

452/3607

पावती

Original/Duplicate

Thursday, June 04, 2015

नोंदणी क्र. :39म

4:57 PM

Regn.:39M

पावती क्र.: 4346 दिनांक: 04/06/2015

गावाचे नाव: खालुंब्रे

दस्तऐवजाचा अनुक्रमांक: कडपर-3607-2015

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: मे. केएसएच डीस्ट्रीपार्कस प्रा.लि. तर्फे अधिकृत स्वाक्षरी करणार
चंद्रवीरसिंग - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

एकूण:

रु. 1080.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

5:09 PM ह्या वेळेस मिळेल.

KED2

सह दुय्यम निबंधक खेड क्र.२(पुणे)

बाजार मूल्य: रु.505400000/-

मोबदला: रु.505400000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 980/-

नोंदणी फी माफी असल्यास तपशिल :-

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



04/06/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. खेड-२

दस्त क्रमांक : 3607/2015

नोदणी :

Regn:63m

गावाचे नाव : 1) खालुंब्रे

(1)विलेखाचा प्रकार भाडेपट्टा

(2)मोबदला 505400000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 505400000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे खालुंब्रे येथील चाकण एम.आय.डी.सी. एरिया मधील फेज 2 मधील प्लॉट नं. P-5,यांसी क्षेत्र 152000 चौ.मी. अशी मिळकत.(भाडेपट्टा दु नि खेड यांचे कार्यालयातील दस्त नं. 3066/2014 अन्वये मुशू व नोंदणी फी वसुल)((Plot Number : P-5 ;)) इतर हक्क :

(5) क्षेत्रफळ

1) 152000 चौ.मीटर पोटखराब क्षेत्र : 0 NA

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. केएसएच डीस्ट्रीपार्कस प्रा.लि. तर्फे अधिकृत स्वाक्षरी करणार चंद्रवीरसिंग - - वय:-40; पत्ता:-, -, -, नवलाख उंबरे, ता. मावळ, जि. पुणे., आंबाळे, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-410507 पॅन नं:-AACCK9076H

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-एम.आय.डी.सी. पुणे तर्फे रिजनल ऑफीसर अजित पी. देशमुख - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अंधेरी पूर्व, मुंबई. , महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 04/06/2015

(10)दस्त नोंदणी केल्याचा दिनांक 04/06/2015

(11)अनुक्रमांक,खंड व पृष्ठ 3607/2015

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100

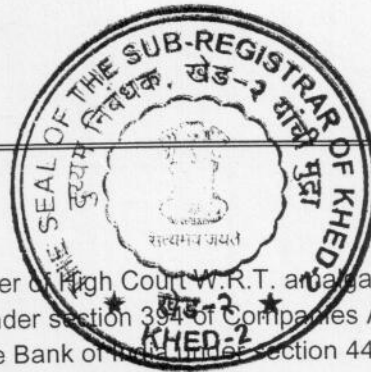
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

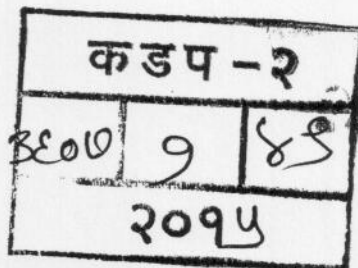
If relating to Order of High Court W.R.T. and amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.



CHALLAN
MTR Form Number-6

GRN MH001372945201516E		BARCODE		Date 04/06/2015-17:44:16		Form ID 36	
Department Inspector General Of Registration				Payer Details			
Type of Payment Non-Judicial Customer-Direct Payment				TAX ID (If Any)			
Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)			
Office Name KED2_KHED 2 SUB REGISTRAR				Full Name		M/s KSH Distriparks Pvt Ltd	
Location PUNE				Flat/Block No.		P-5	
Year 2015-2016 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Sale of NonJudicial Stamp			100.00		-		
					Area/Locality		
					Khalumbre		
					Town/City/District		
					PIN		
					4 1 0 5 0 1		
			Remarks (If Any)				
			PAN2=~PN=MIDC~CA=				
Total			100.00		Amount In Words One Hundred Rupees Only		
Payment Details CORPORATION BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.	
				03502302015060400460		RS04062015869869	
Cheque/DD No				Date		04/06/2015-17:42:00	
Name of Bank				Bank-Branch		CORPORATION BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available



C.F.V

THIS LEASE made at Pune the _____ day of _____ Two Thousand Fifteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATOIN, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

M/s KSH DISTRI PARKS PVT LTD a Company incorporated under the Companies Act 2013 and having its registered office at A-18, A-18/1, Talegaon MIDC Navlakhumbre, Tal Mawal, Dist Pune-410507 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 Second Part.

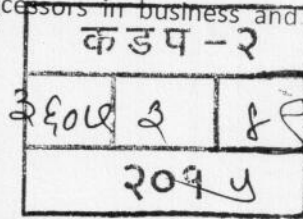
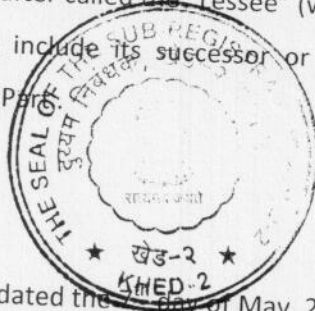
WHEREAS

RECITALS :-

By an Agreement to Lease dated the _____ day of May 2014 and made between the Lessor of the One Part and the Lessees of the Other Part, the Lessor agreed to grant to the Lessees upon the performance and observance by the Lessees of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximetaly - 152000 square meters or thereabouts in Chakan Industrial Area Ph-II bearing Plot No P-5 hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

The said Agreement to Lease is registered with the Sub-Registrar of Assurances, Khed-II, Under Serial No 3066 on 8th day of May 2014.

(B) The Lessee has paid the Stamp Duty of Rs.1,81,94,500/- (Rupees One Crore Eighty One Lacs Ninety Four Thousand Five Hundred only) on the 29th day of April 2014 on the Agreement to Lease dated 07/05/2014 on the amount of the premium of Rs.50,54,00,000/- (Rupees Fifty Crore Fifty Four Lacs only)



(C) At the request of the Original Allottee the Lessor handed over the possession of the Demised Land to the Lessee on the 03/04/2014 and the Lessee have got building plan for 107562.86 Sq.m. i.e. 0.786 from on the demised land as per plans approved by the Lessor and the Lessee will obtain Building Completion Certificate (BCC) from the Lessor on or before i.e 02/04/2016

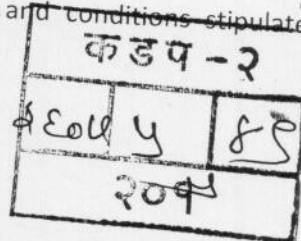
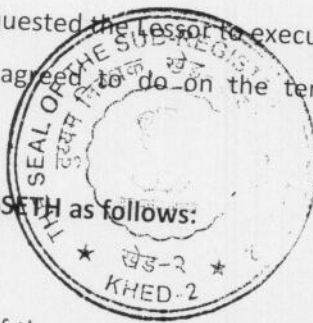
AND where as although the lessees have not carried out the construction of the building as per the conditions of the said agreement to lease, the lessees have before the commencement/completion of the construction of the Multi Modal Logistics & Industrial Park (MML & IP) and other structures required to be completed under the agreement to lease requested the lessor to grant a lease of the said land by making a representation to the Lessor that the lessees have applied to the **THE FEDERAL BANK LTD** a financial institution approved by the lessor to advance to the Lessees certain loans which the said financial Institution is willing to do against the security inter alia of the said plot provided the Lessees obtains a Lease the plot from the Lessor even before the commencement of such construction and the Lessor consents for the execution of the required mortgage.

(D) The Lessee has now requested the Lessor to execute lease in favour of the Lessee which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

NOW THIS LEASE WITNESSETH as follows:

1. Description of land:

(D) In consideration of the sum of Rs.50,54,00,000/- (Rupees Fifty Crore Fifty Four Lacs only) paid by the Lessee to the Lessor as towards land premium of the rent hereby reserved and of the covenants and agreements on the part of the Lessees hereinafter contained the Lessor doth hereby demise unto the Lessee. ALL that piece of land known as **P-5** in the **Chakan** Industrial Area Ph-II and within Village limits of **Khalumbare** Taluka and Registration sub-District **Khed** District **Pune** containing by admeasurements **152000** square Meters or thereabouts and more particularly described in the First Schedule here underwritten and bounded 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 (hereinafter referred to as "Demised Land") 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 Demised Land unto the term of 95 years computed from the **First day of April 2014** subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF yearly rent of rupee one during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") 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 by the Lessor. The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

Covenants by the Lessee :-

The Lessees with intent to bind all persons into whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows :

a) To Pay Rent :-

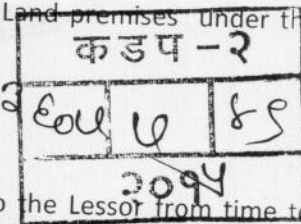
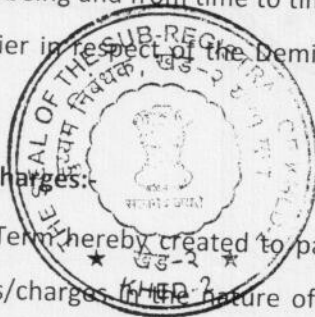
During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

b) To Pay Rates and Taxes :-

To pay all existing and future taxes, rates, assessments and outgoing of every description for the time being and from time to time payable either by Lessees or tenant or by the occupier in respect of the Demised Land premises under the applicable law.

c) To Pay Fees or Service Charges:-

i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed thereunder by the Lessor in respect of the amenities or common facilities provided by the



Lessor. The Lessees shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

ii) All charges including rent, recurring fees, service charges due and payable by Lessees, if not paid within the stipulated time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Lessor from time to time.

(d) Planting of Trees in the Periphery of the Plot:-

The Lessees shall at its own expense 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 Land.

(e) Not to Excavate :-

Not to make any excavation upon of the said Demised Land or any part thereof 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.

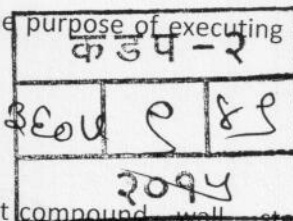
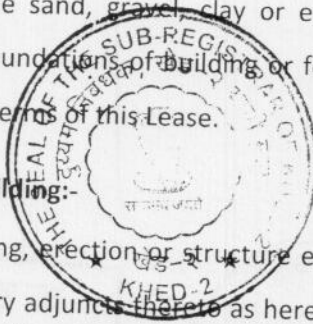
(f) Not to erect beyond Building:-

Not to erect any building, erection or structure except compound wall, steps, 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 or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA " which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

(g) Access Road :-

The Lessees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.

MENT CORPORA



(h) To comply with the Provision of the Water (Prevention 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 Lessees 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 as may be amended from time to time and the rules made thereunder as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever 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.

Membership of CETP:-

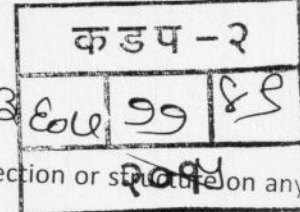
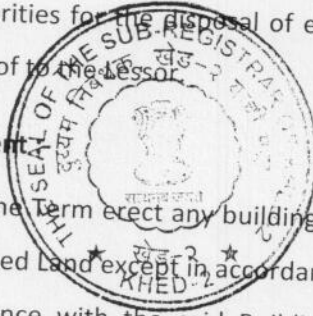
If applicable the Lessor/SPA shall direct the Lessees to become a member of Common Effluent Treatment plant (CETP) and the Lessees shall follow such direction of the SPA/ Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

(i) To Build As Per Agreement

Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations set out in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

(j) Plans to be submitted before building :-

That no additional building or erection to be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.



(k) **Indemnity :-**

To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

(l) **Not to cause any damage:-**

Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessees call upon them to rectify the damages and upon Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessee.

(m) **Completion of construction of Multi Modal Logistics & Industrial Park (MML & IP) :-**

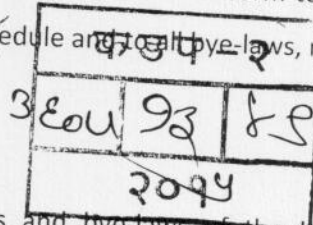
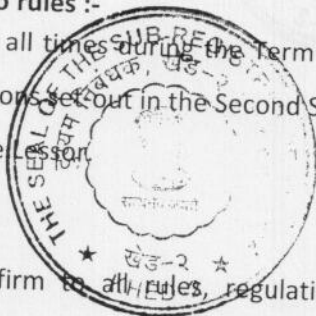
The Lessees shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessees and/or as modified from time to time with due approval of the Lessor. In the event the Lessees does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

(n) **To build according to rules :-**

The Lessees shall at all times during the Term to observe and conform to the said Building Regulations set out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor.

(o) **Sanitation :-**

To observe and confirm to all rules, regulations and bye-laws of the 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 facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the



Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.

(p) Alterations :-

That no alteration or additions shall 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 SPA.

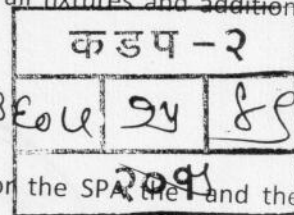
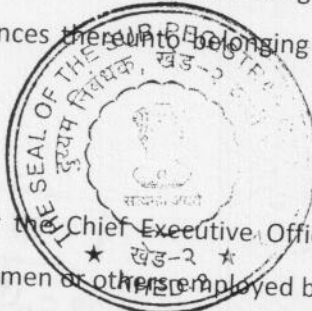
NT CORP.

(q) To repair :-

Throughout the said Term at the Lessees 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 SPA. The said building and premises and the drains, compound walls and fences thereto belonging and all fixtures and additions thereto.

(r) To enter and inspect :-

To permit the Lessor or the Chief Executive Officer or the SPA the and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the Demised Land 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 Lessees call upon him/it/them to execute the repairs and upon Lessee failure to do so within a reasonable time the Lessor may do such repairs at the expense in all respect of the Lessees.



(s) Nuisance :-

Not to do or permit any thing to be done on the demises premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

Handwritten signature



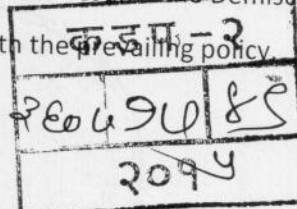
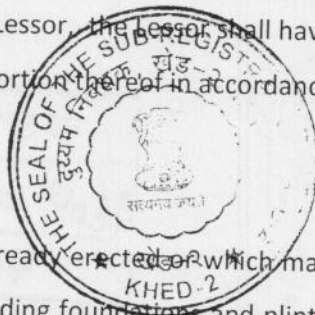
(t) User :-

(i) To use the Demised Land only for the purpose of **Multi Modal Logistics & Industrial Park (MML & IP)** as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder- written and not to use the Demised Land or any part thereof for any other purpose nor 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 said Maharashtra Prevention of Water 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.

(ii) The Lessee also agrees that in the event during the term of the lease the Lessee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

(u) Insurance :-

To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the names of the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA 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 Lessees will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby



reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

(v) **Delivery of possession after expiration:-**

At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessees shall be at liberty if Lessees 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 conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

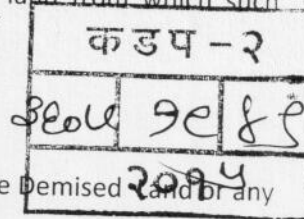
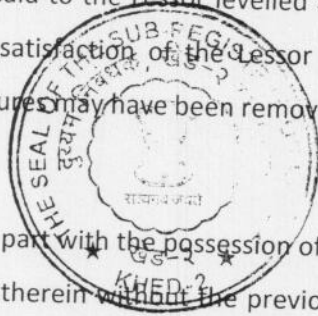
(w) **Not to Assign :-**

(i) Not to assign, underlet or part with the possession of the Demised Land 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 condition as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

(ii) If the Lessees has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessees for termination of this Lease unilaterally.

(x) **Assignments to be registered with Lessor :-**

Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessees's expenses 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.

(y) **To give preference in employment of Labour :-**

(i) That In employing skilled and unskilled labour, the Lessee shall give first preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industrial.

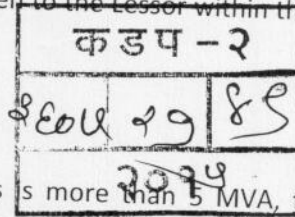
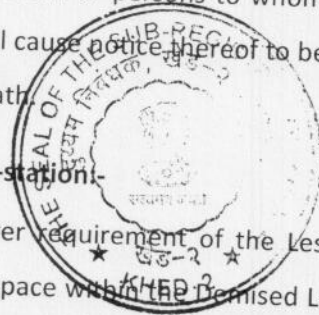
ii) The Lessee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessee and fulfilling the general qualifications as prescribed by the Licensee.

(z) **Notice in case of death :-**

In the event of death of the Lessee permitted assignee or assignees of the Lessee being a natural 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.

(zz) **Provision of EHV Sub-station:-**

In the event the power requirement of the Lessees is more than 5 MVA, the Lessees shall provide space within the demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessees shall plan the land requirement considering the land requirement of EHV Sub-Station.



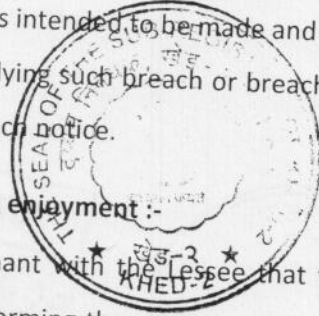
3. **Recovery of Rent fees etc. as land revenue :-**

If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessees hereunder shall be in arrear, the same may be recovered from the Lessees as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.



4. **Rent, fees Etc. in arrears :-**

If the said rent hereby reserved or recurring fees or service charges or any other 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 and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal there of shall absolutely cease and Lease the shall be 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 Land 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 the Lessor shall have given to the Lessee or left on some part of the Demised Land 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 the term of three months after the giving or leaving of such notice.



3804 83 85		
2094		

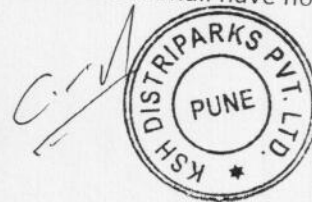
5. **Lessor's Covenant for peaceful enjoyment :-**

The Lessor doth hereby covenant with the Lessee that the Lessees paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee part contained shall and may peaceably enjoy the Demised Land or 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.

6. **Alteration of estate rules :-**

The layout of the **Chakan** Industrial Area Ph-II and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessees shall have no

[Handwritten signature]



right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

7. **Provisions of MID Act applicable :-**

That the Lessees shall observe and conform the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act from time to time.

8. **Notices :-**

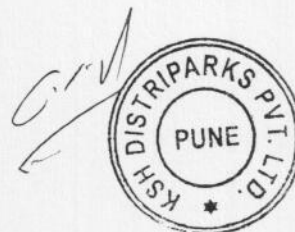
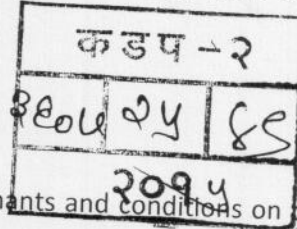
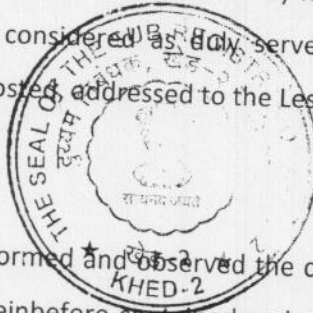
All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and any notice to be given to the Lessees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee.

9. **Renewal of Lease :-**

If the Lessee 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 Land premises then Lessees shall give notice in writing of such desire to the Lessor at least six months 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 Land for a further term of 95 years on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

10. **Cost and charges to be borne by the Lessee:-**

The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration 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 Lessees.



11. Marginal Notes.

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

12. You will have to obtain a clearance from Maharashtra Pollution Control Board before commencing the Production.

13. Undertaking to the effect that the solid waste generated shall be disposed on the land allotted to you.

14. Time limit for obtaining B.C.C. for atleast 20% of permissible FSI is 2 years from the date of possession or date of Agreement to Lease whichever is earlier.

15. If B.C.C. is not obtained within 2 years, then extension of time limit for 1 year will be granted on recovery of 25% non refundable additional premium at the rate which is in force on the date of completion of 2 years.

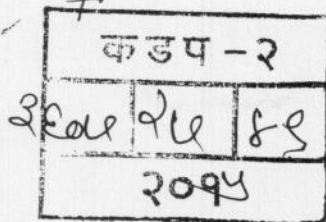
16. Plot can be transferred only after 5 years by recovery of 100% differential premium.

17. Plot has to be utilized only for the purpose of activity for which plot is allotted, Permission will not be granted in any case for use of IT/BT/ commercial/Residential etc. only.

18. You have to submit the proof of unit going into the production within stipulated period.

19. Allottee cannot dispute on non availability of infrastructure, and cannot claim for rescheduling of plot development, as agreed to in the undertaking.

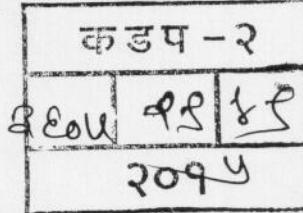
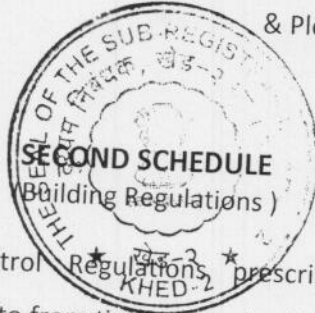
IN WITNESS WHEREOF Shri. Ajit Deshmukh, Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf. AND the Lessees have hereunto set their hand on the day and year first above written.



FIRST SCHEDULE
(Description of land)

All the piece or parcel of land known as Plot No. **P-5** in the **Chakan Industrial Area Ph-II** within the village limits of **Khalumbare** Taluka and Registration, Sub-District **Khed**, and District **Pune** containing by admeasurement **152000 Sq.Mtrs.** or thereabouts and bounded by Red coloured boundary lines on the plan annexed hereto, that is to say:

On or towards the North by : Plot No A-22/A & Nalla
On or towards the South by : MIDC Road R/W 60.0 M
On or towards the East by : Nalla
On or towards the West by : Plot No AM-4, Plot No A-23/1,
& Plot No A-22/A/1



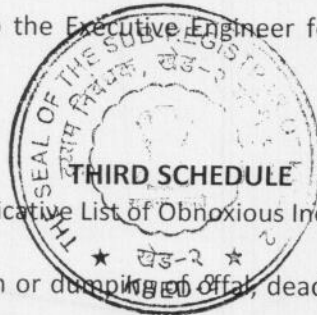
1. The Development Control Regulations, prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
2. The Lessee shall utilise the periphery of the plot for the purpose 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 but within the demised premises.
3. The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and 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 directions which may from time to time be issued by the said

A



pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration 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 Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessees during the period of construction of buildings. Where more than one Lessees is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.



(Indicative List of Obnoxious Industries)

कडप-२		
२६०५	३९	४९
२०९५		

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fire-works.
5. Fat rendering.
6. Fat, tallow, grease or lard refining or manufacture.
7. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.



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

SIGNED, SEALED AND DELIVERED BY

SHRI AJIT DESHMUKH, Regional Officer
of the withinnamed Maharashtra Industrial
Development Corporation
in the presence of :-

1) M. P. Girmal *[Signature]*

2) P. M. Adsul *[Signature]*



[Signature]
Regional Officer
M.I.D.C., Pune-3.



Common Seal of the

Above named Lessee

M/s KSH DISTRI PARKS PVT LTD

was, pursuant to a Resolution

Of its Board of Directors passed in

that behalf on the 22nd day

of January 2015 affixed hereto in

the presence of :

CHANDRAVEER SINGH

Director (s) of the Company

KSH Distriparks Pvt. Ltd.

[Signature]
Authorised Signatory



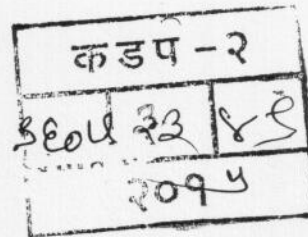
Who, in token of having affixed

the Company's Seal set his hand/their

respective hands hereto, in presence of :

1. Kailash A. Milke. *[Signature]*

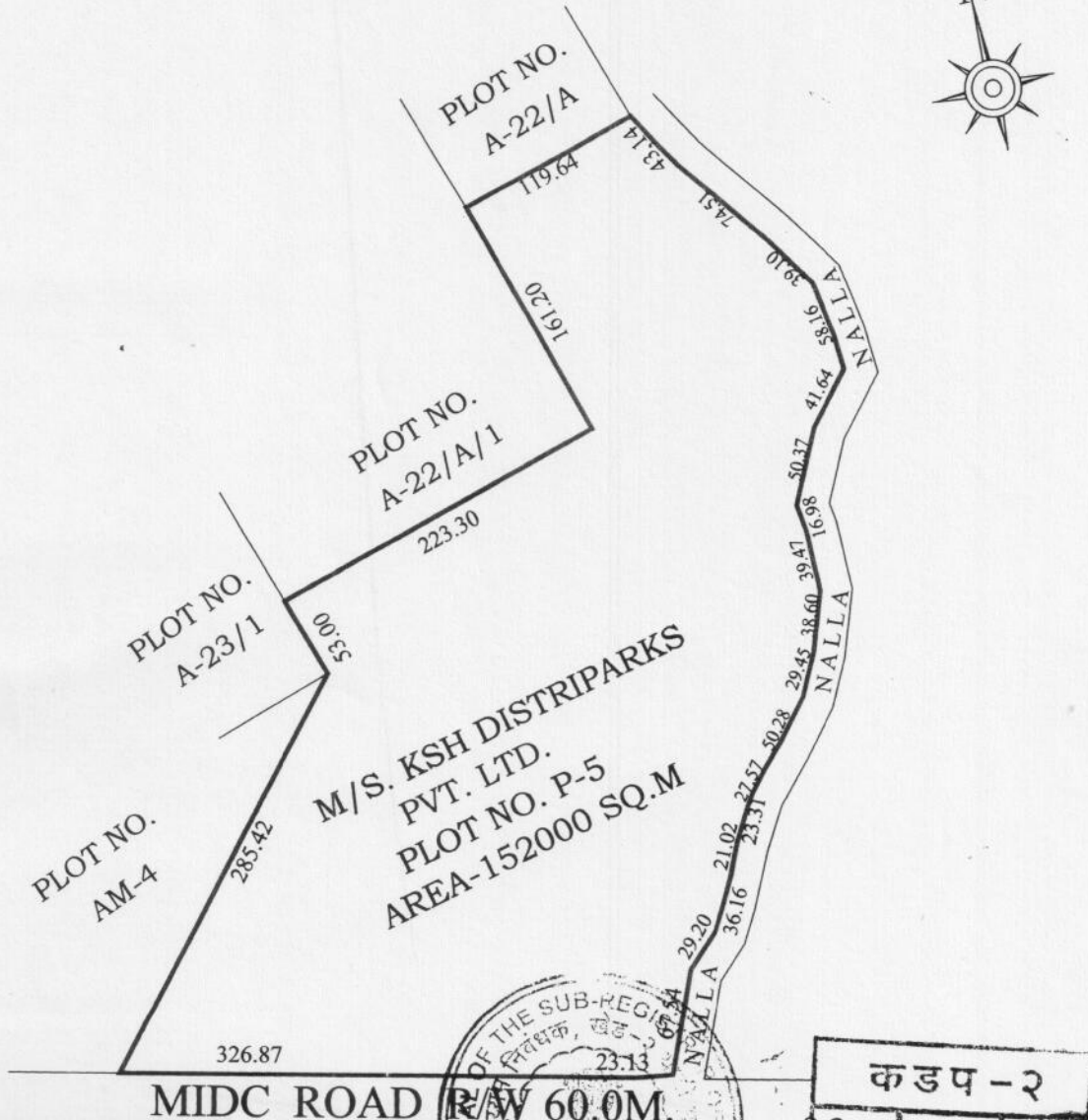
2. Mahendra M. Gaikwad. *[Signature]*



CHAKAN INDUSTRIAL AREA PHASE II

VILLAGE:-KHALUMBARE TAL-KHED

DIST:- PUNE SCALE:-1CM=40.0M.



[Signature]
Regional Officer
M.I.D.C., Pune-3.

PREPARED BY:-
[Signature]
(V.V.KSHEMKALYANI)
SURVEYOR MIDC PUNE-3

KSH Distriparks Pvt. Ltd.

[Signature]
Authorised Signatory

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

BY R.P.D.

No. MIDC / ROP/ 2749 /2015

Regional Office
Jog Center, 2nd Floor,
Wakadewadi, Pune-3.

Date: -

54 JUN 2015

✓ To

M/s KSH Distriparks Pvt Ltd
A-18, A-18/1, Talegaon MIDC
Navlakhumbre, Tal Mawal
Dist Pune-410507.

Sub:- Chakan Industrial Area Ph-II
Execution of Predetermined Lease
Plot No P-5

Sir,

The Execution of Predetermined Lease in respect of the above has been executed on the ~~04-06-2015~~. The lease has to be present to the sub-Register of Assurance for the propose of registration within a specific time limit prescribed by the law (viz. within 4 month from the date of execution of the documents) We would request you to arrange to lodge both copies of the Lease for registration making: -

- 1) The original returnable to you and
- 2) The duplicate to the Regional Office, MIDC, Jog Center, 2nd Floor, Wakadewadi Pune-Mumbai Road, Pune-411 003.

We would request you to take two witnesses with you at the time of registration before the Sub-Registrar of Assurance.

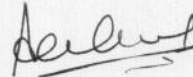
We would also request you to intimate to use the Sr. No. and the date on which the documents have been lodged for registration.

The Government in the Revenue and Forest and Deptt. By its Notification No. RGN-2001/328/CR 83/M-1 date 14 August 2002 has exempted the undersigned from appearing before the Registrar for the propose of registration of the lease and such other incidental document. A copy of the notification has already been sent to the Sub-Registrar of Assurance. You may bring this fact to the notice of the Sub-Registrar at the time of presenting the document for registration.

We inform you that the Income-Tax authorities have already granted us exemption from producing the Income-Tax certificate as request under Se. 230-A O of the Income Tax Act, 1961 (vide their letter No. B.6/H.O./GF/COORD/81-81 dated the 19th February 1981. You may also bring this fact to the notice of the sub-Registration at the time of presenting the document for registration.

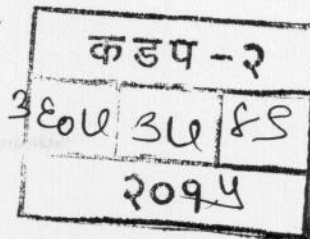
Encl. As above

Yours faithfully



Regional Officer
MIDC, Pune-3.

Copy fwc's to the Legal Advisor, MIDC, Pune-5 with a copy of lease deed for record.





CHALLAN
MTR Form Number-6

GRN	MH000431408201415M	BARCODE	Date 29/04/2014		Form ID 3E
Department	Inspector General of Registration				
Type of Payment	Registration Fee				
Sr.No.	Deface Number	AMOUNT	DATE	Payer Details	
000050077201415	000050077201415	30000.00	08/05/2014	US-16-3066 IGR035(KED)	
Office Name in words	Thirty Thousand Rupees Only		PAN No. (If Applicable)	AACCK9076H	
Office Name in words	KED, KHED 1 SUB REGISTRAR		Full Name	M/S KSH DISTRI PARKS PVT LTD	
Location	PUNE		Flat/Block No.	PLOT NO. P-5 CHAKAN INDUSTRIAL DEVELOPMENT CORPORATION-CA-	
Year	2014-2015 One Time		Premises/Building	A PHASE II	
Account Head Details	Amount In Rs.		Road/Street	152000 SQ. MTRS	
0030063301 Amount of Tax	30000.00		Area/Locality	VILLAGE KHALUMBARE TAL. KHED DIST. PUN	
			Town/City/District		
			PIN	4 1 0 5 0 1	
			Remarks (If Any)	PAN2--PN=MAHARASTRA INDUSTRIAL DEVELOPMENT CORPORATION-CA-	
Total	30000.00		Amount In Words	Thirty Thousand Rupees Only	
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN		REF No.	69103332014043010862 41094525	
Cheque/DD No.	Date		30/04/2014-13.30.39		
Name of Bank	Bank Branch		IDBI BANK		
Name of Branch	Scroll No.		Date	100, 02/05/2014	

Mobile No.: 91855099

Digital signed by
PRAKASH NAWASO
CHAVAN
Date: 2014-05-08
17:06:52 IST
Reason: Secure
Document
Location: India



क ड प		
3088	3	83
2098		



क ड प-2		
8000	30	85
2098		



08/05/2014

सूची क्र.2

दुय्यम निबंधक : दु.नि. खेड

दस्त क्रमांक : 3066/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) खालुंब्रे

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	505400000
(3) बाजारभाव (भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिम्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: गाव मोजे खालुंब्रे तालुका खेड जिल्हा पुणे येथील चाकण इंडस्ट्रीयल एरिया फेज 2 मधील प्लॉट नं.पी - 5 यासी क्षेत्र 152000 चौ मी. ((Plot Number : p-5 :))
(5) क्षेत्रफळ	1) 152000 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. के.एस.एच. डी.स्ट्री.पार्कस प्रा.लि. तर्फे अधिकृत अधिकारी चंद्रवीरमिंग - वय:-40; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: नवलाख उब्रे तळेगाव पुणे, ब्रॉक नं:- रोड नं:- महाराष्ट्र, पुणे. पिन कोड:-410507 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दि. महाराष्ट्र इंडस्ट्रीयल डेव्हलपमेंट कॉर्पोरेशन तर्फे अधिकारी ए. - वय:-40 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कुलाबा मुबई, ब्रॉक नं:- रोड नं:- महाराष्ट्र मुबई. पिन कोड:-400005 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	07/05/2014
(10) दस्त नोंदणी केल्याचा दिनांक	08/05/2014
(11) अनुक्रमांक, खेड व पृष्ठ	3066/2014
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	18194500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला

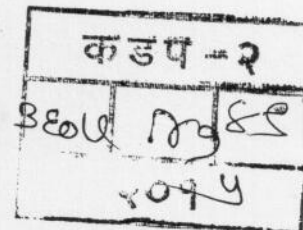
मुद्राक शुल्क आकारलेला/निवडलेला

अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



दुय्यम निबंधक खेड, (पुणे)





DISTRIPARKS
Integrated Logistics Center

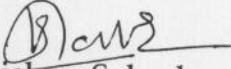
CERTIFIED TRUE EXTRACT OF THE RESOLUTIONS PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KSH DISTRIPARKS PRIVATE LIMITED HELD ON THURSDAY, 22ND JANUARY, 2015 AT 4TH FLOOR, S. NO. 98/1/1/270, 3024/6, SHIVAJI NAGAR, "VIKRAM NANDA DEEP", ANNEX SENAPATI BAPAT ROAD, OPP. PATRAKAR NAGAR, PUNE- 411 005.

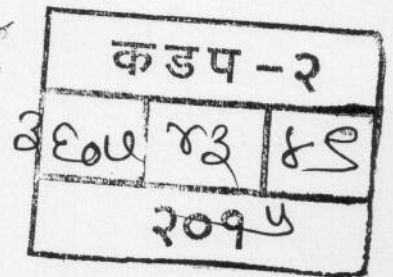
To Consider and approve delegation of authority for MIDC related matters for P-5, Chakan Plot i.e. entering into lease agreement including pre-determine lease agreement with MIDC, Registration, Consent to Mortgage/s and other related and incidental matters.

"RESOLVED THAT in suppression of earlier resolution/s passed in this regard, approval of the Board be and is hereby accorded for authorizing Mr. Rohit Hegde, Managing Director or Mr. Chandraveer Singh, CFO or Mr. Vishnu Salunke, Company Secretary for dealing with Maharashtra Industrial Development Corporation (MIDC), signing, executing, entering into lease agreement/ pre-determined lease agreement with MIDC, appearing before Sub-Registrar of Assurances for registration of any deed/ agreement, filing application for the consent to mortgage, execute and register mortgage deed and create charge in respect to property located at P-5, Chakan MIDC area and other authorities and do all such things, deeds, deems necessary for giving effect to this resolution."

//Certified True Copy//

For KSH Distriparks Pvt. Ltd.


Vishnu Salunke
Company Secretary



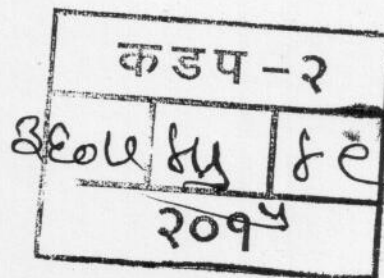
KSH Distriparks Pvt. Ltd.

Registered Address : A-18 & A-18/1, Talegaon Floriculture & Industrial Park, MIDC Talegaon, Navlakh Umbre, Dist. Pune - 410 507, Maharashtra, India.
Phone : 02114-665000 Fax : ++ 91 2114-665001 www.kshdistriparks.com CIN No.: U60210PN2006PTC132062



KSH Distriparks Pvt. Ltd.

Authorised Signatory



452/3607

गुरुवार, 04 जून 2015 4:57 म.नं.

दस्त गोषवारा भाग-1

कडपर

दस्त क्रमांक: 3607/2015

दस्त क्रमांक: कडपर /3607/2015

वाजार मुल्य: रु. 50,54,00,000/- मोबदला: रु. 50,54,00,000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. कडपर यांचे कार्यालयात

अ. क्र. 3607 वर दि. 04-06-2015

रोजी 4:55 म.नं. वा. हजर केला.

पावती: 4346

पावती दिनांक: 04/06/2015

सादरकरणाचा नाव: मे. केएसएच डीस्ट्रीपार्कस प्रा.लि. तर्फे
अधिकृत स्वाक्षरी करणार चंद्रवीरसिंग --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

दस्त हजर करणाऱ्याची सही:

एकुण: 1080.00

KED2

सह दुय्यम निबंधक खेड क्र. 2 (पुणे)

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्षा क्र. 1 04 / 06 / 2015 04 : 47 : 35 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 06 / 2015 04 : 49 : 35 PM ची वेळ: (फी)



सह दुय्यम निबंधक खेड क्र. 2 (पुणे)

KED2

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसारच नोंदणीस दाखल केलेला आहे
* दस्तातील संपूर्ण प्रजहूर, निष्पादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तापसली आहे. * दस्ताची सत्यता कायदेशीर बाबीसाठी दस्त निष्पादक व साक्षीदारांनी संपूर्ण पणे जबाबदार राहतील. * दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यारपत्र, व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे:

लिहून घेणारे:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRAVEER L SINGH
LOTAN RAMSILAL SINGH

11/12/1972

AUIPS6650A



C. D.



कडप-२		
६०६	६६	६६
२०९५		



04/06/2015 4 59:04 PM

दस्त गोषवारा भाग-2

कडपर

२९६९

दस्त क्रमांक:3607/2015

दस्त क्रमांक :कडपर/3607/2015

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. केएसएच डीस्ट्रीपार्कस प्रा.लि. तर्फे अधिकृत स्वाक्षरी करणार चंद्रवीरसिंग - - पत्ता:-, -, -, नवलाख उंबरे, ता. मावळ, जि. पुणे., आंबाळे, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:AACCK9076H	भाडेकरू वय :-40 स्वाक्षरी:-		
2	नाव:एम.आय.डी.सी. पुणे तर्फे रिजनल ऑफीसर अजित पी. देशमुख - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अंधेरी पूर्व, मुंबई. , महाराष्ट्र, मुम्बई. पॅन नंबर:	मालक वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:04 / 06 / 2015 04 : 50 : 32 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वकील - अतुल चंद्रकांत घुमटकर - - वय:48 पत्ता:राजगुरुनगर, पुणे. पिन कोड:410505		

शिक्षा क्र.4 ची वेळ:04 / 06 / 2015 04 : 50 : 54 PM

शिक्षा क्र.5 ची वेळ:04 / 06 / 2015 04 : 51 : 02 PM नोंदणी पुस्तक 1 मध्ये

KED2

सह दुय्यम निबंधक खेड क्र.२(पुणे)

प्रमाणित करणेत येते की, सदर दस्तामध्ये खेड २९६९ पाने आहेत.

सह दुय्यम निबंधक खेड क्र. २ (पुणे)

पहिले पुस्तक

3607 /2015

३६०७/१९५ नंबरी नोंदला

1. Verify Scanned Document for correctness through the minilabel (4 pages on a side) printout after scanning

2. Get print and mini-CD of scanned document along with original document immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

सह दुय्यम निबंधक खेड क्र.२(पुणे)

दिनांक ०४ / ०६/२०१५

