६ — २६


 Election Commission of India
 भारत निवडणुक आयोग
 IDENTITY CARD
 ओळखपत्र
 MT/47/279/603233

Elector's Name : Shaikh Mahammad
 मतदाराचे नाव : शेख महंमद
 Father's/Mother's/
 Husband's Name : Babumiyan
 वडील/आई/पत्नीचे नाव : बाबूमियाँ
 Sex : M लिंग : पु
 Age as on 1.1.94 : 42
 1.1.94 रोजी वय

05/12/2007

दुय्यम निबंधकः

5:12:42 pm

हातकणंगले

दस्त गोषवारा भाग-1



हकग

दस्त क्र 6511/2007

210126

दस्त क्रमांक : 6511/2007

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: नागरीका एक्सपोर्ट लिमि.तर्फे मनेजर शिवरतन - पारासर पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: सरोजशांती संकुल 1110 के/ई फस्टफ्लोअर शाहुपुरी 5 बंगला	लिहून देणार वय 42 सही		
2	नाव: - कागल व हातकणंगले तालुका फाईव्ह स्टार एम आय डी सी कोल्हापूर पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही	उपलब्ध नाही	उपलब्ध नाही





दस्त गोषवारा भाग - 2

हकग

दस्त क्रमांक (6511/2007)

२८-२८

दस्त क्र. [हकग-6511-2007] चा गोषवारा
बाजार मुल्य : 17223000 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 6538 दिनांक: 05/12/2007
पावतीचे वर्णन
नाव: नागरीका एक्सपोर्ट लिमि.तर्फे मॅनेजर
शिवरतन - पारासर

दस्त हजर केल्याचा दिनांक : 05/12/2007 05:06 PM
निष्पादनाचा दिनांक : 28/11/2007
दस्त हजर करणा-याची सही :

30000 : नोंदणी फी
560 : नक्कल (अ. 11(1)), पुस्तिकाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) च्या
एकत्रित फी

एकूण

दस्ताचा प्रकार : 36 भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 05/12/2007 05:06 PM
शिक्का क्र. 2 ची वेळ : (फी) 05/12/2007 05:09 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 05/12/2007 05:11 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 05/12/2007 05:11 PM

दस्त नोंद केल्याचा दिनांक : 05/12/2007 05:12 PM

दुय्यम निबंधक श्रेणी १ हातकणंगले.

ओळख :
खालील इसम असे निवेदीत करतात की, हे दस्तपत्रपत्रक कोणत्या व्यक्तीस ओळखता
व त्यांची ओळख पटवितात.

1) सागर हेबत्ती कदम , घर/फ्लॅट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: कळंबा कोल्हापूर

तालुका: -

पिन: -

2) महंमद बाबुमिया शोख , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

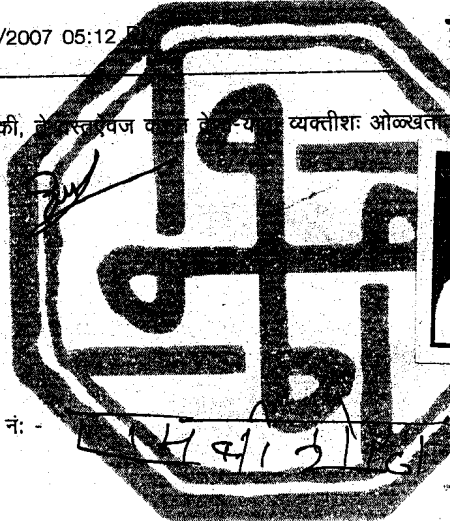
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: हातकणंगले

तालुका: -

पिन: -



मुद्रांक शुल्क: सवलत : कृ/अभि.प्र.कृ 408/07 प्रमाणित करणेत येते की ,
प्रस्तुत मसुद्यास महाराष्ट्र शासन राजपत्र दिनांक 10 मे 2001 अन्वये आदेश
कृ.मुद्रांक 2007/-/ प्र. कृ. 196(1)/म-1 , दिनांक 12/6 /2007 नुसार तसेच
जिल्हा उद्योग सहसंचालक मुंबई यांचेकडील जा क्र बी- 22829 /दिनांक
13/9/07 चे प्रमाणपत्रा नुसार मु शु माफी आहे कमीत कमी मु शु 100 वसुल
केले आहे

पुस्तक क्रमांक एक
क्रमांक २५११ वर
नोंदला.

दुय्यम निबंधक श्रेणी १, हातकणंगले.

दुय्यम निबंधक श्रेणी - १
दिनांक ५ माहे १२ सन २००७

प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण २ पाने आहेत.

दुय्यम निबंधक श्रेणी १, हातकणंगले





Wednesday, December 05, 2007

5:10:45 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6538

गावाचे नाव तळदगे

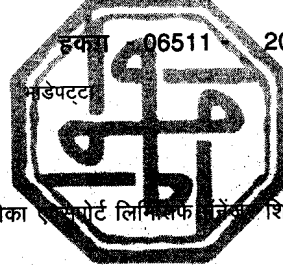
दिनांक 05/12/2007

दस्तऐवजाचा अनुक्रमांक

हका 06511 2007

दस्ता ऐवजाचा प्रकार

मंडेपट्ट



सादर करणाराचे नाव: नागरीका, एम्पोर्ट लिमिटेड, शिवरतन - पारासर

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28) :- 560.00

एकूण रु. 30560.00

आपणास हा दस्त अंदाजे 5:24PM ह्या वेळेस मिळेल

दुय्यम निबंधक
हातकणंगले

बाजार मुल्य: 17223000 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 100 रु.

Maharashtra Industrial Development Corporation
(A Government of Maharashtra Undertaking)

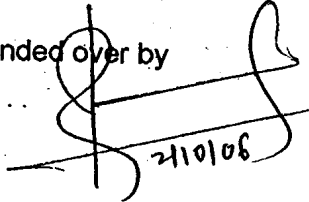
POSSESSION RECEIPT

I, Shri. Deepak R. Kadam., Head Surveyor on behalf of the Maharashtra Industrial Development Corporation and Shri. K. C. Purohit, Director on behalf of M/s. Nagreeka Exports Ltd. have this day respectively handed over and taken over the possession of Plot No. T - 48. admeasuring 127576.0 sq. mtrs in Kagal - Hatkanangale Indl. Area, District- Kolhapur after actual measurement and demarcation of the plot on the site.

Place:- Kagal Hatkanangale Indl. Area

Date- 02/10/2006

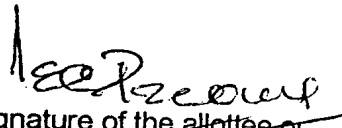
Handed over by




Deepak R. Kadam, Head Surveyor
M.I.D.C. Kolhapur.
(Signature of the officer with Designation)



Taken over by


(Signature of the allottee or
representative with his Designation)

"Though the physical possession of the Plot No. T - 48 is handed over today on Dt. 02/10/2006, the legal title to the plot, shall be passed on to the allottee only after the legal documents as prescribed by MIDC are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to the person, To whom the plot is handed over."


Shri. K. C. Purohit, Director