



Friday, December 26, 2008

5:06:53 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 11331

गावाचे नाव परजापूर

दिनांक 26/12/2008

दस्तऐवजाचा अनुक्रमांक वदर15 - 11227 - 2008

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: मे /- एल जे क्रियेशन प्रा लि चे संचालक हितेश महेन्द्र शाह

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 1140.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (57)

एकूण रु. 31140.00

आपणास हा दस्त अंदाजे 5:21PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-अंधेरी 4

बाजार मुल्य: 11137500 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 556375 रु.

शह. दुय्यम निबंधक अंधेरी-४,
मुंबई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बी ओ आय ;

डीडी/धनाकर्ष क्रमांक: 048831; रक्कम: 30000 रु.; दिनांक: 10/09/2008

26/12/08



सत्यमेव जयते



अय हिन्द

COLOUR XEROX COPY

T-53
26/12/08

भारत सरकार
विकास आयुक्त का कार्यालय
सीपज़ विशेष आर्थिक क्षेत्र
वाणिज्य और उद्योग मंत्रालय
अंधेरी (पूर्व), मुंबई - 400 096.

GOVERNMENT OF INDIA
Office of the Development Commissioner
SEEPZ SPECIAL ECONOMIC ZONE
Ministry of Commerce & Industry
Andheri (East), Mumbai - 400 096.

No. SEEPZ-SEZ/EMS/Sub-Lease /LJ/07-08/6659. September 4, 2008

M/s. L J Creations Pvt. Ltd.,
Unit no. GJ-10, SDF-VII,
SEEPZ SEZ.

Sub: Execution of Sub-Lease agreement in respect of Unit No. GJ-10, SDF-VII, SEEPZ SEZ.

Sir,

The sub-lease agreement in respect of the premises indicated above in SEEPZ SEZ has been executed on **02.09.08** and the original and duplicate copies of the agreement are sent herewith.

The sub-lease agreement has to be presented to the Sub-Registrar, Mumbai for the purpose of registration within a specific time limit prescribed by law (viz. within 4 months from the date of execution of documents). You are, therefore, requested to arrange to lodge both copies of the agreement for registration making (i) duplicate returnable to you and (ii) the original to the Development Commissioner, SEEPZ SEZ.

It is also requested that you should intimate to us the serial number and date on which the documents would be lodged for registration.

The Dy. Development Commissioner, SEEPZ SEZ is a Class I officer in the Central Government and as such he is exempted from appearing before the Registrar for purpose of registration of the Sub-lease agreement.

Yours faithfully,

(Mrs. M.J. Kulkarni)

Asstt. Development Commissioner,
SEEPZ-SEZ

Encl: a.a.

बदर - १५	
११२२०	१
२००८	

टेलिफोन : 28290143 / 28292144
Telephone : 28290046 / 28292147

E-mail : dc@seepz.com
Website : www.seepz.com

फैक्स : 28291385 / 28291754
Fax : 28291385 / 28291754

सीपज़ विशेष आर्थिक क्षेत्र के बढ़ते कदम - राजभाषा के संग

- १) शासन परिपत्रक क्रमांक. २०००/९४/प्र. क्र. २५/ म-९. दि. २४/३/२०००.
 २) नो.म.नि. व मु.नि. पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९, दि.४/१०/२००६.

Head Office: GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
 Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1st FLOOR,
 BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

D 04853

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

Receipt Date :

Received From : 2

10/06/2008

On Account of : L J CREATION PVT LTD

Mode of
PaymentDD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
BranchArea
Code

MMRDA Counter No.: 2

Amount
(In Rs.)

DELIVERED
 16 JUN 2008

PO

47233

05/06/2008

0

557275.00

Bank Name : BANK OF INDIA (BOI)
 Branch Name : ANDHERI (E) (ANE)

Case No. :

Lot No. :

ADJ/A/2241/2008

Lot Date :

Total Rs. :

Sr. No

Description of Stamps
Franking

Quantity

Denomination

Amount
(In Rs.)

DELIVERED
 16 JUN 2008

बदर - १५

११२२०३

२००८

Total

Rs. :

Rupees :

मुद्रांक बिलहासिका, बंधारी

557275.00

Five Lakh Fifty Seven Thousand Two
 Hundred Seventy Five Only

Cashier / Accountant

Signature / Designation

१) शासन पारंपरिक क्रमांक. २०००/१४/प्र. क्र. २५/म-१, दि. २४/३/२०००.

२) नो.म.नि. व मु.नि. पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९, दि.४/१०/२००६.

Head Office: GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.

Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1st FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

22/05/2008

D 04432

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

103 (II)

Counter No. : 1

Receipt Date :

Received From :

On Account of :

Cash
Mode of
Payment

DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
Branch

Area
Code

Amount
(In Rs.)

500.00

DELIVERED

16 JUN 2008

ADJ/A/2241/2008

Case No. :

Lot No. :

DELIVERED

Lot Date

Total D. O. :

Sr. No

Description of Stamps/
Franking

Quantity

Denomination

Amount
(in Rs.)

DELIVERED
16 JUN 2008

500.00

Five Hundred

Only

Total :

Rs. :

Rupees :

बदर - १५

११२२४

२०५८

Cashier / Accountant

Signature / Designation



अभिनिर्वाहक पं. नि. मुद्रांक जिल्हाधिकारी, अंधेरी. याचे कार्यालय मुद्रांक जिल्हाधिकारी, अंधेरी, मुंबई येथे कार्यरत आहे.

21/06/08

मुद्रांक जिल्हाधिकारी, अंधेरी. याचे कार्यालय मुद्रांक जिल्हाधिकारी, अंधेरी, मुंबई येथे कार्यरत आहे.

मुद्रांक जिल्हाधिकारी, अंधेरी. याचे कार्यालय मुद्रांक जिल्हाधिकारी, अंधेरी, मुंबई येथे कार्यरत आहे.

Certificate u/s. 32(1) (b) of the Bombay
Stamp Act, 1958.

Office of the
Collector of Stamps

Case No. Adj. A/2241/2008

Date 10.6.2008

Received from Shri. L. J. Creation P. Ltd.
residing at
stamp duty of Rs. (S. 56.87.51) Five lakh fifty six thousand
eight hundred seventy five only.

vide challan No. 2, Dated 10.6.08

Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. S. 56.87.51 Five lakh fifty six thousand eight hundred
with which this instrument is chargeable has
been paid vide article No. 36 read with 2(b)
of schedule.

This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act, 1958.

Place. Andheri.

Date 10.6.08

Collector of Stamps
Andheri

Subject to the Provision of
Section-53-A of the
Bombay Stamp Act-1958.



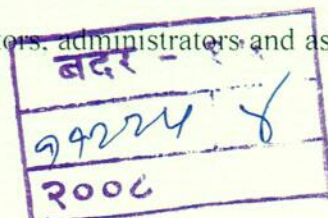
MV. 111375004

Area - 6308 sq ft

SUB - LEASE



This his indenture of sub-lease made at _____ on the
_____ day of 12 SEP 2008 2004 between the PRESIDENT OF
INDIA, hereinafter called 'Sub-Lessor' (which expression shall unless the context does
not so admit include his successors in office and assigns) on the one part M/s. CHIRAG
DESIGN a firm under Partnership Act, 1932 and having its office at GJ-10, SDF-VII
hereinafter called the confirming party of the second part: and M/s. L J CREATION
PVT LTD a company incorporated under the Companies Act, 1956 and having it
registered office at GJ-10, SDF-VII, hereinafter referred to as the 'Sub-Lessee' (in which
expression are included, unless such inclusion is inconsistent with the context to
meaning thereof his / their heirs, executors, administrators and assigns / its executors and
assigns) of the other Part:



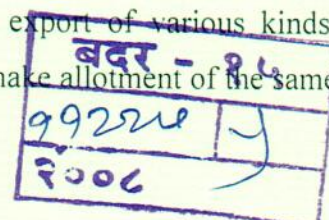
COLOUR XEROX COPY

WHEREAS by an indenture of Lease made at Mumbai on the 20th JAN of 1975 between the Maharashtra Industrial Development Corporation, therein and hereinafter referred to as the Lessor of the one part and the Sub-Lessor of the other part the Lessor in consideration of the premises and of the rent therein referred to and of the covenants and agreements on the part of the Sub-Lessor all that Piece of Land known as Plot No. F-1 in the Marol Industrial Area within the village limits of Kondivita / Vyaravali / Parjapur Taluka - Andheri, District-Mumbai Suburban Sub- Registration No. _____ containing by admeasurement 50866.55 square Meters of thereabouts and more particularly described in the first schedule thereunder written for use as Santacruz Electronics Export Processing Zone, Government of India : -

AND WHEREAS the Government of India have constituted a Santacruz Electronics Export Processing Zone, hereinafter called the SEEPZ in the aforementioned demised land for the purpose of encouraging the export industries in India and for earning foreign exchange on the export of various kinds of electronics and gem & Jewellers items from the SEEPZ zone in the interest of the national economy by establishment industrial units in the said Zone;

AND WHEREAS, in terms of the self financing scheme approved by the Inter-Ministerial Committee of the Ministry of the Commerce the Lessor undertook to construct a flatted type building on the said plot No. 60 admeasuring 50866.55 square meters within the bonded area of the said Export Processing Zone and the Lessor has accordingly constructed at its entire cost and expenses the flatted type building known as SDF-VI Phase-II (to be known Subsequently as SDF-VII) on the said Plot No. 60 within the said Zone and more particulars described in the second schedule hereunder written (hereinafter referred to as "the said building") having ground and upper floors comprising a total number of forty (40) units and fifteen (15) basement.

AND WHEREAS, it was agreed to between Lessor and the Sub-Lessor that the Lessor will construct the flatted type building known as SDF -VII within the village limits of Kondivita / Vyaravali / Parjapur, Kondivita and Marol, Taluka Andheri district Bombay Suburban in the Marol Industrial area within the limits of SEEPZ bonded area which have been constituted by Govt. of India for the purpose of encouraging the export industries in India and for earning foreign exchange on export of various kinds of electronic and gem jewellery items and that the Lessor will make allotment of the same to



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an applicant who holds a valid letter of approval from the Sub-Lessor to enable such allottees (hereinafter referred to as Sub-Lessee) to set up their units for exporting items/services/produced in such units, and accordingly, Lessor has constrected at its entire cost and expenses the flatted type building known as SDF-VII within the village limits of Kondivita / Vyaravali / Parjapur, Kondivita and Marol, Taluka Andheri district Bombay Suburban (hereinafter referred to the "The said building") having ground and upper floor comprising of total number of forty (40) units and fifteen (15) basement standing on the comprising of plot No. 60 of said industrial area and more particularly described in the first schedule hereunder written.

"AND WHEREAS the Lessor has allotted at the request of the confirming party whose name has been recommended by the Lessee, the Unit No. GJ-10 containing by admeasurement 630.00 sq. mtrs. of SDF - VII Building within the village limit of Vyaravali, Parajapur and Marol, Taluka Andheri District Mumbai suburban in Marol Industrial area for a term of 24 years competent from the date of possession 10/02/2006.

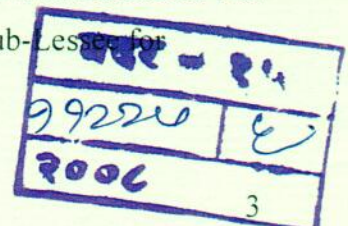
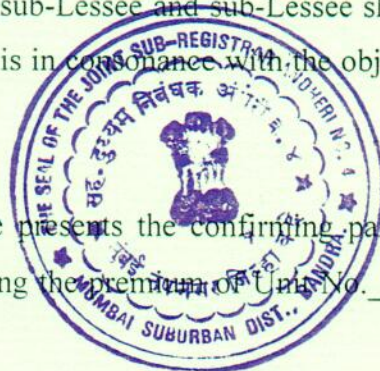
AND WHEREAS at the request of the confirming party the lessor vide its letter dated MIDC/SEEPZ/SDF-VII/GJ-10/151/2006 has allowed the confirming party to transfer the above mentioned Unit No. GJ-10 in favour of the Sub-Lessee i.e. M/s. L. J. CREATIONS PVT LTD and has agreed to grant the sub - Lease in its favour.

AND WHEREAS the lessor, the Lessee and sub-Lessee and sub-Lessee shall act in close co-operation to achieve the objective which is in consonance with the objectives of the setting up of SEEPZ.

AND WHEREAS before execution of these presents the confirming party has paid to the Lessor a sum of Rs. 1, 05, 07,500/- being the premium of Unit No. GJ-10, SDF-VII.

AND WHEREAS, the building completing certificate and the occupation certificate on the said plot of land have been obtained by the Lessor before execution of these presents and is attached hereto.

AND WHEREAS, the Sub-Lessee having been allotted unit No./Basement No. admeasuring 630 sq.mtrs. in the said building have approached the Sub-Lessee for



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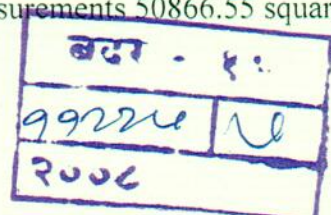
demising to it/him/them a suitable the proportion of said plot all the piece of land Known as plot No. 60 in the Marol Industrial Area within the Village limit of Taluka – Andheri , District – Mumbai Suburban Sub- Registration No..... (Containing by admeasurements 50866.55 Square Meters of thereabouts and more particularly described in the Second Schedule hereunder written in the bonded area of the said Export Processing Zone and forming part of the land demised to the Sub-Lessor and more particularly described in the first schedule hereunder written and containing the said building thereon to established manufacturing / processing establishment for the manufacture and export of electronic and gem & jewellery items at the rent and upon the terms and conditions hereinafter contained and to grant it / him / them / all facilities and a variety of concessions.

AND WHEREAS, the sub-Lessor has agreed to demise to the sub-lessee the all that piece of land equal in area to the FSI utilized in respect of the said unit NO. GJ – 10 out of plot No 60 (said piece of land which was a part of Plot No. F-1) in the Marol Industrial area within the village limit of of Kondiyita / Vyaravali / Parjapur Taluka – Andheri. District-Mumbai Suburban Sub- Registration No and Registration District No. _____ containing by admeasurement 50866.55 Square Meters or thereabouts and more particularly described in the Schedule hereunder written:

AND WHEREAS, it has been agreed by and between the parties hereto that the stamp duty and registration charges shall be borne and paid by the Sub-Lessee

NOW THIS DEED WITNESSETH AS FOLLOWS:

1) In consideration of the premises and of various facilities and variety of concessions made available to the Sub-Lessee and the rent hereby reserved and of the covenants and agreements on the part of the Sub-Lessee hereinafter contained, the Sub-Lessee doth hereby demise ALL that piece of land equal in area to the FSL utilized in respect of the said unit NO. GJ-10 out of 40 and hereafter referred to as the demised premises out the land of the plot Known as plot No. Basement No. F-1 in SEEPZ forming part of Survey No.....within the village limits of Taluka Andheri District Mumbai Sub- Registration No.and Registration District No. Contained by admeasurements 50866.55 square



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Meters or thereabouts and hereinafter referred to as the said premises, and more particularly described in the Second Schedule hereunder written (TOGETHER with the buildings and structures now or at any time standing and being thereon) Excepting and Reserving unto the Lessor all mines and minerals in and under the said land or any part thereof. TO HOLD the said premises hereunder expressly demised unto the Sub-Lessee for the term of 24 years computed from the 10th day of February 2006 to 09th day of February 2030 paying thereof the yearly rental during the said term into the Sub-Lessor through The Bank of India or as may be otherwise required by he Sub-Lessor the said yearly rent of Rs. 50/- per sq. meter p.a. in advance being the concessional rent by the Sub-Lessor without any deduction whatsoever provided further that the said rent shall be revisable every three years;

In case of default in payment the Sub-Lessee should vacate the premises immediately without any claim whatsoever in SEEPZ / Govt.

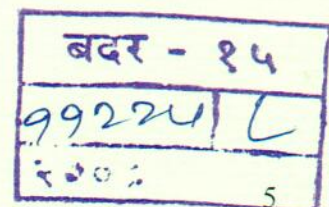
2) The Sub-Lessee with intent to bind all persons into whatsoever hands the demised premises or any part thereof may come both hareby covenant with the Sub-Lessor as follows:-

a) During the said term hereby created to pay unto the Sub-Lessor the said rent all other charges that may be fixed form time to time by the development commissioner at the time on the days and in manner hereinabove appointed for payment thereof clear of all deductions.

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

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

d) During the said term hereby agree to manufacture electronic and gem & Jewellery products as authorized by the Development Commissioner from time to time.



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e) Not to manufacture /process any article, thing, materials components & instruments which do not in any way relate to the industry of gem & jewellery.

f) To submit from time to time to the Development Commissioner, plans and the scheme of the particular industry to be established together with such other details as may be required.

g) "To commence production within three months from the date of getting possession of unit premises.

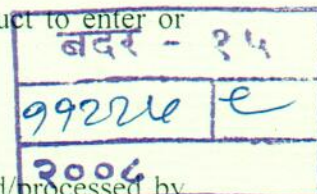
h) To export the entire production (whether manufactured/processed including second, waste and scrape materials) to foreign countries in accordance with the provisions of law subject to such concessions and facilities as may be given by the Government to the sub-lessee in the matter of the customs duty, routing of applications or import licences etc. and such other concessions as may be notified hereafter from time to time.

i) To furnish a legal undertaking as may be prescribed for the fulfillment of export obligations set out in their application for setting up industries in the zone and they should be bound to achieve such obligation.

j) To arrange forwarding/clearance of manufactured/processed goods for export or import of raw material, spare and such other material as are required for manufacture/processing by the Development Commissioner or agencies authorized by the Development Commissioner.

k) Not to allow any of the products (hereinafter for brevity's sake referred to as "Gems & Jewellery Products and Electronics Products") Manufacture/Processed in SEEPZ Produced by the Sub - Lessee to enter or pass into and/or be sold in any market in India or anywhere in India provided always that the development commissioner may permit the Sub-Lessee to sale and/or dispose of Gems & Jewellery product to enter or pass into and / or be sold in any market in India or anywhere in India

l) To sell or dispose of the electronics products manufactured/processed by the Sub-Lessee in the local markets in India or as may be directed by the development



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commissioner in the event the development commissioner consider that the said products are essential or necessary for national defence or for countering natural disaster or considered urgent or necessary for the national economy upto payments as may be mutually agreed upon and that the Tenants shall not be entitled to make any other claim for compensation for delivering the products as aforesaid in any manner whatsoever.

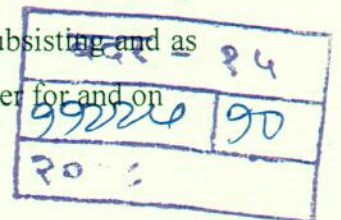
m) To observe and perform all the terms and conditions of the lease entered into by the Sub-Lessor with the Maharashtra Industrial Development Corporation with the Sub-Lessor dated the 20 Jan ,1975 which terms and conditions of the said lease immediately aforementioned the sub-lessee are made aware of before execution of these presents.

n) "To permit the Development Commissioner or any officer, surveyor, workmen or other persons employed by him from time to time and time any without any prior notice given to enter into and upon the demised premises and to inspect the general state of the demised premises and also processing plant and machinery etc. and the books of accounts and other documents and vouchers concerning the gem and Jewellery products manufactured by the Sub-Lessee.

o) Not to do or permit anything to be done or stored (except those for production of gem and jewellery products or electronics approved for manufacture in the demised premises) which may be in nuisance, annoyance, dangerous or disturbance to the owners, occupiers or residents, of other premises in the vicinity.

p) To use the demised premises only for the purpose of manufacturing / processing gem and Jewellery or electronic Products for Export and other purpose incidental to the same and not to use the said demised premises or any part thereof for any other purpose.

q) To keep the demised premises insured against loans or damage by fire On account of explosion, electrical apparatus and appliances and hazardous Goods in the sum of at least Rs (Rupees.....) and to pay the premium and sum of money payable for that purpose so as to Keep such insurance policy alive and subsisting and as soon as such Payments are made, deliver to the Development Commissioner for and on



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Behalf of the Sub-Lessor the receipts for the same And that in the event of To deliver any such receipt as aforesaid. then and in every such case, it will be lawful for the Sub-Lessor to insure the said premises for the amount Aforesaid and all sums of money expended by the sub-lessor in or about Such insurance with interest thereon at the rate of rupees 9 percent per Annum computed form the time the sub-lessor has paid such sums, shall be repaid by the sub-lessee to the sub- lessor forthwith on demand

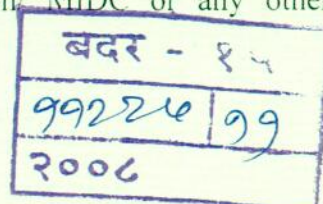
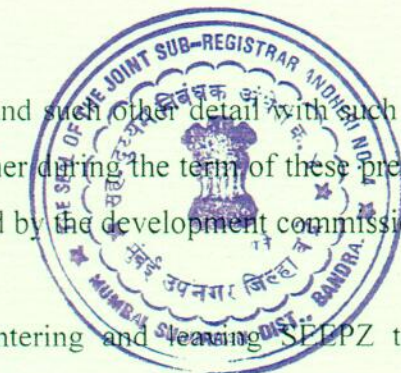
r) Not to sublet, assign or part with the possession of the demised Premises or any part thereof without the prior consent in writing of the Development Commissioner first hand and obtain and subject to such term and conditions as the Development Commissioner may prescribe in granting The possession to the Sub-Lessess for the transfer of the said demised Premises or any part thereof as herein before mentioned PROVIDED in case of change of name of the sub-lessee shall be made after obtaining the prior Written permission of the Development Commissioner and Development Commissioner shall at its discretion grant such consent subject to such terms and conditions as the Development Commissioner may prescribe in granting permission to the sub- lessee of the transfer by its members PROVIDED further the transferee member of the sub- lessee shall be bonded by the terms of this lease.

s) To intimate in writing to the Development Commissioner within fortnight of the changes made or the effected in the corporate structure or the constitution of the Sub- Lessee.

t) To submit the statement of accounts and such other detail with such time as may be stipulated by the development commissioner during the term of these presents giving all the necessary particulars as may be required by the development commissioner.

u) To allow the person and vehicle entering and leaving SEEPZ to be examined by the staff of the Development Commissioner for the purpose of checking that no any materials manufactured in the demised premises are removed in the manner not authorized by these presents.

v) To erect the interior of the factory in accordance with the plans approved by the Development Commissioner and in accordance with the rules, bye-laws and regulations of the Bombay Municipal Corporation/ MIDC or any other authority prescribed by the law.



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w) Not to make any structural alterations or changes of any nature whatsoever to the building premises and / or units in the said buildings in respect demised land, any additions, alterations or changes of any nature whatsoever to the building erected on the demised premises without the previous permission of the Development Commissioner have been obtain in writing and if permitted, to carry out the same in accordance with buildings Bye-laws of the local authority or any statutory regulations.

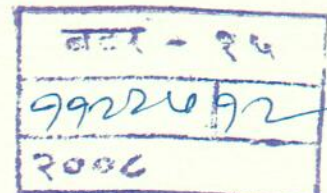
x) Not to cause any annoyance or hindrance to the other Sub- Lessee and to so conduct the activities which will impede the other sub- lessee in manufacturing or processing the Gems & Jewellery products and in the event the allottee experiences or finds any difficulty in conducting its/his/ their business and /or activities herewith smoothly and efficiently by reason of the user of the said building or any portion thereof by the other allottees of the buildings the same shall be referred to the Development Commissioner and any directions or orders issued by the Development Commissioner in a relation thereto shall be complied with by the Sub-Lessee.

y) That the allottees have to form a society for the maintenance of the building.

z) To permit constructions, if necessary, of the utilities such as electric sub-station, etc. in the demised premises and to allow lying of underground cables through the demised premises as may be directed by the Development Commissioner.

za) Not to cause any annoyance or hindrance to the other Sub-Lessee AND in the event the Sub-Lessee experiences and finds any difficulty in conducting its/his/their business and/or activities connected therewith smoothly and efficiently by reason of the use of the said building or any portion thereof by the other Sub-lessees of the building the same shall be referred to the Development Commissioner, SEEPZ in relation there to shall be complied by he Sub-Lessee.

aa) To observe and perform all the rules and regulations prescribed under the labour Legislation such as Industrial Disputed Act, Workman's Compensation Act, Payment of wages Act, Minimum wages Act, or any other statutes governing the relationship of the employers including the Factories Act and Fatal Accident Act.



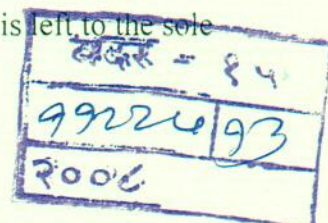
COLOUR XEROX COPY

bb) If the said rent hereby reserved shall be in arrears for the space of 30 days whether the same have been legally demanded or not or if within a period of one year from the date of commencement of the sub lease the entire demised premises are not utilized for the purpose for which the same has been demised or if the sub lessee ceases to manufacture items of Gem & Jewelry products for a period of six continue months for whatever cause arising including a strike, Lock out or any injunction the court in any sort of litigation, if and whenever there shall be a breach of any of the covenants and the condition here in before setout or referred or if the Sub-lessee fails to make export to the level projected in the application submitted to the Government for approval of the project or the Sub-Lessee becoming insolvent or is woundup or amalgamated or merged with other body corporate or otherwise pursuant to the court order or under the provision of the law there in force or under any agreement entered in to by the Sub-Lessee, the whole and thereupon the Sub-Lessee hereby granted shall absolutely cease and determine and in the case no compensation shall be payable to the Sub-Lessee on account of the any structure alterations or improvements made or carried out in the said premises PROVIDED ALWAYS that the sub-lessee shall in addition to the right of determination of this sub lessee and to effect re-entry as mentioned before said be entitled to recover as and by way of compensation such amount as may be considered by sub lessor as appropriately recoverable from sub lessee in the event the sub-lessee were no giving or granted all those various concessions and variety facility.

bb2) If the said rent & compensation hereby reserved shall be in arrears for a period of 30 days whether the same shall have legally demanded or not, The Development Commissioner may take steps to recover the arrears of the rent as arrears of rent as arrears of land revenue.

cc) The sub-lessor doth hereby covenant with Sub-lessee that the Sub-lessee paying the rent hereby reserved and performing all obligations, terms and conditions in the covenant herein before on the Sub-Lessee's part contained shall and may peaceably enjoy the said unit no GJ-10 in respect of demised premises for the said terms hereby granted without any interruption or disturbance from or by the sub-lessor or any person lawfully claiming by from under the sub-lessor.

dd) All dispute and differences arising out of or in any way touching or concerning these presents(except as to any matters the decision of which is left to the sole



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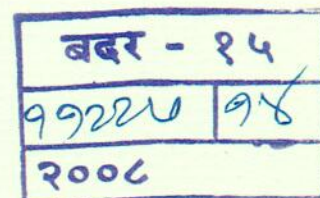
discretion of the said Development Commissioner, as especially provided for in these presents). shall be referred to the arbitration of two arbitrator, one of each to be appointed by the respective parties to these presents. The arbitration proceedings shall be governed and construed in accordance with the Arbitration and conciliation Act, 1996. It will be no objection that the person appointed as arbitrator on behalf of the sub-lessor is or was the employee of the Govt. that he had to deal with the matter which the sub-lease herein relates and/or that in the course of his duties as such employee of the Government he had expressed a view on all or any of the matters in dispute of difference. In the event of either or both of the arbitrator dying, neglecting of refusing to act or resigning or being unable to act for many reason, the substitute(s) to be appointed by the concerned parties shall be entitled to proceed with the reference from the stage at which it was left by the previous Arbitrator/Arbitrators. The costs of and in connection with the arbitration shall be in the discretion of the Arbitrators who may make a suitable provision for the same in their award. Subject to the aforesaid, the provision of the Arbitration and Conciliation Act, 1996 and the Rules made thereunder and any statutory modifications thereof for the time being in force shall apply to the arbitration proceeding under this clause.

ee) If the Sub-lessee shall have duly performed and observed the covenants and conditions on the part of the sub-lessee herein before the contained and shall at the end of the said term hereby granted be desirous of renewing a new sub-lease of the demised premises and of such desire shall give notice in writing to the sub-lessee new Sub-Lease of the demised premises for a further term of 30 years on payment of rent as may be determined by the sub-lessor AND WITH covenants, provision and stipulations herein before contained except this provision for renewal and such new sub-lease shall contain in lieu of this clause a covenant that at end of the said renewed term of 30 year the sub-lessor shall at the like cost and expenses grant to the sub-lessee for the renewal and every such renewal shall be for such term and subject to such covenants, provisos and stipulations.

Subject as aforesaid. The Arbitration and conciliation Act, 1940, shall apply to the arbitration proceedings under this clause.

IN WITNESS

WHEREOF



COLOUR XEROX COPY

SCHEDULE

(Description of Land)

All that piece of land known as Plot No. 60 in the Santacruz.Electronics Export Processing Zone, within the village limits of Kondivita / Vyaravali / Parjapur Taluka - Andheri. District-Mumbai Suburban containing by admeasurement 50866.55 square Meters or thereabouts and bounded as follows, that is to say-

On or towards the North by- TCS OFFICE

On or towards the South by- COMPOUND WALL OF SEEPZ

On or towards the East by- PLOT NO. 62

On or towards the West by- SDF-VI BLDG

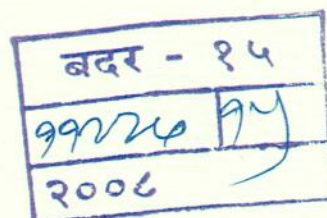
By Shri.....

Development Commissioner.

SEEPZ Special Economic Zone

On behalf of President of India in the presence of:-

- 1) **Mrs. M. J. KULKARNI**
Assistant Development Commissioner,
SEEPZ Special Economic Zone,
Ministry of Commerce & Ind. Aff.,
Govt. of India, Andheri (E), Mumbai 400 055.
- 2) **Ms. R. C. Nair**
LIC, SEEPZ



COLOUR XEROX COPY

SIGNED, SEALED AND DELIVERED

By the above named confirming party M/s. CHIRAG DESIGNS by the hands of its partners

For CHIRAG DESIGNS

1) / Signature: -

67. 27h. 4174'

Partner

Name: - Mr. Govindbhai Laljibhai Kakadia

Address: - 71, Menaka, Tahnee Heights Co-op. Hoc. Soc. Ltd.,

Nepean Sea Road, Mumbai - 400 006

For CHIRAG DESIGNS

Partner



For CHIRAG DESIGNS

2) / Signature: -

27h. 4174'

Partner

Name: - Mr. Vallabhbhai Laljibhai Kakadia

Address: - 92-B, Diamond Court, 40, Nepean Sea Road,

Mumbai - 400 006

For CHIRAG DESIGNS

Partner



For CHIRAG DESIGNS

3) / Signature: -

27h. 4174'

Partner

Name: - Mr. Ravjibhai Laljibhai Kakadia

Address: - Flat No. 12, Chandravihar, Sarojani Road,

Vile Parle - West, Mumbai - 400 056

For CHIRAG DESIGNS

Partner



For CHIRAG DESIGNS

Signature: -

Ajay Kakadia

Partner

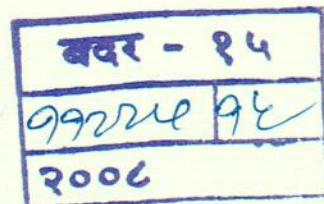
Name: - Mr. Ajay Govindbhai Kakadia

Address: - 71, Menaka, Tahnee Heights Co-op. Hoc. Soc. Ltd.,

Nepean Sea Road, Mumbai - 400 006

For CHIRAG DESIGNS

Partner



COLOUR XEROX COPY

SIGNED, SEALED AND DELIVERED

For LJ CREATIONS PVT. LTD.

By the above named licensee

M/S. LJ CREATIONS PVT. LTD.

hmshah

Director

(HITESH SHAH)



In the presence of:-

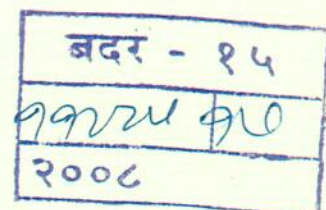
1) Signature: - *[Signature]*
 Name: - Rajiv G. Shah
 Manager (Finance)
 Address: - C/104, Shyam Society,
 Majiwada, Thane (West),
 Thane 400 601.
 Tel. No. 4055 1200
 Email : rajiv.shah@renjewellery.com



The Common Seal of the above named Licensee was, pursuant to a Resolution of its Board of the Directors passed in that behalf of the day of20..... affixed hereto

In the presence of:

1) Signature: - *[Signature]*
 Name: - Kiran P. Makwana
 Assistant Manager (Finance)
 Address: - C-59/203, Sector - 10,
 Mira Road (East),
 Dist. Thane
 Pin - 401107
 Email : Kiran.makwana@renjewellery.com



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LJ Creations Pvt. Ltd.

GJ-10, SDF VII, SEEPZ, ANDHERI(E), MUMBAI - 400 096.

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE BOARD OF DIRECTORS MEETING OF M/S. L. J. CREATIONS PVT. LTD. HELD ON 30th JUNE, 2008 MONDAY AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SDF VIIGJ10, SEEPZ-SEZ, ANDHERI (EAST) MUMBAI - 400 096

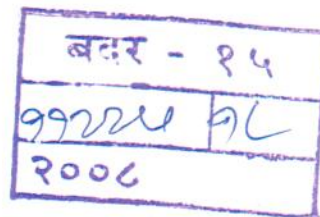
Resolved that the following Director of the Company are singly authorised to deal with all the statutory authorities / department namely SEEPZ- SEZ/ KASEZ- EOU/ EXCISE/Custom, Income tax authorities, Sales Tax authorities, DGFT- Mumbai etc and furnish to them all necessary information required by them from time to time and also to execute all such statutory authorities / departments, names SEEPZ- SEZ/ KASEZ- EOU/ EXCISE/ Custom, Income Tax authorities, sales Tax authorities etc as may be considered appropriate by them:-

1. Mr. Niranjana A. Shah- Director
2. Mr. Sumit N. Shah - Director
3. Mr. Hitesh M. Shah - Director ✓

For L. J. CREATIONS PVT. LTD.

Hitesh Shah

DIRECTOR



COLOUR XEROX COPY

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AALPS6980N



नाम /NAME

HITESH MAHENDRA SHAH



पिता का नाम /FATHER'S NAME

MAHENDRA AMRATLAL SHAH

जन्म तिथि /DATE OF BIRTH

15-09-1971

हस्ताक्षर /SIGNATURE

Hitesh

आयकर आयुक्त (कंप्यूटर केंद्र)

Commissioner of Income-tax (Computer Operation)

बदर - १५
११/११/११
२००८



COLOUR XEROX COPY



FORM 3
[See Rule 16]
Regional Transport Office
Driving Licence
MH-01-89-10937
Driving Licence No.
Date of issue 7-12-89
Name of the Licence Holder
Hitesh
Son/wife/daughter of
Madhendra Karmar Shah



बदर - १५
९९२२२ २०
२००८

COLOUR XEROX COPY

2

Temporary address/ Official
address (if any)

202 D. J. 101. 02 L.

G. L. G. 202 D. J. 101. 02 L.

Permanent Address 15-9-71

Date of birth 15-9-71

Educational qualifications

Blood group with RH factor (Optional)

3

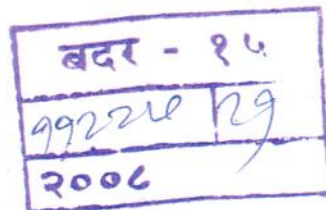
The holder of this licence is licensed
to drive throughout India the vehicles
of the following description :-

L - M - V

The licence to drive a motor vehicle
other than transport vehicle is valid

From 7/12/89 to 6/12/91

Signature and designation
of the Licensing Authority



[illegible]

B.1

P<INDSHAH<<HITESH<MAHENDRAKUMAR<<<<<<<<<<<<<<<<<
0255900<6IND7109153M0802020<<<<<<<<<<<<<<<<<

99224 22
2006

COLOUR XEROX COPY

पंजीकरण

निम्न में दिये गये भारतीय नागरिकों को सलाह दी जाती है कि वे अपने को निकटवर्ती भारतीय मिशन / पोस्ट पर पंजीकृत करावें।

चेतावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संदर्भ में कोई सूचना मिलने पर जिसमें इसे छुड़ कर शक्ति है, उसका तुरन्त अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धाक या उसके द्वारा प्रतिकूल व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार के केवल या विकृत नहीं किया जाना चाहिए।

पासपोर्ट गुप्त जाना, चोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटवर्ती भारतीय अधिकारी को (तथा यदि धाक विदेश में हो) निकटवर्ती भारतीय मिशन को और स्थानीय पुलिस को दी जानी चाहिए। निम्नलिखित प्रस्ताव के पर्याय ही प्रतिभूत पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

36

पिता का नाम / कांस्टेबल / प्रोटेक्टर / (Name of Father / Legal Guardian)

MAHENDRA AMRITLAL SHAH

माता का नाम / (Name of Mother)

JYOTSNA MAHENDRA SHAH

पति का पत्नी का नाम / (Name of Spouse)

KANAL HITESH SHAH

पता / (Address)

202, JYOTI, 68,

L. JAGMOHANDAS MARG,

MUMBAI 400 006.

पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि / (Old Passport No. with date and place of issue)

V100984

03/02/1998

TOKYO

फाइल नं. / (File No.)

BOM100966204 - OLD PPT CLD & RETURNED

Invalid Visa



बदर - १५
११२२५ २४
२००८



A6247586

[illegible]

VLCHNSHAH<<HITESH<MAHENDRAKUMAR<<<<<<<<<<<<<<
F0255900<6IND7109153M05062361920INDBA3PWZ682

COLOUR XEROX COPY

विदेशी नागरिकों और भूमिगत के अन्य मनी-चेंजरों के लिए वीजा-मार्गों को छोड़कर और दूसरे तरीकों से, विदेशी नागरिकों और भूमिगतों को छोड़कर अन्य नागरिकों के लिए वीजा आवश्यक है।

Registration Check Required (ECR) except for citizens of the following countries: Europe (excluding Commonwealth of Independent States (CIS), North America, Japan, New Zealand and Australia).

यदि वीजा आवश्यक नहीं है।

Registration Check Not Required (ECNR)



[Handwritten signature]

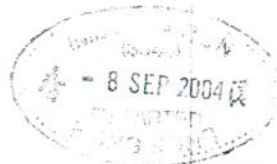
12 SEP 2004

12 SEP 2004

12 SEP 2004

12 SEP 2004

मार्गदर्शिका नं. 1/ This passport contains 26 pages.



訪客 批准由下列入境
日期 逗留 14 天
VISITOR Permitted to remain
for fourteen days from date of
entry as shown below



बंदर - १५
११२२०२५
२००८

PRIME CO-OP BANK LTD
Khatodara
SURAT - 395002
GUJ/SOS/AUTH/AV/116/2006



22244 SPL. ADH ગુજરાત
135004 NOV 21 2008
15:24
R.0000100/-PB5277

STAMP DUTY GUJARAT



મહાશય રા. રાવજીભાઈ કાકડિયા
10, Siddharthnagar,
L.H. Road
Surat
તા. ૨૧/૧૧/૦૮



212 22/11/08 211

SPECIFIC REVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE I. RAVJIBHAI LALJIBHAI KAKADIA
residing at 10, Siddharth nagar, B/H Affile Tower, L.H. Road, Surat - 395010. 2. LALJIBHAI
LALJIBHAI KAKADIA residing at 504, Indraprasth Appt., Ghod Dod Road, Surat - 395007, do hereby
nominate, constitute and appoint Mr. SANJAY K. KAKADIA, PAN NO. AHBPK6801F aged 29 residing
at 502 Shree Krishna Sadan, Subhash Road, Vile Parle East, Mumbai 400057, to be our true and lawful
attorney to appear on our behalf before any Sub-Registrar, Joint Registrar, District Registrar Joint District
Registrar, Deputy Inspector of General of Registration or Inspector General of Registration, any where in
India appoint under the Registration Act, 1908 at present and/ or to sign and register Gift Deed, Mortgage,
Lease Agreement, Sub-Lease Agreement, Leave and License Agreement, lodged documents, deeds,
writings, things executed to be executed by us for registration and admit execution thereof, to sign
endorsements and to do all other necessary things to complete registration thereof And also to appear on
our behalf to make application for enquiry to be done and such other applications, AND also to make
appeal against the order of the Sub-Registrar with respect to property situated at Unit No. C/10, SDE VII



22244	84
135004	20
7836	

WE shall ratify and confirm all the acts, deeds and things done by our attorney by virtue of this revocable specific Power of Attorney.

IN WITNESS WHEREOF I have hereunto set and subscribed my respective hands this 21st day of November, 2008

SIGNED AND EXECUTED BY THE

Within named Executant

1. RAVJIBHAI LALJIBHAI KAKADIA

2. VALLABHBHAI LALJIBHAI KAKADIA

I ACCEPT

MR. SANJAY K. KAKADIA

In presence of : 1) Kamlesh

2) Rudesh Patel



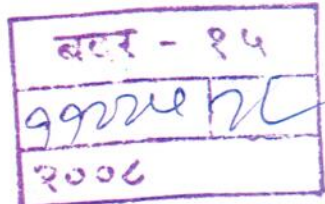
2008 21st Nov



2008



(Ravjibhai Laljibhai Kakadia)



2008 21st Nov



(Vallabh Bhai Laljibhai Kakadia)

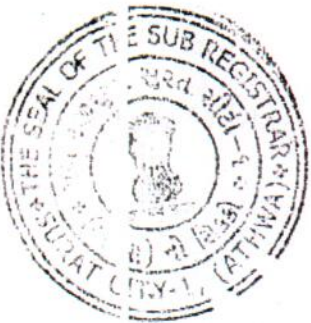
SE No. 197
Authentication under clause (a) of
Sub-Section (1) of Section 23
This Power of Attorney has been
executed by.....

અનુ અનુતિ અનુ

અનુતિ અનુ

(1) Ravjibhai Laljibhai Kakaadi,
Re. 10, Siddhasth Nagar,
B.H. Attile, Towers, L.H. Road
Surat.

(2) Vallabbhai Laljibhai Kakaadi,
Re. 504, Indraprasth Appt.
Chel-Dad Road, Surat.



1st
December 2008
in my presence on the day of
..... The Signature
has been proved by
satisfaction

emirish Dayal Athi
2, Vinodhar dwas-3
U.M. Road, Surat.



Sub Registrar
Surat City 1 (Athwa)

Signature of the

Sub - Registrar, Surat,
Gujarat.

Fee of authentication
Rs. 15/- (Fifteen) Received

Vide Receipt No. 2008/180320066

Date - 1st Dec 2008

બદર - ૧૫	
99224	22
૨૦૦૮	



Sub Registrar
Surat City 1 (Athwa)

પા પહોંચ

પહોંચ નંબર: ૨૦૦૮૦૧૮૦૩૨૦૦૬૬ અરજી નંબર: ૨૬૧૭૨ અરજી વર્ષ: ૨૦૦૮
તા. ૧ માઠ: ૧૨ સને ૨૦૦૮

રજુ કરનારનું નામ રવજીભાઈ લાલજીભાઈ કાકડીયા
નીચે પ્રમાણે ફી પહોંચી

	૩. પૈસા
રજીસ્ટ્રેશન ફી	૦
નકલ કરવાની ફી સાઈડ/ફોલીયો	૦
શેરોની નકલ કરવા માટે ફી	૦
ટપાલ ખર્ચ	૦
નકલો અથવા યાદીઓ (કલમો ૬૪ થી ૬૭)	૦
શોધ અગર તપાસણી	૦
દંડ કલમ-૨૫	૦
કલમ-૩૪ (કલમ-૫૭)	૦
નકલ ફી ફોલીયો	૦
ઈન્ડેક્સ-૨ ફી	૦
આ સિવાયની બાબતોની	

મુખત્યારનામા પર સહી કરવાની જરૂર નથી
આ સિવાયની બાબતોની



૧૫
→ ૧૫

કુલ એકંદરે રૂ. ૧૫

(અંકે રૂપિયા પંદર પુરા.)

દસ્તાવેજ તે રજીસ્ટર ટપાલથી મોકલવામાં
ના દિવસે તૈયાર થશે અને
નકલ કચેરીમાં આપવામાં આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે

અગર રવજીભાઈ લાલજીભાઈ કાકડીયા ને આપશો.
રજુ કરનારની સહી

(પ્ર. જે. રથવી)

સબ રજીસ્ટ્રાર
સુરતસીટી-૧(અઠવા)
એ બ્લોક, છઠા માળે,
બહુમાળી મકાન, નાનપુરા,
સુરત

IGR - NIC 60933023598750088

UID-15 01/12/2008 15:52:11

બદર - ૧૫
૧૧/૧૨/૨૦
૨૦૦૮



घोषणापत्र

मी संजय बाबाजी याद्वारे घोषित करतो की, दुय्यम निबंधक मं. धोरे यांचे कार्यालयात स. व. लि. या शिष्टकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. संजय बाबाजी व इ. यांनी दि. 26/12/08 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - 26/12/08

कुलमुखत्यारपत्रधारकाचे नाव
व सही

बंदर - १५
५५२२५३९
२००८



Friday, December 26, 2008
12:03:56 pm

पावती

Original

नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 14734
दिनांक : 26/12/2008

गावाचे नांव : मलवार

दस्तऐवजाचा अनुक्रमांक : बबई 3 - 9478 - 2008

दस्त ऐवजाचा प्रकार : मुखत्यारनामा

सादर करणा-याचे नाव : गोविंदभाई लालजीभाई काकडीया

फी	नोंदणी फी	:	रु.100.00
	दस्त हाताळणी फी	:	रु.380.00
	पृष्ठांची संख्या : 19		

एकूण रु.480.00

आपणास हा दस्त अंदाजे 12:23PM ह्या वेळेस मिळेल

DELIVERED

सह दु. नि. मुंबई शहर क :

सह दुय्यम निबंधक

मुंबई शहर क्र. ३

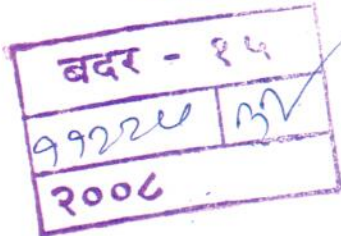
वाजार मुल्य : रु.0/-

भरलेले मुद्राक शुल्क : रु.500/-

1) देयकाचा प्रकार : By Cash रक्कम: रु.100

2) देयकाचा प्रकार : By Cash रक्कम: रु.380

DELIVERED



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780
D/-
AHP

.. \$. BAMBLE


BR 913836

26 DEC 2008

कितना आश्चर्य

* POWER OF ATTORNEY

~~SEHAR~~ → ① GOVINDBHAI LALIB

Ans  (2) AIY GOVINDBHAR

by Zohar Haim

By 28.11.2011
→, ~~PORCHER~~ → (1) SANJAY K. KARADIA



बंदी - ३

७७८	२
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२००८

बदर - १८
११२२ ॥ ३४
२००८



हाराष्ट्र MAHARASHTRA

ral Stamp Office, Mumbai
V. No. 694

10 NOV 2008

Officer

L. S. BAMBLE

दि. महाराष्ट्र न्यायिक अन्तर्गत अन्तिम
को. आंच. पंच वि. न्यायालय, मुंबई ४०० ०३२.
प्रा. प्रा. सी. क्रमांक - ५३
क्रमांक - ५३ वि. न्यायालय -
नगर विधायी न्यायालय, मुंबई.
सर्वश्री/श्री/श्रीमती Govindbhai
यांना न्यायेतर मुद्रांक न. या
विकला.

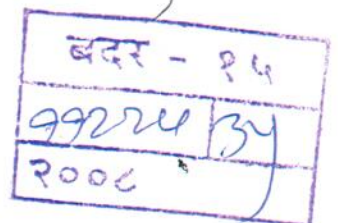
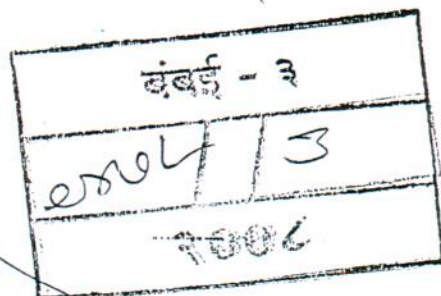
BR 913837



मुद्रांक विक्री
किर्ती अशोक वाडे

specific revocable power of attorney.

1. GOVINDBHAI LALJIBHAI KAKADIA (अ. २१.११.११)
2. ASAY GOVINDBHAI KAKADIA (अ. २१.११.११)
3. SANJAY K. KAKADIA (अ. २१.११.११)



COLOUR XEROX COPY



SPECIFIC REVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE 1. GOVINDBHAI LALJIBHAI KAKADIA residing at 71, Menaka Tahnee Heights Co-op. Hoc. Soc. Ltd., Nepean Sea Road, Mumbai - 400006 AND 2. AJAY GOVINDBHAI KAKADIA residing at 71, Menaka Tahnee Heights Co-op. Hoc. Soc. Ltd., Nepean Sea Road, Mumbai -400006, do hereby nominate, constitute and appoint Mr. SANJAY K. KAKADIA, PAN NO. AHBP6801F aged 29 residing at 502 Shree Krishna Sadan, Subhash Road, Vile Parle East, Mumbai 400057, to be our true and lawful attorney to appear on our behalf before any Sub-Registrar, Joint Registrar, District Registrar Joint District Registrar, Deputy Inspector of General of Registration or Inspector General of Registration, any where in India appointed under the Registration Act, 1908 at present and register Gift Deed, Mortgages, Lease Agreement, Sub-Lease Agreement, Leave and License Agreement, lodged documents, deeds, writings, things executed to be executed by us for registration and admit execution thereof, to sign endorsements and to do all other necessary things to complete registration thereof And also to appear on our behalf to make application for enquiry to be done and such other applications, AND also to make appeals against the order of the Sub-Registrar with respect to property situated at Unit No. GJ-10, SDF-VII, SEEPZ, ANDHERI(E), MUMBAI -400 096 respectively.

(MANISHA PATHAK)
Authorised Signatory

Ground Floor, Korumbe Bldg
A.D. Ward, Fort
Mumbai - 400 001

D-5/STP/ICR/1002/04/07/2011-14/2007

INDIA STAMP DUTY MAHARASHTRA

128401
14:05
R.0000200/-PB6602

बंदई - ३
२००८

बंदर - १५
२००८

COLOUR XEROX COPY

WE shall ratify and confirm all the acts, deeds and things done by our attorney by virtue of this revocable specific Power of Attorney.

IN WITNESS WHEREOF I have hereunto set and subscribed my respective hands this 26th day of DEC 2008

SIGNED AND EXECUTED BY THE

Withinnamed Executant

1. GOVINDBHAI LALJIBHAI KAKADIA

2. AJAY GOVINDBHAI KAKADIA

I ACCEPT

MR. SANJAY K. KAKADIA

1) Witness

2)

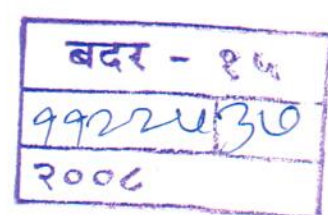
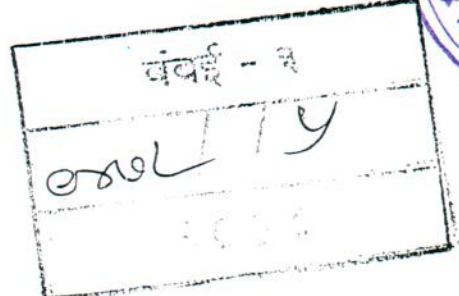
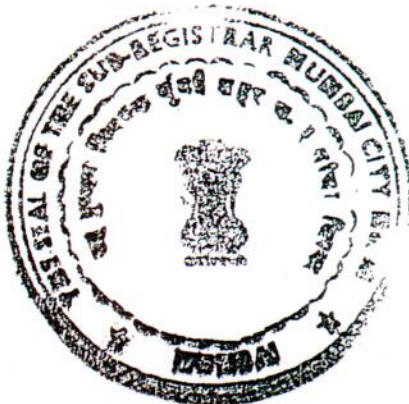
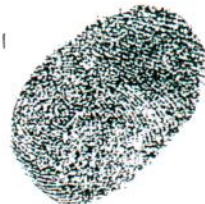
[Signature]

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दि महाराष्ट्र मंत्रालय अँड अलाईड ऑफिसेस को ऑप बँक लि.

मंत्रालय, मुंबई ४०० ०३२.

मुख्य शाखा : २२०२५४५२/२२८९२०४६

मंत्रालय शाखा : २२८५६९४०/२२८३५९४६ /४३.

एल.एस.डी. क्रमांक :- ६९४

क्रमांक : ५१-५३ दिनांक : 26 DEC 2008

(OR 913835-37)

नगर दिवाणी न्यायालय, मुंबई

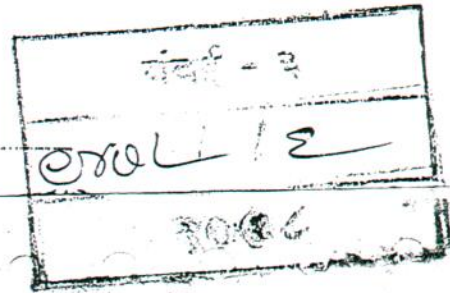
सर्वश्री/श्री./श्रीमती Govindbhai L. Kakadia

यांना न्यायोत्तर न्यायालय शुल्क मुद्रांक

रु. 300/- चा विकला.

मुद्रांक विक्रेता

कितीही अशोक वाटे



ROI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP
Rotunda Bldg., Gr. Flr., Ambalal Doshi Marg,
Fort, Mumbai - 400 001. Tel. 2272 3252, 2272 2253
License no. : D-5/STP(V)/C.R.12/2004/1192-94 / 04
License no. : D-5/STP(V)/C.R.1002/02/05/388 to 391
License no. : D-5/STP(V)/C.R.1002/03/06/964-967
License no. : D-5/STP(V)/C.R.1002/04/07/1011-14/2007

Date : 24/12/2008

Receipt No. : 197078(570)

Pay to : ROI SHAREHOLDING LTD.

Total No. of Documents: 1

Franking Value : Rs.

Service Chg @ Rs.10 per Doc: Rs.

Total : Rs.

Name of the stamp duty paying party :
GOVINDBHAI LALJI BHAU KAKADIA
Payment Mode : Cash

बंदर - १५
२००८



(Signature)

(Franking Value x Number of Documents)

200 X 1

COLOUR XEROX COPY

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGQPK1637F



नाम /NAME

AJAY GOVINDBHAI KAKADIA

पिता का नाम /FATHER'S NAME

GOVINDBHAI KAKADIA

जन्म तिथि /DATE OF BIRTH

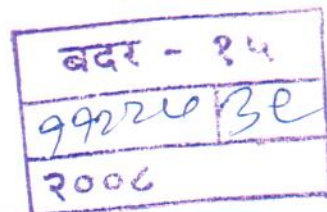
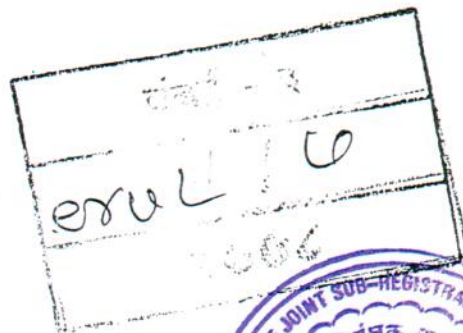
11-09-1979

हस्ताक्षर /SIGNATURE

Ajay Kakadia

ECOR

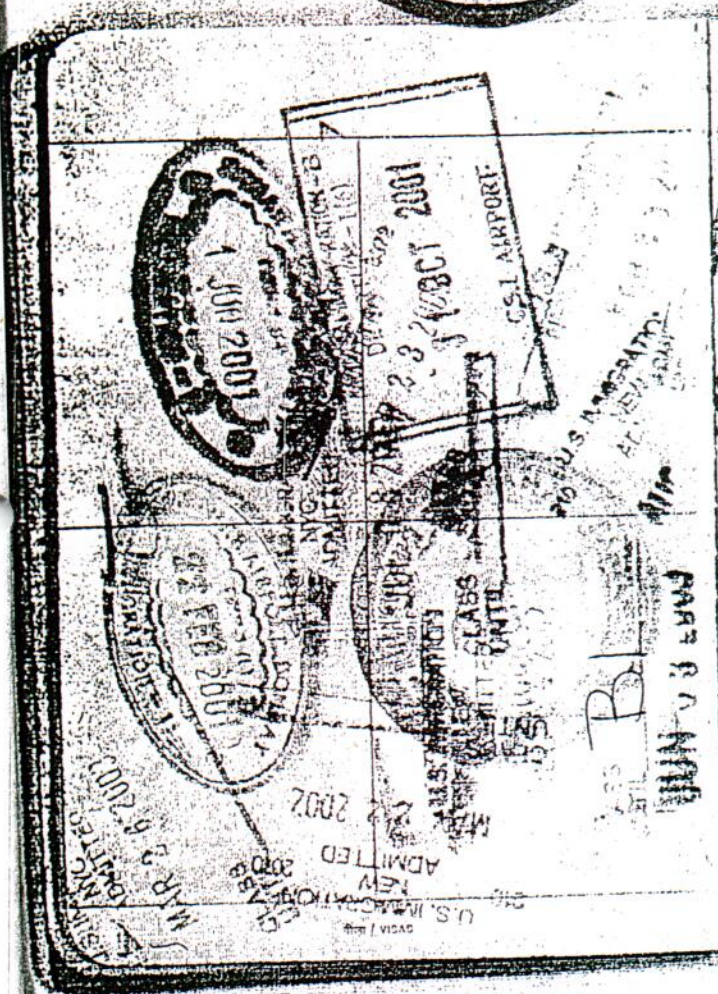
आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)



COLOUR XEROX COPY



दिनांक - २	
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बदर - १५	
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VEGRRKAKADIA & SONS
ZOOB159 << 91100790911009 << 28 04/07/00

UK027438 A

POE (M) (W) 300

Protector of Emigrants

NOT FOR EMPLOYMENT

Issued on: 28/04/00

Airlines: AIR INDIA

POE (M)

NOT FOR EMPLOYMENT

EMERGENCY CHECK

DATE: 28/04/00

POE (M)



दंड - ३

encl / e

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बंदर - १५

११२२५ / ४९

२००६

THESE ARE TO REQUEST AND REQUEST IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT ATTOR OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

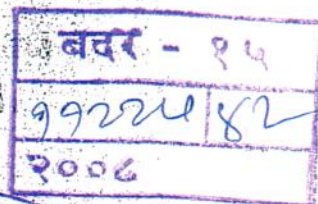
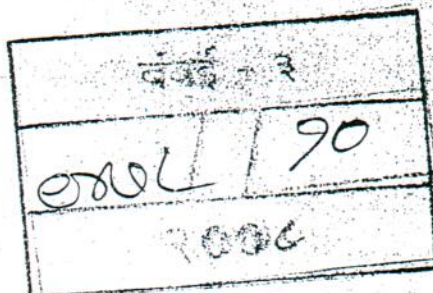
[illegible]

भारत गणराज्य REPUBLIC OF INDIA

देश/Type	देश/सं. /Country Code	देश/सं. /Country Code	देश/सं. /Country Code
P	IND	F-16404	11/09/1979
नाम/Surname	नाम/Name	नाम/Date of Birth	नाम/Date of Birth
KAKADIA	AYAY GOVINDBHAI	11/09/1979	11/09/1979
राष्ट्रियता/Nationality	राष्ट्रियता/Nationality	राष्ट्रियता/Nationality	राष्ट्रियता/Nationality
INDIAN	INDIAN	INDIAN	INDIAN
जन्म स्थान/Place of Birth	जन्म स्थान/Place of Birth	जन्म स्थान/Place of Birth	जन्म स्थान/Place of Birth
PATANA GUJRAT.	PATANA GUJRAT.	PATANA GUJRAT.	PATANA GUJRAT.
जन्म स्थान/Place of Issue	जन्म स्थान/Place of Issue	जन्म स्थान/Place of Issue	जन्म स्थान/Place of Issue
MUMBAI	MUMBAI	MUMBAI	MUMBAI
जन्म तिथि/Date of Issue	जन्म तिथि/Date of Issue	जन्म तिथि/Date of Issue	जन्म तिथि/Date of Issue
25/01/2005	25/01/2005	25/01/2005	25/01/2005



Key to:

[illegible]

भारत में रहने वाले भारतीय नागरिकों को सड़क से जाने से रोकने को निम्नलिखित भारतीय मिशन / पोस्ट पर प्रस्तुत करना है।

ध्यान देने योग्य

यह पासपोर्ट भारत सरकार का सम्पत्ति है। पासपोर्ट आपकी ओर से इस पासपोर्ट के तहत में कोई भी देश या क्षेत्र पर प्रवेश करने के लिए जारी किया गया है, उक्त गुप्त अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा भेजा भी देश में भारत में भेजा जाए। यह पासपोर्ट धार्मिक या उत्सव के लिए प्रस्तुत व्यक्ति के हस्त में होना चाहिए। इसमें किसी भी देश के कन्सुल या मिशन नहीं भेजा जाना चाहिए।

पासपोर्ट गुप्त जाना, बेचा हो जाना या यह हो जाने पर उक्त व्यक्ति तत्काल भारत में निवृत्त होना चाहिए। पासपोर्ट अधिकारी को (तथा यदि भारत में हो) निवृत्त भारतीय मिशन को और भारतीय पुलिस को भी सूचित करना चाहिए। निवृत्त व्यक्ति के प्रत्यापन की प्रतिलिपि पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम / Father's Name: KAKADIA GOVINDBHAI LALJIBHAI

माता का नाम / Name of Mother: KAKADIA MUKTAR BEN GOVINDBHAI

पति का नाम / Name of Spouse: DIPALI AJAY KAKADIA

पता / Address:

71, 7TH FL, MENKA, TANHEE HEIGHTS

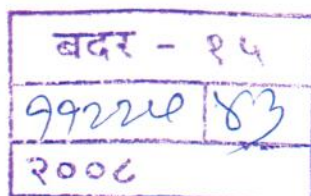
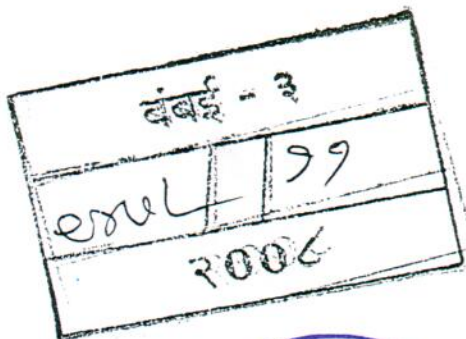
CO OP HSG SOC, NEPEAN SEA RD

MALBAR HILL, MUMBAI-26, M.S.

पुराने पासपोर्ट का नं. और दूरस्थ जारी होने का स्थान एवं तिथि / Old Passport No. with date and Place of Issue: 27/05/1999 MUMBAI

फाइल नं. / File No. BOM100075305 - OLD PPT CLD & RETURNED

प्राप्त करने वाले का नाम / Name of Holder: KAKADIA GOVINDBHAI LALJIBHAI



COLOUR XEROX COPY

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFTPK4028A



नाम /NAME

GOVINDBHAI LALJIBHAI KAKADIA

पिता का नाम /FATHER'S NAME

LALJIBHAI GANESHBHAI KAKADIA

जन्म तिथि /DATE OF BIRTH

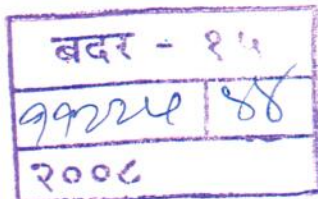
03-06-1958

हस्ताक्षर /SIGNATURE

67 अन-मकादी

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)





THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.



P

F 8658245

GOVINDBHAI LALJIBHAI

1910-11

3

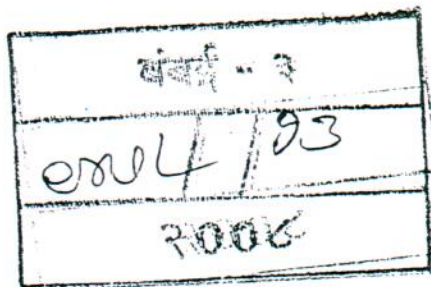
03/06/1958

PATANA GUJRAT

MUMBAI

10/07/2006

09/07/2007

[illegible]

बत्तार - १५

992248

2006

COLOR XEROX COPY

वर्तमान, पश्चिम और पूर्व के अलावा अन्य
(संयुक्त प्रजासत्ताक, अमेरिका, कनाडा, यूरोप और अफ्रीका के अलावा)
परदेसगमन के लिए अनिवार्य
Emigration Check Required (ECR) except for
Bangladesh, Pakistan all countries
in Europe (including Commonwealth of
Independent States (CIS), North America, Japan,
New Zealand and Australia."

प्रवास स्थिति:
Emigration Status

उत्प्रवास आवश्यक नहीं।
Emigration Check Not Required (ECNR)

OBSERVATION

The validity of this passport
has been corrected to read
as 9/7/2016



श्रीमती एस. जी. राने
Smt. S. G. RANE
अधीक्षक/Superintendent
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई.
Regional Passport Office, Mumbai.

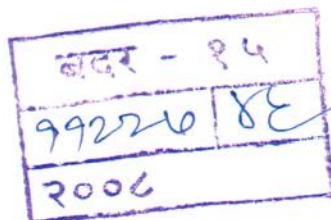
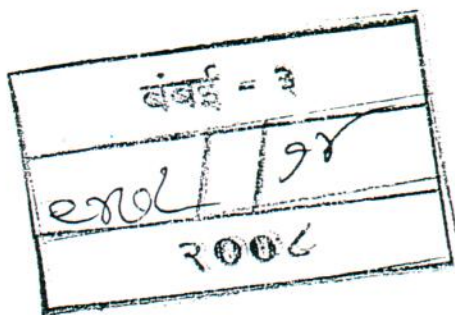


श्रीमती एस. जी. राने
Smt. S. G. RANE
अधीक्षक/Superintendent
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई.
Regional Passport Office, Mumbai

इस पासपोर्ट में 36 पृष्ठ हैं। (This passport contains 36 pages.)

वीजा / VISAS

वीजा / VISAS



COLOUR XEROX COPY

प्रास्ताविका

पासपोर्ट में उल्लेख की गई जानकारी का उपयोग केवल केवल के लिए ही करना चाहिए और इसे किसी भी प्रकार के निरूपण या प्रमाण के लिए नहीं प्रयोग किया जाना चाहिए।

चेतावनी

यह पासपोर्ट भारत सरकार की संपत्ति है। पासपोर्ट अधिनियम 1920 के अंतर्गत यह पासपोर्ट के हस्तान्तरण के लिए जारी किया गया है, जिसका अर्थ है कि यह किसी भी प्रकार के निरूपण या प्रमाण के लिए नहीं प्रयोग किया जाना चाहिए।

यह पासपोर्ट केवल तभी जारी किया जा सकता है जब तक कि यह भारत में जारी किया गया हो। यह पासपोर्ट केवल तभी जारी किया जा सकता है जब तक कि यह भारत में जारी किया गया हो।

पासपोर्ट को सुरक्षित रखना चाहिए और इसे किसी भी प्रकार के निरूपण या प्रमाण के लिए नहीं प्रयोग किया जाना चाहिए।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

KAKADIA LALJIBHAI GANESHBHAI

KAKADIA LAXMIBEN LALJIBHAI

KAKADIA MUKTIBEN GOVINDBHAI

71 7TH FLOOR MENKA TANHEE

HEIGHT CO OP HSG SOC

NEPEANSEA RD MUMBAI 400006

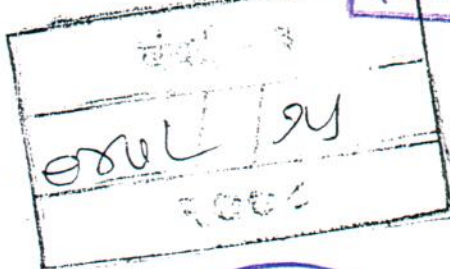
21585332 21/10/2002

BOML02821506 - OLD PPT CLD & RETURNED

बंदर - १५

११/११/८४

२००८



COLOUR XEROX COPY

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

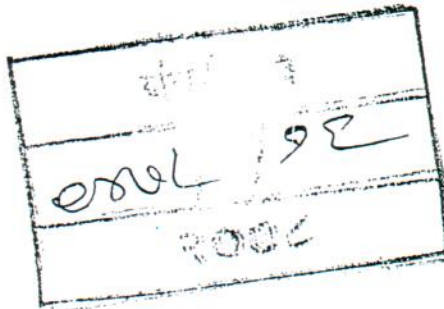
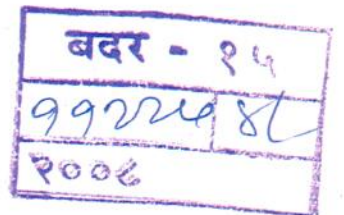
UMESH BHASKAR PATIL
BHASKAR SHRIDHAR PATIL

27/10/1980

Permanent Account Number

ATIPP8984D


Signature



COLOUR XEROX COPY

SEEPZ SEZ
ANDHERI(E).
MUMBAI-96.

UNESH PATIL
ASSISTANT

Barcode

08-May-2009

Portrait photo



Handwritten entries in a rectangular box:

90
2008



बंदी - १५

99224/80

2008

COLOUR XEROX COPY



Friday, December 26, 2008
12:04:02F-M

दस्त गोषवारा भाग-1

बयई 3

दस्त क्रमांक : 9478/2008

19L

दस्त क्रमांक : बयई 3 / 9478 / 2008

वाजार मुल्य: रु.0/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

अ.क्र.9478 वर दि.26/12/2008

रोजी 11:54:55:000AM वा. हजर केला.

पावती

सादर करणाराचे नाव: गोविंदभाई लालजीभाई काकडीया

नोंदणी फी :

रु.100.00

दस्त हाताळणी फी :

रु.380.00

पृष्ठांची संख्या : 17

एकुण

रु.480.00

दस्त हजर करणा-याची सही :-

सह दु. नि. मुंबई शहर क्र 3

सह दु. नि. मुंबई शहर क्र 3

शिक्का क्र.1 Dec 26 2008 12:03PM ची वेळ:(सादरीकरण)

शिक्का क्र.2 Dec 26 2008 12:03PM ची वेळ:(फी)



प्रमाणित करणेत येते की दस्तामध्ये

एकूण...१९... पाने आहेत, पुस्तक

क्रमांक १, बयई-३...२००८

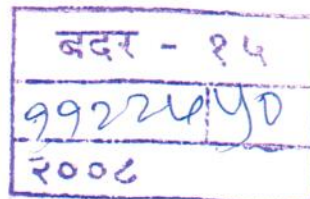
नोंदला.

दिनांक २६/१२/२००८

सह दुय्यम निबंधक, मुंबई शहर-३
अपिलाधी सुनावणी करण्याखेरीज
शिर्षिकाचे सर्व अधिकार असलेला.



Seen & signed
R. Chavan
26/12/08





दस्त गोपवारा भाग-2

Friday, December 26, 2008
12:05:52PM

वर्गई3

दस्त क्रमांक : 9478 / 2008

9C

दस्त क्रमांक :- वर्गई3 / 9478 / 2008

दस्ता प्रकार :- मुखत्यारनामा

क्र.3 ची वेळ:(कबुली) Dec 26 2008 12:05PM

क्र.4 ची वेळ:(ओळख) Dec 26 2008 12:05PM

क्र.5 ची वेळ:(नोंदणी) Dec 26 2008 12:05PM

नु क्र. पक्षकाराचे नाव व पत्ता



नाव:गोविंदभाई लालजीभाई काकडीया
पता:71 मेनका , तहानी हाईट को ओ हौ सोसा लि ,
नेपेसी रोड , मुं
पेन नंबर:

Saler/Executor1
वय :- 50

छायाचित्र

अंगठ्याचा ठसा



सही

by Mr. J. M. M.

नाव:अजय गोविंदभाई काकडीया
पता:71 मेनका , तहानी हाईट को ओ हौ सोसा लि ,
नेपेसी रोड , मुं
पेन नंबर:

Saler/Executor1
वय :- 29



सही

Attn: Balca di

नाव:संजय के काकडीया
पता:502 श्रीकृष्ण सदन , सुभाष रोड , विलेपार्ले
पेन नंबर:

Purchaser/Buyer/Executor2
वय :- 29



सही



त दस्तऐवज करून देणार तथाकथीत मुखत्यारनामा चा दस्त ऐवज करून दिल्याची कबुल करतात

ऊख

गालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां
यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

नु क्र. ओळखीचे नाव व पत्ता

1 नाव:उमेश - पाटील
वय:29

पता:सदगुरु चाळ , कमिटी रुम 13 , संजय कोकाटे लेन , घाटकोपर
पिन कोड:84

बदर - १५
९९२२५५९
२००८



2 नाव:सुधीर - पाडावे
वय:32
पता:संजय अपार्ट , 1 ला मजला , रुम नं 17, शिवाजी नगर
पिन कोड:-



ह दुय्यम निबधन

वर्गई शहर क्र. ३

घोषणापत्र

मी अंजय आशिषी याद्वारे घोषित करतो की, दुय्यम
 निबंधक केंद्री यांचे कार्यालयात सिव निग या शिर्षकाचा दस्त
 नोंदणीसाठी सादर करण्यात आला आहे. श्री. गोविंद आशिषी व इ. यांनी
 दि. 26/12/08 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस
 सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार
 यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
 मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.
 सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
 सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस
 मी पात्र राहीन याची मला जाणीव आहे.

दिनांक 26/12/08

कुलमुखत्यारपत्राच्या नाव
 व सह



बंदर - १५
 ११/१२/०८
 २००८

OUR XEROX COPY

महाराष्ट्र औद्योगिक विकास महामंडळ

(महाराष्ट्र शासनाचा अंगिकृत व्यवसाय)

No.MIDC/Seepz /SDF-VII/GJ-10/51) 2006

Date :- 18/02/2006



॥ उद्भवतः स्वतंत्रता ॥

To,
M/s.Chirag Designs,
601/604, Seepz++,
Tower No.I,
Andheri (East),
Mumbai - 400 096.

Sub :- SEEPZ Marol Industrial Area
SDF-VII, SEEPZ SEZ,
Unit No. GJ-10
Transfer of gala ...

Sir,

Please refer to your letters dated 27/11/2005, 13/01/2006, & 08/02/2006 on the above subject.

In this connection it is to inform you that since you have paid an amount of Rs.12,81,908/- (Rs. Twelve Lakhs Eightone Thousand Nine Hundred Eight Only) only towards the Differential Premium, the Corporation has no objection to transfer the above Gala No.GJ-10 from SDF-VII, SEEPZ, Marol Indl. Area from M/s. Chirag Designs to M/s. L. J. Creations Pvt. Ltd. Please also note that M/s. Chirag Designs will have to join execution of sub-lease as a confirming party. The Sub- Lease will be executed in the name of M/s. L. J. Creations Pvt. Ltd.

Thanking you,

Your faithfully

[Signature]

Manager (Land)
MIDC, MUMBAI-93.

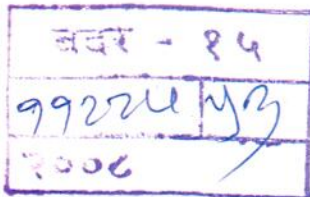
✓ Copy to M/s. L. J. Creations Pvt. Ltd., GJ-10, SDF-VII, SEEPZ, Andheri (East), Mumbai-400 096.

Copy f.w.cs to the Asstt.Development Commissiner, Seepz, Sez, Andheri (E), for favour of information please.

Copy f.w.cs. to the Executive Engineer, MIDC, I.T.Dn.Marol, for information

Copy to the Dy.Engineer, MIDC, Seepz Sub.Dn. Marol for information.

[Signature]
Manager (Land)
MIDC, MUMBAI-93



मुख्य कार्यालय : " उद्योगसारथी ", महाकाली मार्ग अंधेरी (पूर्व), मुंबई - ४०० ०९३.
फोट शाखा : ओरियंट हाऊस, ५ वा मजला, अदी मझबान पथ, फोर्ट,
बॅंकाई इस्टेट, मुंबई - ४०० ०३८

दूरध्वनी : ८३२५४५९/५२,५३,५४ फॅक्स : (०२२) ८२२९५८७
दूरध्वनी : २६९६५४७ फॅक्स : (०२२) २६९६५४८

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDHIR VASANT PADAVE

VASANT DHONDU PADAVE

02/08/1977

Permanent Account Number

AQYPP3904G


Signature



29032007



बंदर - १५
११२२५५४
२००८

COLORIX XEROX COPY

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UMESH BHASKAR PATIL
BHASKAR SHRIDHAR PATIL

27/10/1980

Permanent Account Number

ATIPP8984D


Signature



वदर = १५
९९२२५५
२००८

COLOUR XEROX COPY

EXPIRY DATE



SEEPZ SEZ
ANDHERI(E),
MUMBAI-98.



UNESH PATIL
ASSISTANT

Bank finance jewellery div.

24/04/2006



बदर - १५	
९९२२५	५६
२००६	



26/12/2008

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर15

दस्त क्र 11227/2008





52/58

5:09:11 pm

सह दु.नि.का-अंधेरी 4

दस्त क्रमांक : 11227/2008

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: मे /- एल जे क्रियेशन्स प्रा लि चे संचालक हितेश महेन्द्र शाह - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: जी जे 10, एस डि एफ 7, सिद्ध अंधेरी - ईमारतीचे नाव: - ईमारत नं: -- पेठ/वसाह</p>	<p>लिहून देणार वय 37 सही</p> <p><i>M. Shah</i></p>	 <p>35236 - 105174</p>	
2	<p>नाव: मा. देणार -----मे/- चिराग डिझाईन्स चे भागीदार गोविंदभाई काकडिया, वल्लभाई काकडिया , रावजीभाई काकडिया, अजय काकडिया या चौघां तर्फे मुखत्यार संजय के काकडिया - - - पत्ता: घ</p>	<p>मान्यता देणार वय 29 सही</p> <p><i>[Signature]</i></p>	 <p>35236 - 105175</p>	
3	<p>नाव: भारताचे राष्ट्रपती यांच्या तर्फे श्री. पी. एस. रामण डेप्युटी डेव्हलपमेंट कमिशनर, सीपझ अंधेरी यांना नोंदणी कायदा 1908, अन्वये कार्यालयात येवुन कुबली जबाब देण्यास माफी आहे - - पत्ता:</p>	<p>लिहून देणार वय - सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>





दस्त गोषवारा भाग - 2

वदर15

दस्त क्रमांक (11227/2008)

58/58

दस्त क्र. [वदर15-11227-2008] चा गोषवारा
बाजार मुल्य : 11137500 मोबदला 0 भरलेले मुद्रांक शुल्क : 556875

दस्त हजर केल्याचा दिनांक : 26/12/2008 04:56 PM
निष्पादनाचा दिनांक : 12/09/2008
दस्त हजर करणा-याची सही :

hmsah

दस्ताचा प्रकार : (36) भाडेपट्टा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 26/12/2008 04:56 PM
शिक्षा क्र. 2 ची वेळ : (फी) 26/12/2008 05:07 PM
शिक्षा क्र. 3 ची वेळ : (कबुली) 26/12/2008 05:08 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 26/12/2008 05:08 PM

दस्त नोंद केल्याचा दिनांक : 26/12/2008 05:09 PM

पावती क्र.: 11331 दिनांक: 26/12/2008
पावतीचे वर्णन
नांव: मे /- एल जे क्रियेशनस प्रा लि चे
संचालक हितेश महेन्द्र शाह - -

30000 : नोंदणी फी
1140 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31140: एकूण

दु. निबंधकाची सही, सह दु. नि. का-अंधेरी 4

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
त त्यांची ओळख पटवितात.

1) उमेश पाटिल - - - , घर/फ्लॅट नं: लि घेणार -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) सुधिर पाडावे - - - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



S. Padu

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण ५८ पाने आहेत.

दु. निबंधकाची सही
सह दु. नि. का-अंधेरी 4



सह. दुय्यम निबंधक अंधेरी क्र. ४
मुंबई उपनगर जिल्हा

वदर - १५/११२२७/२००८
पुस्तक क्रमांक १, क्रमांक ११२२७/२००८
नोंदला -
दिनांक - २६/१२/२००८

सहदुय्यम निबंधक, अंधेरी क्र. - ४
मुंबई उपनगर जिल्हा



दुय्यम निबंधक: सह दु.नि.का-अंधेरी 4

दस्तक्रमांक व वर्ष: 11227/2008

Friday, December 26, 2008

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सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : परजापूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 11,137,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: युनिट नं जी जे 10, 2 रा मजला प्लॉट नं एफ 60, एस डी एफ - 7, सिद्ध संज्ञ, अंधेरी पू मु, व्हिलेजेस - व्याखली, परजापूर, कोंडिवीटा, मरोळ, ता अंधेरी, अंधेरी पू मु 96, ----- कालावधी 24 वर्ष, वार्षिक भाडे रु 31500/-, ----- अंजीजे / अं /2241/08/ 2338/ दि 11/6/08, मु शु रु 556875/-,
(1)630 चौ मी
- (3) क्षेत्रफळ (1)630 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मा. देणार -----मे/- चिराग डिझाईन्स चे भागीदार गोविंदभाई काकडिया, वल्लभाई काकडिया, रावजीभाई काकडिया, अजय काकडिया या चौघां तर्फे मुखत्यार संजय के काकडिया - - -; घर/प्लॉट नं: 71 मेनका, तहाने हार्ड को ऑ हौ सो लि, नेपन्सी रोड मु 06; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) भारताचे राष्ट्रपती यांच्या तर्फे श्री. पी. एस. रामण डेप्युटी डेव्हलपमेंट कमिशनर, सिद्ध अंधेरी यांना नॉदणी कायदा 1908, अन्वये कार्यालयात येवुन कुबली जबाब देण्यास माफी आहे - -; घर/प्लॉट नं: कलम 88 खाली कुबलीसाठी सुट -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे /- एल जे क्रियेशनस प्रा लि चे संचालक हितेश महन्द्र शाह - -; घर/प्लॉट नं: -; गल्ली/रस्ता: जी जे 10, एस डी एफ 7, सिद्ध अंधेरी -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 12/09/2008
- (8) नॉदणीचा 26/12/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 11227 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 556875.00
- (11) बाजारभावाप्रमाणे नॉदणी रु 30000.00
- (12) शेरा