

FIFTEEN RUPEES

LEASE DEED

This lease is made on the 27th day of March 1971 between M/S Raj General Udyog (P) Ltd., a Private Ltd. Company through its constituted Attorney Shri Ramosh Chandra S/O Shri Mahan Mal Ji Somani aged 32 years caste Hindu resident of Bhilwara (hereinafter called the lessee) which expression shall, unless excluded by or repugnant to the context, include his heirs, successors, executors, administrators and assigns of the first part and the Governor of the State of Rajasthan (hereinafter called the lessor) which expression shall unless excluded by or repugnant to the context include his successors in office and permitted assigns of the second part.

Whereas the lessor has agreed to grant and the lessee has agreed to accept the lease of a plot of land measuring 2.37 acres situated Bhilwara and more particularly described in the Schedule hereto (hereinafter called the Plot) upon the conditions herein-after appearing:

Now this indenture witnesseth as follows:-

1. That the lessor agrees to let the said plot and the lessee has agreed to occupy the said plot for a period of ninety-nine years on rent hereinafter specified for the purpose of setting up synthetic weaving unit known as Bharat Silk Mills Industry for which the lessee had applied under provisions of Rajasthan Industrial Areas Allotment Rules, 1959.
2. That the possession of the said plot is hereby delivered to the lessee on and with effect from 19/1/1971.
3. That the population of the city/town/village where the said plot is situated is: 10,000 and less than 3 lacs and the lessee has agreed to pay the rent of the said plot at the rate of Rs. 30/- per acre per year which amounts to Rs. 71.10 (Rupees seventy one paise ten only) in the case of the said Plot, commencing from the date of taking over possession of the land as above mentioned.
4. That the lessee hereby covenants with the lessor as under:-
 - (i) That the lessee shall duly pay the stipulated rent of the said plot to the lessor or his authorized agent on or before the seventh day of each calendar year from which the rent is due at such place or places, as the lessor may from time to time prescribe.

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(ii) The rent as aforesaid excludes all kinds of taxes which the municipal Board, panchayat or any other civil body has imposed or may impose during the period of lease in respect of the said plot and the lessee agrees to pay such taxes to the authorities concerned direct.

(iii) The lessee hereby agrees to pay the lessor alongwith the rent of the first year a further sum of Rs. 711/- (Rupees Seven hundred eleven only) by way of development charges in accordance with the provisions of rules 3(i)/(ii)/(iii)/(iv) of the Rajasthan Industrial Areas Allotment Rules, 1959.



The lessee shall set up on the said plot of land Synthetic weaving unit industry for which land has been leased to him by the lessor within a period of two years from the date of taking over possession of the land as above mentioned, and in case of his failure to do so the said plot shall revert to the lessor unless the period of two years is extended by the lessor on valid grounds.

(v) The lessee shall construct, erect and build on the said plot of land, only such building, sheds and structure, as are required by him for setting up industry aforesaid and also such other residential quarters, e.g. watch and ward quarters as are required for these engaged or to be engaged in the said factory.

(vi) The lessee agree not to construct or build any structures or buildings on the said plot of land or on a portion of it which may have the object of using it as a commercial undertaking other than for the industry aforesaid for which the said plot has been leased.

(vii) That lessee shall not sublet underlet or sell its lease hold rights under the lease deed without the written consent of the Lessor, Provided however, that the lessee shall have the right to assign or to mortgage its lease hold rights hereby demised in favour of a Financial Institution or Institutions for the purposes of availing of financial assistance including guarantee from such financial institutions for the development of industries for which the said land has been leased to the Lessee and the said financial Institution or Institutions will be at liberty to enforce their rights as mortgages under the Law and convey a good title to the lease hold property. Provided further that the lessee shall inform the lessor about any mortgage or assignment made by the Lessee in favour of any Financial Institutions within a period of three months from the date of such mortgage or assignment.

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ॐ नमो भगवते वासुदेवाय ॥ श्रीगणेशाय नमः ॥
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सर्व-सिद्धि
श्रीलाल (सब.)

one copy pasted in the Add. Book No 1
Vol 14 at s. No 12 on page 1 to 8

ॐ नमो भगवते वासुदेवाय ॥ १ ॥
 श्रीकृष्णाय नमः ॥ २ ॥
 श्रीगुरुभ्यो नमः ॥ ३ ॥
 श्रीगणेशाय नमः ॥ ४ ॥
 श्रीविष्णवे नमः ॥ ५ ॥
 श्रीशिवाय नमः ॥ ६ ॥
 श्रीब्रह्माय नमः ॥ ७ ॥
 श्रीमहेश्वराय नमः ॥ ८ ॥
 श्रीनारायणाय नमः ॥ ९ ॥
 श्रीरामाय नमः ॥ १० ॥
 श्रीकृष्णाय नमः ॥ ११ ॥
 श्रीगुरुभ्यो नमः ॥ १२ ॥
 श्रीगणेशाय नमः ॥ १३ ॥
 श्रीविष्णवे नमः ॥ १४ ॥
 श्रीशिवाय नमः ॥ १५ ॥
 श्रीब्रह्माय नमः ॥ १६ ॥
 श्रीमहेश्वराय नमः ॥ १७ ॥
 श्रीनारायणाय नमः ॥ १८ ॥
 श्रीरामाय नमः ॥ १९ ॥
 श्रीकृष्णाय नमः ॥ २० ॥

इतिपत्रं पठ्यते-॥



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(viii) The annual rent as aforesaid shall be subject to revision after every thirty years and the enhancement in rent at each such revision shall not exceed 25% of the rent payable for the period immediately preceding such revision. The lessee hereby agrees to pay such enhanced rent to the lessor as result of the revision aforesaid.

(ix) The lessee shall have an option to renew the said lease for a further period of ninety-nine years after an expiry of the present terms and of lease.

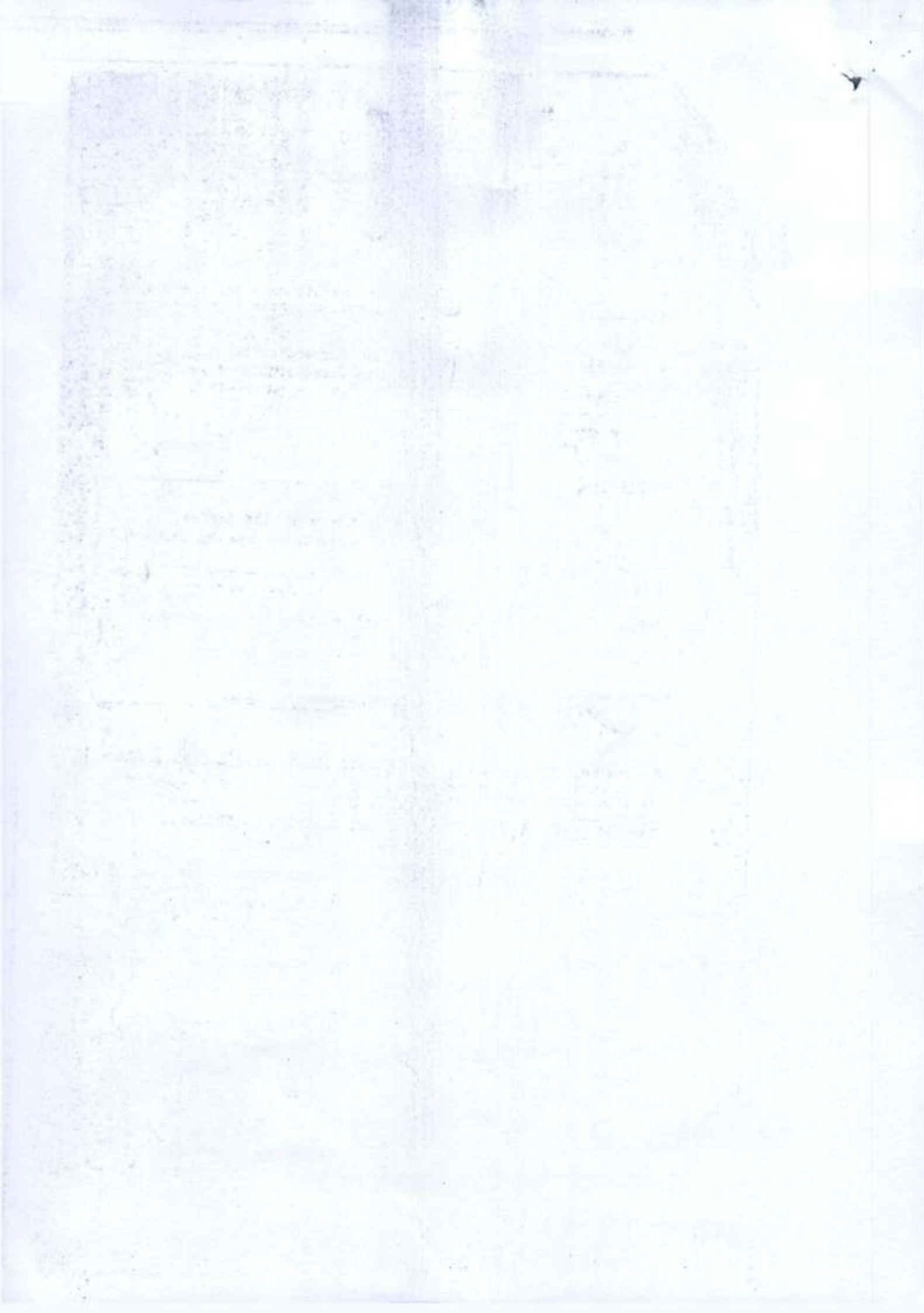
(x) In case any default is made by the lessee in respect of any of the terms and conditions aforesaid the plot or the land shall revert to the lessor provided that in case the lessee has assigned or mortgaged its lease-hold right hereby devised in favour of any institution or institutions for purposes of availing of financial assistance as mentioned in clause (vii) the lessor shall before exercising its rights to determine the lease of the said plot give notice thereof to the assignee or mortgagee as the case may be and in case the default is not rectified either by the company or by assignee or the mortgagee within a period of three months from the date of receipt of the said notice the said plot or land shall revert to the lessor and the lessee shall have to remove there from at its cost all the buildings and structures constructed by him thereon. In case of his failure to do so the lessor shall have a right to dispose off the said structures or building in any way he likes and to use the proceeds to the lessee after recovering all the sums due to him from the lessee.

(xi) The lessee agree that the payment of rent in advance for a number of years will not create any right to him in the land which are not granted by this deed or under the Rajasthan Industrial Areas Allotment Rules, 1959. The lessee further agrees that the payment of rent in advance for a number of years by him will not effect the right of the lessor to enhance the rent in terms of clause (viii) above.

5. The cost and expenses incidental to the preparation, execution and registration of this lease including stamp duty shall be borne and paid by the lessee.

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In witness where the parties hereto have set their respective hands on the dates mentioned against their signatures:-

1. Witness.

07.04.71
District Industries Officer
BHILWARA

1. Signed for and on behalf of the Government
of the State of Rajasthan.
BHILWARA

2. Witness.

B. M. BHADADA
(B. M. BHADADA)

Date

2. Signed by the said lessee.
For Raj General Udyog Pvt. Ltd.,

R. S. Soni
Constituted Attorney.

Date 27.3.71

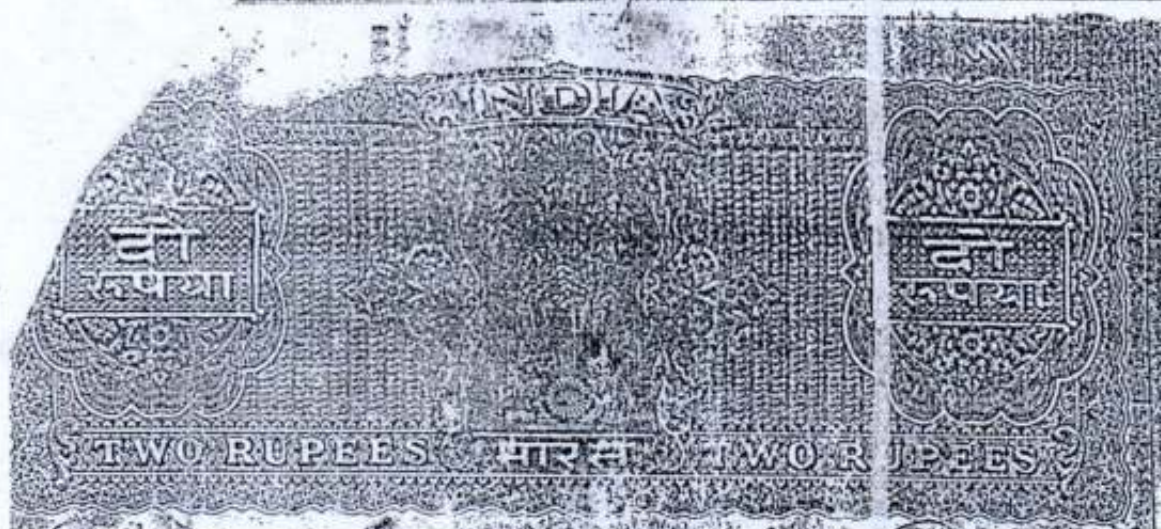
SCHEDULE

Plot of land No. 26 measuring 2.37 Acres
Bounded on the

Area
Khasra No. 1960/1, 1961, 1962 & 1963 (1.58 Acres) & 1990 (0.79 Acre)
North Agriculture Land (Mixed) (Field)
East Rajasthan Spg. & Wvg. Mills Ltd.,
South Main Road. and West Nallah
in village/Industrial Area Bhilwara District :- Bhilwara
Tehsil.

For Raj General Udyog Pvt. Ltd.,

R. S. Soni
Constituted Attorney.



LEASE DEED

27th 10 October 1976

This lease is made on 27th Day of 1976 between

M/s BHILWARA SILK MILLS LTD. & Pu-11: Ltd., Company through its constituted Attorney Sh. Mohesh Chandra Mathur S/o Shri

Vethmal ji Mathur aged 35 years caste Hindu resident of Bhilwara (hereinafter called the lessee) which expression shall, unless excluded by or repugnant to the context, include his heirs, successors, executors, administrators and assigns of the first part and the Governor of the State of Rajasthan (hereinafter called the lessor) which expression shall, unless excluded by or repugnant to the context include his successors in the office and permitted assigns of the second part.

The lessor has agreed to grant and the lessee has agreed to accept the lease of a plot of land measuring 2437 Acres situated Bhilwara and more particularly described in the schedule hereto (hereinafter called the plot) in respect of which.

श्री श्रीमती 27 मार्च 1971 को निम्नानुसार उक्त प्लॉट पर भूस्वामि भूखाना में 27-3-71 को प्लॉट के प्लान प्रस्तुत किया गया था। यह प्लॉट नम्बर 1 जिल्ला 2-111 के प्लॉट नम्बर 299 का प्लॉट 314 पर दिनांक 26-3-71 को प्लॉट किया गया। यह प्लॉट नम्बर 2 का नाम भूस्वामि भूखाना (प्लॉट) लिखी जा रही थी। प्लॉट किया गया था। उक्त प्लॉट पर उक्त नाम भूस्वामि भूखाना जिला 2-111 का प्लॉट नम्बर 299 को 11-8-76 को प्लॉट नम्बर 314 पर दिनांक 26-3-71 को प्लॉट किया गया था।

MANAGER

Collector

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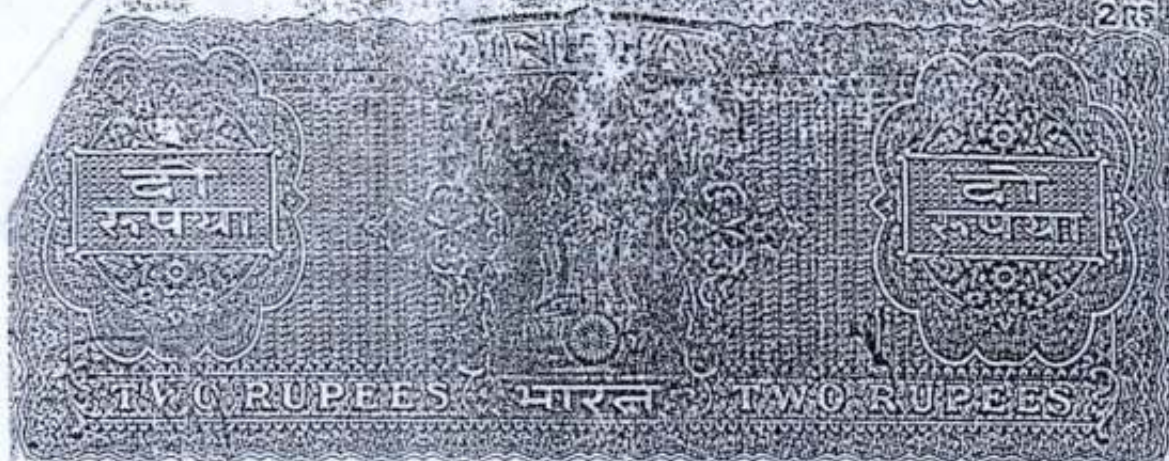
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The Cost and Expenses incidental to the preparation, execution and registration of this lease including stamp duty shall be borne and paid by the lessee.

In witness whereof the parties here to have set their respective hands on the date mentioned against their signatures.

Signature
Manager, Industrial Estate,
Bhilwara (Raj.)
Rajasthan Spg. & Wvg. Mills Ltd.
Bhilwara

Plot No. of land No. 26 measuring 2.37 Acres bounded on the Area
Khasra No. 1960/1, 1961, 1962 & 1963 (1.50 Acres)-1990 (0.79
Acres)

North: Agricultural land (field)

East : Rajasthan Spg. & Wvg. Mills Ltd.,

South : Main Road

West : Nallah

in village Bhilwara District Bhilwara

Signature
Collector

Signed and on behalf of
on the state of Rajasthan.

For Bhilwara Silk Mills Ltd.

Signature
For BHILWARA SILK MILLS LIMITED.
Signed by the said lessee

For Bhilwara Silk Mills Ltd.

MANAGER

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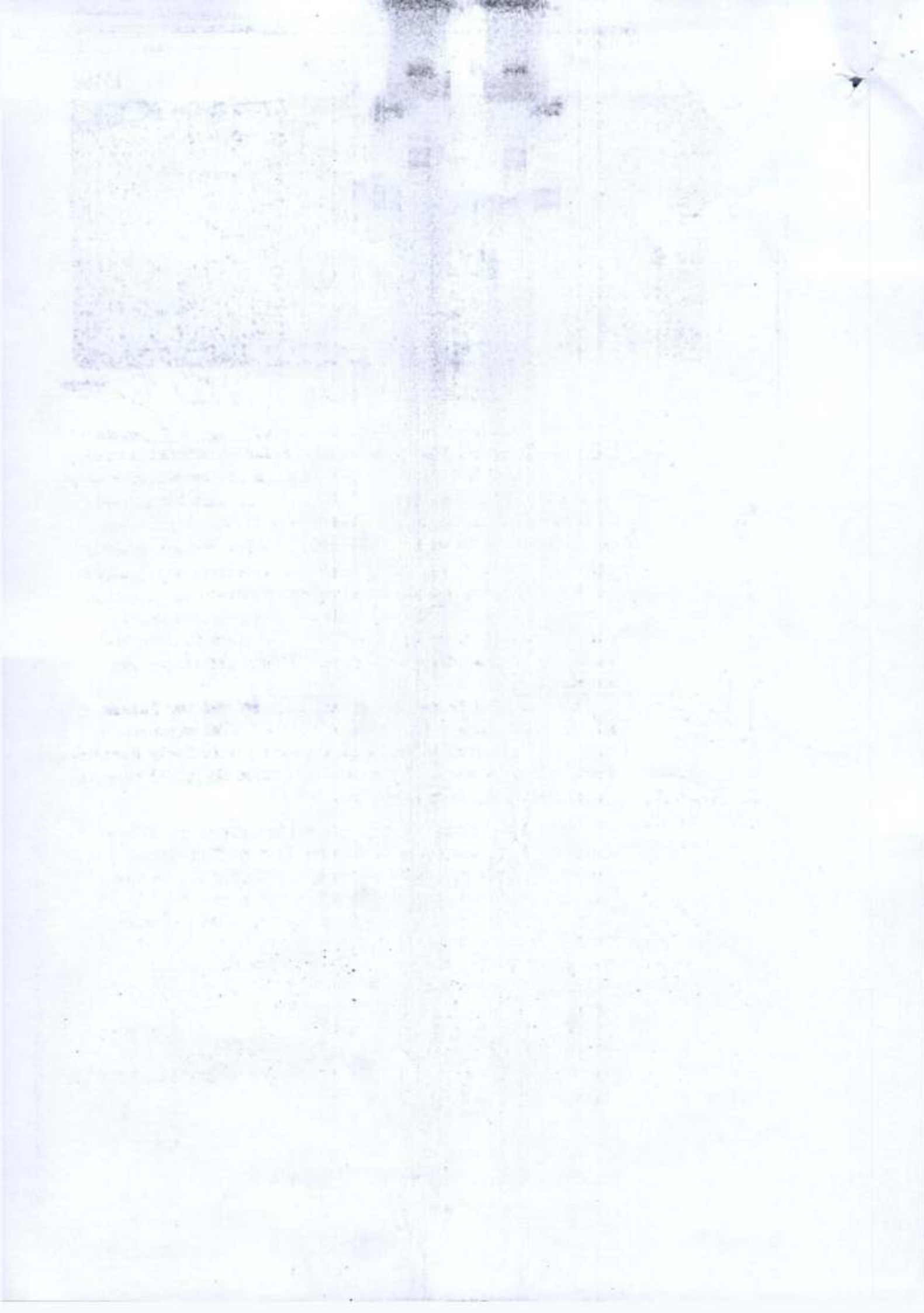


① B

For Bhitwara G.M. Mills Ltd.
[Signature]
MANAGER

27/10/71
Collector
Bhitwara
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SUPPLY AND LEASE DEED

① 11

This lease deed is made on the day of 25th month of February year, 1932 between M/s. BHILWARA SYNTHETICS LTD., Bhilwara a public limited Company through its constituted as attorney SHRI R.L. NOLKHA S/o. Shri SHIVJIRAM Age 35 Cast Maheshwari of Bhilwara (hereinafter called lessee) which expression shall unless excluded by or repugnant to the context include his heirs, successors, Executors, administrators and assigns of the first part and the Governor of the State of Rajasthan (hereinafter called the lessor) which expression shall unless excluded by or repugnant to the context include his successor in the office and permitted and assigns of the second part.

Collector
BHILWARA

WHERE as the lessor has agreed to grant and the lessee has agreed to accept the lease of plot of land measuring 2.37 Acres situated in Philwara and more particularly described in the schedule hereto (hereinafter called the plot) upon the condition hereinafter appearing.

श्री र. ल. नोल्का
उपनिर्देशक
उपनिर्देशक

General Manager
BHILWARA

नौ ठीक डीड दिनांक २७ मार्च, १९७१ को निम्नोपन कर उक्त पंजीकृत कार्यालय में दिनांक २७-३-१९७१ को पंजीकरण हेतु प्रस्तुत किया गया था। यह ठीक डीड बुक नम्बर २ मिल संख्या १११ के पृष्ठ संख्या २६६ इम संख्या ३१४ पर दिनांक २६-३-१९७१ को पंजीकृत किया गया। इस दस्तावेज में ईकाई का नाम राज नगर उद्योग (प्रा०) लिमिटेड, भीलवाड़ा में नंदिता किया गया था। तत्पश्चात् इस ईकाई का नाम परिवर्तित कर भीलवाड़ा सिन्थेटिक्स लिमिटेड, भीलवाड़ा किया गया जो ठीक डीड बुक नम्बर १ मिल संख्या १७७ पृष्ठ संख्या २४३ से २४४ सं० १२८० दिनांक १६-११-१९७६ को पंजीकृत किया गया था। उसके स्थान पर ईकाई का नाम भीलवाड़ा सिन्थेटिक्स लिमिटेड, भीलवाड़ा पड़ा जाये जिसकी स्वीकृति जिलाधीश उद्योग विभाग के पत्रांक-२५१ (१६) आई.रो.१००३४ दिनांक ४-१२-१९८१ से हो चुका है। नोटेशन व एग्जिमेन्ट की उक्त यथावत रहे बतः यह एग्जिमेन्ट ठीक डीड निम्नोपन हेतु प्रस्तुत है।

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 ગાંધી મેમોરિયલ ટ્રસ્ટ
 મોબાઇલ નંબર ૯૮૬૮૮૮૮૮
 રાજ્ય વા. ૩
 ૫-૮-૨૨
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R/Mo 4/82
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 ૫-૮-૨૨
 જી. રા. રા. રા.
 રા. રા. રા.

આજ દિવસે ૨૧-૫-૮૨ બપો સમય ૧:૦૦ થી
 ૫:૩૦ A.M. લે મધ્ય હમ ઉપ પંજીમણ મીલવાડા
 સીન્ટીપેક્ષ વે વાર્ષિક ના ૫૮ હેન્ડે-નલ મદ મદ
 બીજાદી ૨૫ આ. દલ. ગોળા ૬૦ સી. રીવર્સી રામ ગી
 ૩૫ ૩૬ વર્ષ ગણતરી મદ. ની નિ. મીલવાડા. જાગરણ મેન
 મીલવાડા. સીન્ટીપેક્ષ મદ. મીલવાડા. ને પંજીમણ હેન્ડે
 હમો સમય મદ. મીલવાડા.

હતાશ ૫૮ મુતે પાણી

જી. રા. રા. રા.
 રા. રા. રા.

કલે સી આ. દલ. ગોળા ૬૦ સી. રીવર્સી રામ ગી
 ગોળા મદ. મીલવાડા. ને મીલવાડા. વે વાર્ષિક
 જાગરણ મેન જાગરણ મેન. મીલવાડા. સી. મીલવાડા.
 બીજા ૫૮ હેન્ડે વાળે. મદ. મીલવાડા. સી. મીલવાડા.
 વાળામદ. મીલવાડા. મીલવાડા. હેન્ડે વાળે મીલવાડા. પદન
 ને હેન્ડે. મીલવાડા. મદ. મીલવાડા. મીલવાડા. વાળા મીલવાડા.
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ਉਸ ਦੀ ਖੁਸ਼ੀਆਂ ਮੀਸ਼ਨ-ਵਾਨੀ- ਪੈਡਾ ਡਾਇਨੋ- ਨੋਮਰੀ
 ਨਿ. ਮੰਗਲ ਅੰਤ- ਨੀਲਕਾਂਡੀ ਨੇ ਕੀਤੀ 15. 21. 4. 82

1. ਮਿਸ਼ਨ

2. ਮਿਸ਼ਨ

3. ਮਿਸ਼ਨ

ਮਿਸ਼ਨ-ਵਾਨੀ- ਪੈਡਾ ਡਾਇਨੋ- ਨੋਮਰੀ
 ਨਿ. ਮੰਗਲ ਅੰਤ- ਨੀਲਕਾਂਡੀ ਨੇ ਕੀਤੀ 15. 21. 4. 82
 ਮਿਸ਼ਨ-ਵਾਨੀ- ਪੈਡਾ ਡਾਇਨੋ- ਨੋਮਰੀ
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 ਨਿ. ਮੰਗਲ ਅੰਤ- ਨੀਲਕਾਂਡੀ ਨੇ ਕੀਤੀ 15. 21. 4. 82

ਮਿਸ਼ਨ-ਵਾਨੀ- ਪੈਡਾ ਡਾਇਨੋ- ਨੋਮਰੀ
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