

Thursday, September 11, 2008

12:52:09 PM

Original

नोंदणी 35 म

Reg. No. 12

पावती

पावती क्र. : 7975

दिनांक 11/09/2008

गावाचे नाव परजापूर

दस्तऐवजाचा अनुक्रमांक वदर 15 - 07896 - 2008

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: मे. पेटडीयम ज्वेलरी प्रा. लि. चे संचालक समीर ठाकरशीभाई काकडीया

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:-	700.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)		
एकूण रु.		30700.00

आपणास हा दस्त अंदाजे 1:06PM ह्या वेळेस मिळेल

दुय्यम निबधक  
सह दु.नि.का-अंधेरी 4

बाजार मूल्य: 25274000 रु. मोबदला: 19150110 रु.

भरलेले मुद्रांक शुल्क: 1263700 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: युनियन बँक ऑफ इंडिया ;

डीडी/धनाकर्ष क्रमांक: 003219; रक्कम: 30000 रु.; दिनांक: 11/09/2008

सह. दुय्यम निबधक थपेरी-५  
मंडई उपनगर जिरहा,

REGISTERED ORIGINAL DOCUMENT  
RECORDED ON 11/09/08



शसिन पोरपत्रक. क्रमांक. २०००/१४/प्र. क्र. २५/ म-१, दि. २४/३/२०००.

नो.म.नि. व मु.नि. पुणे यांचे पत्र क.का-३/संगणक/मुद्राक 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, 1<sup>st</sup> FLOOR,  
BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

17/04/2008

D 03291

M/S. PATDIAM JEWELLERY PVT LTD

RECEIPT FOR PAYMENT TO GOVERNMENT

103-(II)

NOT TRANSFERABLE

Counter No. : 1

Receipt No. :

Receipt Date :

Received From :

On Account of :

Cash

Mode of  
Payment

DD/PO/CHO/  
RBI-Challan No.

Date : Bank Name &

**DELIVERED**

**4 JUL 2008**

ADJ/A/1729/2008

Case No. :

Lot No. :

Lot Date :

**DELIVERED**

Total D. O. :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
	<b>DELIVERED</b> <b>- 4 JUL 2008</b>			
	500.00	Five Hundred	Only	

Rs. :

Rupees :

**बदर - १५**

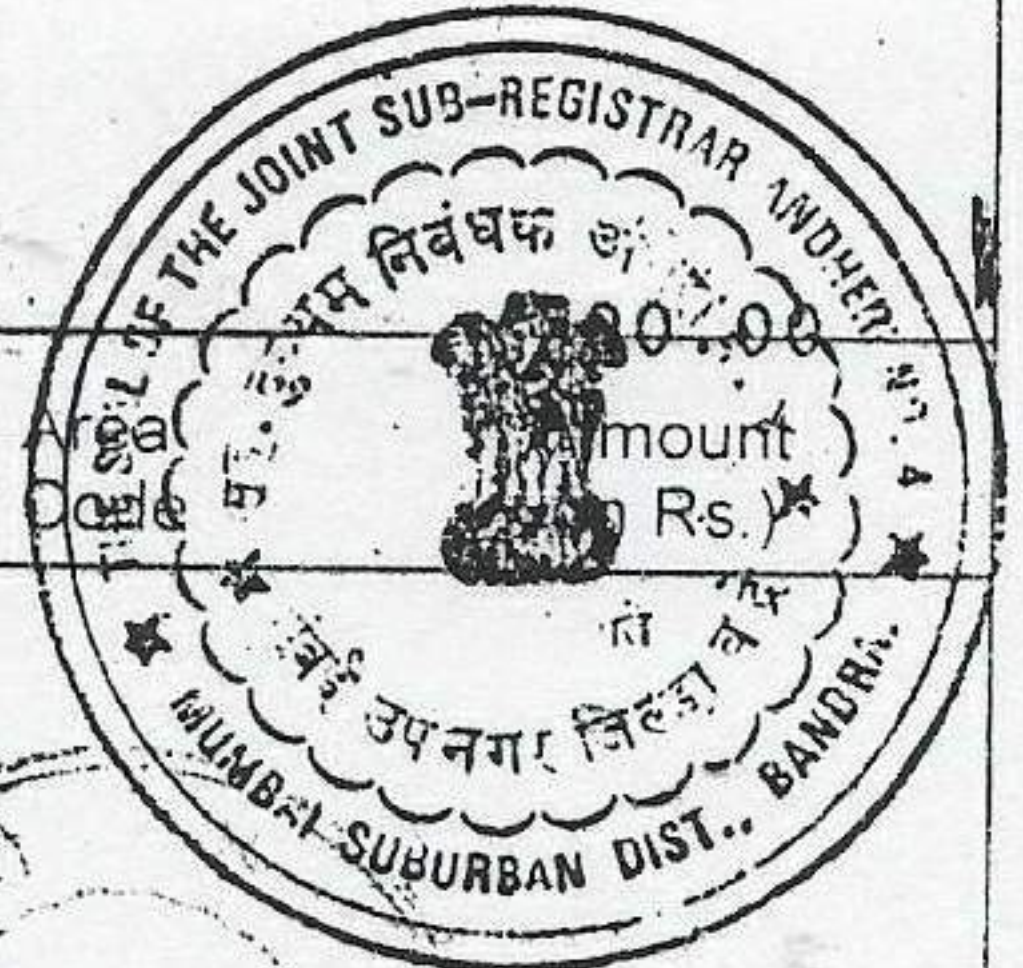
**७८६६**

**९**

**२००८**

Cashier / Accountant

Signature / Designation



सुनावणी  
अधिनियमा ८२ च्या मालर केलेल्या प्रकरणासदर  
पुढील बाबत नोंद घ्यावी  
या संदर्भात नोंद घ्यावी  
१६/०७/०८  
जेजी दुपारी ३.०० ते ५.३०  
मु. नि. व मु. नि. अधिकारी, अंधेरी,  
करिता

Collector of Stamps, Andheri



मन परिपत्रक क्रमांक. २०००/९४/प्र. क्र. २५/ म-१, दि. २४/३/२०००.  
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, 1<sup>st</sup> FLOOR,  
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

D 05579

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

Receipt Date :

Received From :

03/07/2008

16

On Account of :

PATDIAM JEWELLERY PVT LTD.

Mode of  
Payment

DD/PO/CHQ/II  
RBI-Challan

Date

Bank Name &  
Branch

M.R.D.A. Counter No  
Code (In Rs.)

DELIVERED

4 JUL 2008

PO

778301

30/06/2008

0

1264100.00

Bank Name : STATE BANK OF PATIALA  
Branch Name : ANDHERI (E) MUMBAI

Case No. :

Lot No. : ADJ/A/1729/2008



Sr. No

Description of Stamps /  
Franchising

DELIVERED

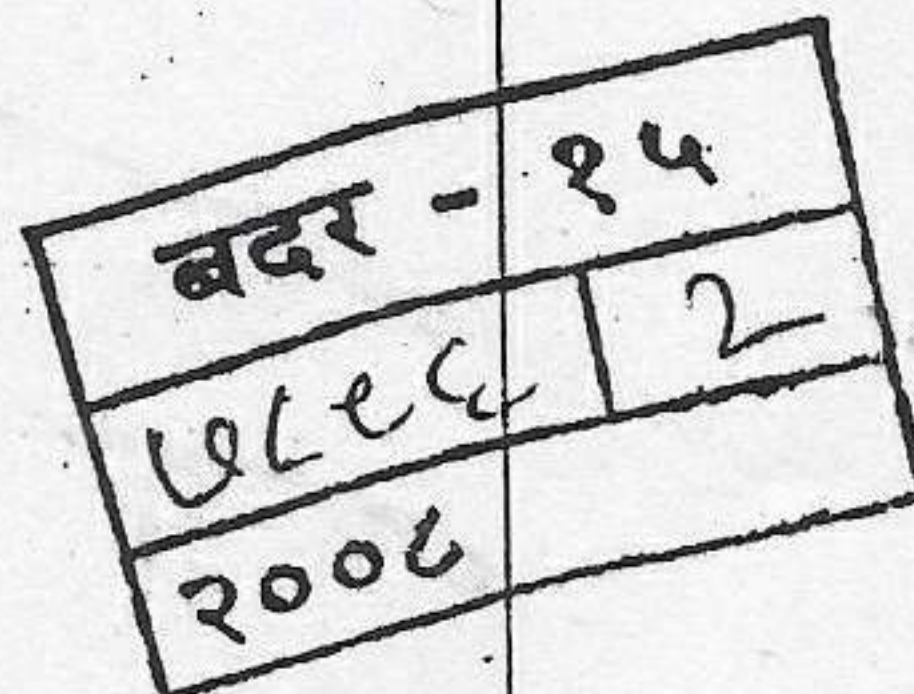
Denomination

Amount  
(in Rs.)

4 JUL 2008

DELIVERED

4 JUL 2008



Total :

Rs. :

Rupees :

मुद्रांक विभागाच्या, बंदरा

Cashier / Accountant 1264100.00

Twelve Lakh Sixty Four Thousand  
c Hundred Only

Signature / Designat



Certificate under 32(1) (b) of the Bombay  
Stamp Act, 1958.

Office of the  
Collector of Stamp

Case No. Adj. 11729/2008

Date 4.7.2008

Received from Shri. Patdiam Jewellery Pvt Ltd  
residing at.....

stamp duty of Rs. 12,63,700/- Twelve lakh sixty three thousand  
seven hundred only

vide challan No. 16, Dated 3.7.08

Certified under Section 32(1) (b) of the  
Bombay Stamp Act, 1958 that the full duty  
of Rs. 12,63,700/- Twelve lakh sixty three thousand seven  
hundred only.  
with which this instrument is chargeable has  
been paid vide article No. 3.6 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: 4.7.2008

Collector of Stamp

SUB-LEASE

Subject to the Provision of

Section-53-A of the This indenture of Sub-Lease made at  
Bombay Stamp Act-1958. on the 29 JUL 2008 day of Two

Thousand and Six BETWEEN President of India through the Development  
Commissioner. SEEPZ SPECIAL ECONOMIC ZONE having his office at  
SEEPZ Special Economic Zone, Andheri (E), Mumbai 400096 hereinafter  
called "the Lessee" (which expression shall unless the context does not so  
admit include its successors and assigns ) of the First Part, M/s.  
PATDIAM JEWELLERY PVT.LTD. carrying on business as Proprietor in  
Partnership under the name & style of M/s. PATDIAM JEWELLERY  
PVT.LTD. a company incorporated under the Companies Act 1956 and  
having his / their / its office at 102, Seepz++, Block No. 1, Seepz Sez,  
Andheri (East), Mumbai - 400 096, hereinafter called the Sub-Lessee  
(which expression shall unless the context does not so admit, include their  
survivors or survivor and the heirs, executors, administrators, successors  
and permitted assigns of such last survivor / its successors in business  
and permitted assigns) of the Second Part :

WHEREAS by an Indenture of LEASE made at Mumbai on

the 28th day of June 2005 BETWEEN Maharashtra Industrial  
Development Corporation the Lessor of the One Part and the  
PRESIDENT OF INDIA through Development Commissioner, SEEPZ  
Special Economic Zone, of the Other Part the Lessor has granted to the  
Lessee a lease of the piece of land and premises viz SEEPZ++  
particularly described in the first schedule thereto and described firstly in  
the first schedule herein under written upon the performance and  
observance by the Lessee of the obligations and conditions contained in  
the said Lease for a term of 95 years from 02.05.2003

S. T. Kulkarni



AND WHEREAS the Government of India have constituted a Export Processing Zone, hereinafter called the SEEPZ SPECIAL ECONOMIC ZONE in the abovementioned demised land for the purpose of encouraging the export oriented Electronics hardware, Information Technology and Gems & Jewellery industries in India and with the objective of earning foreign exchange on the export of various kind of Information Technology, Electronics hardware and Gems and Jewellery items from this Zone in the interest of the national economy by establishing industrial units.

AND WHEREAS, in terms of the self financing scheme approved by the Inter-Ministerial Committee of the Ministry of Commerce the Lessor undertook to construct two multistoried buildings comprising of number of units known as Tower No. I and Tower No. II on the part of said Plot i.e. SEEPZ++ admeasuring 46092.40 square meters i.e. 11 acres within the bonded area, within the village limits of Vyaravali & Parajapur Taluka Andheri District-Bombay Suburban District of the said Export Processing Zone and Lessor has accordingly constructed at its entire cost and expenses the above mentioned two buildings having ground and Seven floors comprising a total 72 number of units, with facilities of Open Car Parking of 33 Nos; Basement Car Parking in Tower No. I 20 Nos. and 23 Nos. of Basement Car Parking in Tower No. II Plaza Car Parking 90 Nos. and Scooter Parking Spaces 16 Nos. i.e. 8 Nos. Scooter Parking in each Tower in SEEPZ++, Marol Industrial Area within the said zone and more particularly described Secondly in the first schedule hereunder written (hereinafter referred to as "the said Towers").

AND WHEREAS the Lessor has allotted the units in the said Towers to the different Industrial firms.

AND WHEREAS the Lessor the Lessee and Sub-Lessee have acted in close co-operation to achieve the objective which is in consonance with the objectives of the setting up of SEEPZ SPECIAL ECONOMIC ZONE.

AND WHEREAS at the request of Sub-Lessee whose name has been recommended by the Lessee for allotment of unit the Lessor has allotted the Unit No. 102 on First floor of Tower No. I to the Sub-Lessee admeasuring 6079.40 Sq. ft. or there about vide its order No. MIDC /SEEPZ++/825 dated 27.06.2002.

AND WHEREAS before execution of these presents the Sub-Lessee has paid to the Lessor a sum of Rs. 1, 91, 50,110/- (Rupees ONE CRORE NINETY ONE LAKHS FIFTY THOUSAND ONE HUNDRED AND TEN ONLY) being the cost of the said unit.



बदर - १५	
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AND WHEREAS the sub-lessee has approached the Lessee / Lessor for demising the above Unit No. 102 on the First floor in Tower No. I / Tower No. II constructed in SEEPZ++ within the village limits of Vyaravali, Parajapur Taluka Andheri District Mumbai Suburban District containing by admeasurements 6079.40 Square Ft. or thereabout and more particularly described Thirdly in the Schedule hereunder written in the bounded area of the said Export Processing Zone.

AND WHEREAS the Lessor & Lessee has agreed to demise the said unit No. 102 on First floor to sub-lessee together with the said proportionate land under the Tower No.I / Tower No.II, in SEEPZ++ in the Marol Industrial area within the village limits of Vyarawali, Parajapur , admeasuring 6079.40 Sq.ft. or thereabouts and more particularly described Thirdly in the schedule hereunder written subject to condition that the sub-lessee/s of the Tower No. I / Tower No. II shall immediately form the Association of the unit holders of the said building for the upkeep, management, maintenance, safety etc. of the said building after handing over the possession of the unit to the Sub-lessees by the Lessor which shall however remain subject to the overall control of Lessee.

AND WHEREAS the Lessor, the Lessee and Sub-Lessee have to act in close Co-operation to achieve the objective which is in consonance with objective of the setting up of SEEPZ SPECIAL ECONOMIC ZONE.

NOW THIS DEED WITNESSETH AS FOLLOWS

1) In consideration of the premises and sum of Rs. 1,91,50,110 /- paid by the Sub-Lessee as cost of the unit and of various facilities and variety of concessions made available to the Sub-lessee and rent hereby reserved and of the covenants and agreements on the part of the Sub Lessee hereinafter contained, the Lessor & Lessee do hereby demise all that Unit No. 102 on First floor in Tower No. I admeasuring 6079.40 Sq.ft. 565 Sq.mtrs. or thereabouts (hereinafter referred to as the said premises and more particularly described Thirdly in the First schedule hereunder written TO HOLD the said unit hereunder expressly demised unto the Sub-lessee for the term of 95 years computed from the first day of 02/05/2003 paying therefore the yearly rent during the said term unto the Lessor / Lessee the said yearly rent of Rs. 1/- in advance being concessional rent without any deduction whatsoever.

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2

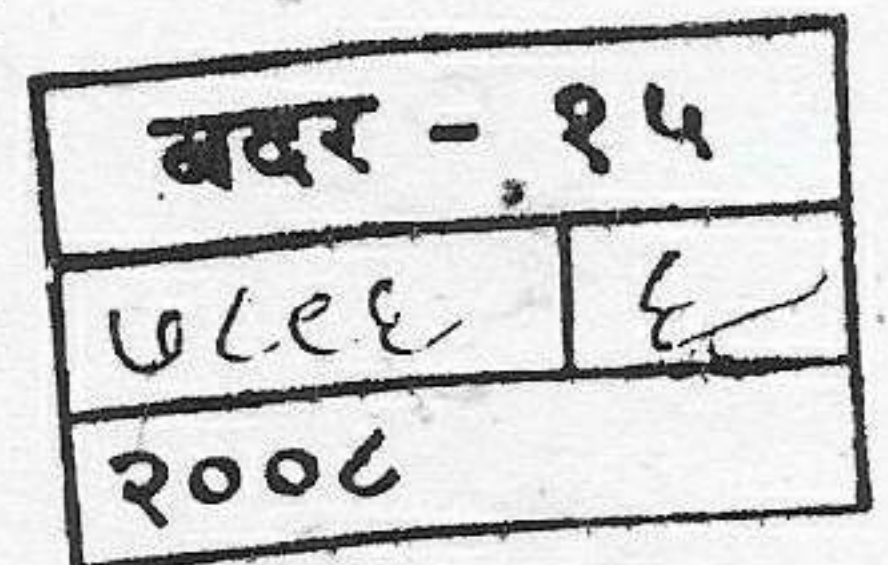


2) The Sub Lessee with intent to bind all persons into Covenants  
whosoever hands the demised premises may come doth by Sub-  
here by Lessee covenant with the Lessee and Lessor as Lessee.  
follows:-

a) During the said term hereby created to pay unto the To pay Rent  
Lessee / Lessor the said rent and all other charges that may & other  
be fixed from time to time by the Development charges.  
Commissioner, SEEPZ Special Economic Zone at the time &  
on the days and in manner hereinafter appointed for  
payment thereof clear of all deductions.

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

2 (c) Throughout the said term hereby created to pay to the  
Lessor and Lessee from time to time in respect of the demised or service  
premises such yearly recurring fees or service charges/ Drainage charges  
cess as may from time to time be prescribed by the Government  
of Maharashtra under the Maharashtra Industrial Development  
Act 1961 or Rules framed there under in respect of the amenities  
or common facilities provided by the Lessee/ Lessor which are  
at present estimated at Rs. 2.00 per sq. mtrs. approximately per  
annum. as service charges, Drainage Cess Rs.3/- per cubic meter





of actual water consumption, Environment Protection Service Charges Rs .0.20/- per cubic meter of water consumption and the Fire cess will be recovered annually as decided from time to time. All the charges recovered through water bills raised by MIDC.

d) The Sub-Lessee shall pay to the Lessee the maintenance charges for the common areas of the Tower at the rate of Rs. 2.25 per sq.ft per month or the rate that may be arrived as per actual expenses of the premises in advance on or before 5<sup>th</sup> day of each month.

Payment of Maintenance charges for common areas

e) The Lessor, Lessee and the sub-lessees of the building shall constitute a Committee consisting of representative of the Lessee / Lessor and Sub-lessees in Tower No II SEEPZ++ to ensure that the infrastructure provided in the said SEEPZ++ area is maintained in the Highest Standard and that the charges thereof shall be contributed by the Sub-Lessee/s of units in Tower No. I / Tower No. II and that the rate for such contribution shall be determined by the said Committee considering the highest standards to be maintained and the cost involved there for and not to cause any financial burden to the Lessee/ Lessor. The charges would be levied per sq.ft/sq mtrs basis of the built up area occupied by the sub-lessees.



f) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth there from for the purpose of executing any work pursuant to the terms of this Sub-Lease.

Not to excavate. (Applicable only in the case of units on Ground Floor)

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g) During the said term hereby agreed to use the premises for manufacture items of Information Technology / Electronics hardware /Gems and jewellery as authorized by the Lessee in the Letter of Permission

h) Not to manufacture /process any article, thing, materials components and instruments which do not in any way relate to the industry of Information Technology, Electronics hardware, gems and Jewellery.

i) To commence production within three months from the date of handing over the possession of the unit to the Sub-Lessee. To commence the production.



To export the entire production (whether manufactured or processed including seconds, wastes and scrap material) to foreign countries in accordance with the provisions of law subject to such concession and facilities as may be given by the Government / Development Commissioner SEEPZ SEZ to the Sub-Lessee in the matter of the customs duty, routing of applications or import licenses etc and such other concessions as may be notified hereafter from time to time.



बदर - १५	
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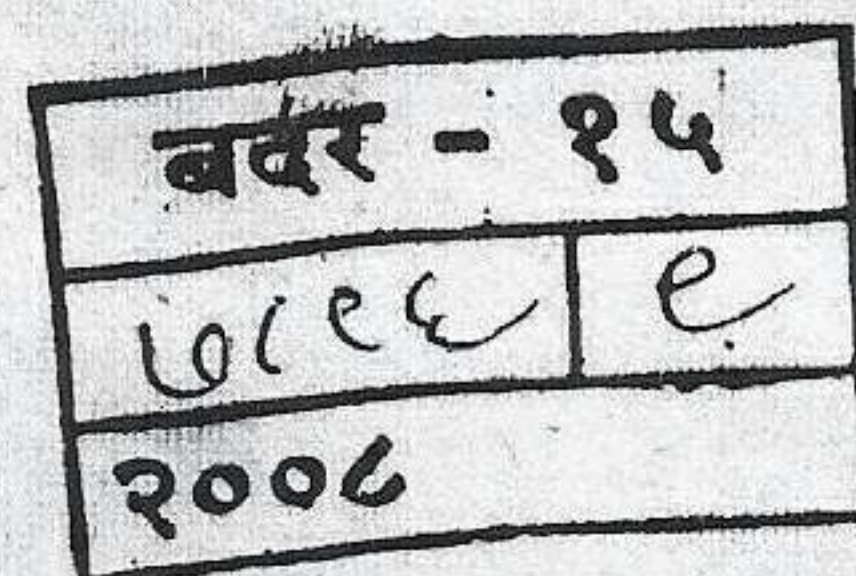
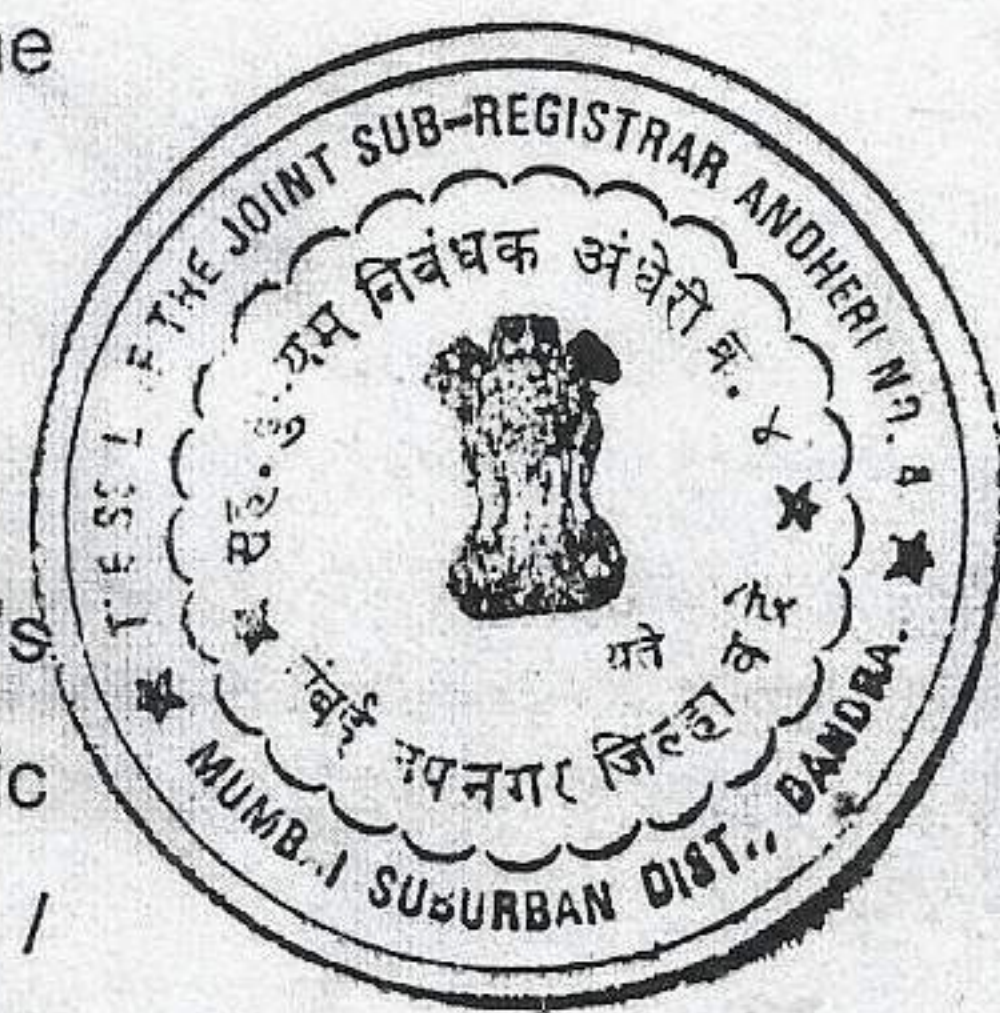


k) To furnish a legal undertaking as may be prescribed for the fulfillment of export obligations set out in Sub – Lessee's applications for setting up industry in this zone.

l) To make exports of items of Information Technology, Electronics Hardware, Gem & Jewellery to the levels indicated in the phased manufacturing programme projected in the application submitted to the Development Commissioner, SEEPZ SPECIAL ECONOMIC ZONE / Board for setting up an industry in the Zone and also to maintain the value added approved by the Board / Development Commissioner.

m) To arrange forwarding / clearance of manufactured / processed goods for export or import of raw material, spares and such other materials as are required for manufacture / processing by the Lessee or agencies authorized by the Lessee.

n) Not to allow any of the products (hereinafter for brevity's sake referred to as "Information Technology, Electronic products, Gems and Jewellery Products) manufactured / processed in SEEPZ SPECIAL ECONOMIC ZONE 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 the Lessee may permit the Sub-Lessee to sell and / or be sold in any market in India or anywhere in India.





o) "To permit the Lessee or any officer, Surveyor, Workmen or other persons employed by them from time to time after a week's prior notice being 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 account and other documents and vouchers concerning the Information Technology, Electronics Hardware, Gems and Jewellery products manufactured by the Sub-Lessee".

To enter and inspect.



p) Not to do or permit anything to be done or stored (except those required for production of Information Technology, Electronic Hardware, Gems and Jewellery products approved for manufacture in the demised premises) which may be nuisance, annoyance, dangerous or disturbance to the owners occupiers or residents of other premises in the vicinity.

Nuisance

q) To use the demised premises only for the purpose of manufacturing / processing of Information Technology, Electronic Hardware, Gems and Jewellery 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 whatsoever.



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r) To keep the demised premises insured against loss or damage by fire on account of explosion; electrical apparatus and appliances and hazardous goods in the sum of at least Rs 1,30,00,000/- (One Crore Thirty Lakhs Only) 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 payment are made deliver to the Lessee for and on behalf of the Sub- Lessee, the receipts for the same / AND that in the event of the Sub- Lessee failing or neglecting to keep the said premises so insured or to deliver any such receipt as aforesaid then and in every such case, it will be lawful for the Lessee to insure the said premises for the amount aforesaid and all sums of money expended by the Lessee for such insurance with interest thereon at the rate of rupees (9%) nine percent per annum computed from the time the said Lessee has paid such sums, shall be repaid by the Sub-Lessee to the Lessee forthwith on demand.

Insurance

s) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Lessee. The Lessee may in their absolute discretion refuse such consent or grant the Same subject to such conditions as they may think fit including the condition for payment of premium the project report of the transferee is approved by the Lessee and in any event not to assign, underlet or transfer the Sub-Lessee' s interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.



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t) At the expiration or sooner determination of the said term quietly to deliver unto the Lessee the vacant possession of the demised unit after removing all erections, structures erected in the said unit and such delivery should be given within a period of two months after the expiration or sooner determination of the said term provided always that in the event of the Sub-Lessee failing to deliver vacant and peaceful possession of the unit after removing the structures etc. as aforesaid the said structures etc. shall belong to the Lessee and the Sub-Lessee shall not be entitled to any compensation therefore.

Delivery of  
possession after  
expiration

u) To submit the statements of accounts and such other details within such time as may be stipulated by the Lessee during the terms of these presents giving all the necessary Particulars as may be required by the Lessee.

To submit the  
statements of  
Accounts

v) To allow the persons and vehicles entering and leaving SEEPZ SPECIAL ECONOMIC ZONE to be examined by the Staff. of the Lessee for the purpose of checking that no products or any materials manufactured in the demised premises are removed in the manner not authorized by these presents.



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w) That no alterations or additions shall at any time be made in the unit's or to the façade or elevation of building or erection erected and architectural features thereof except with the previous consent in writing of the Lessee & Lessor and in accordance with the building regulations. Provided however such alteration shall be made in co-operation and co-ordination of the other Sub-Lessees.

Alterations.

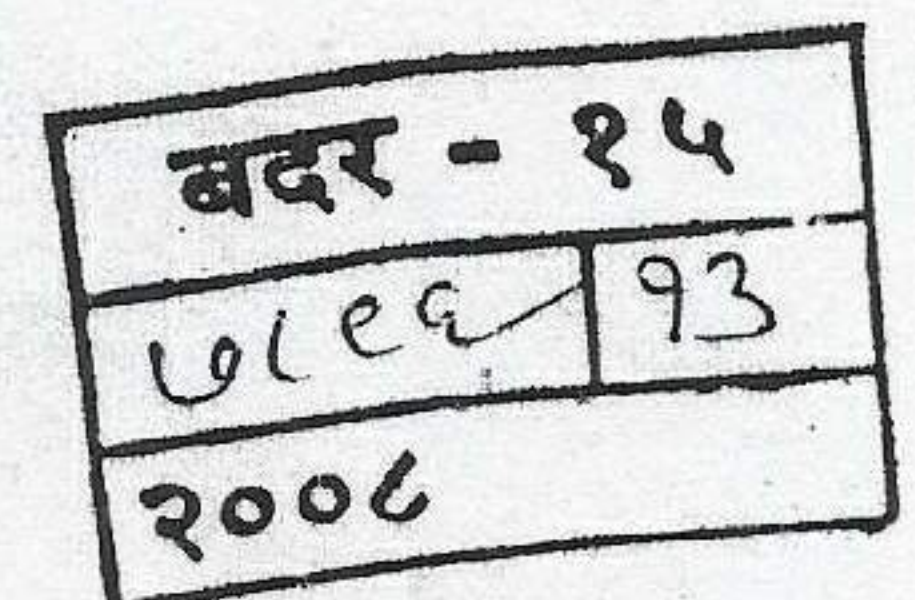


To observe and perform and comply all the rules and Regulations prescribed under the various labour Legislation such as Industrial Disputes Act, Workmen's Compensation Act, Payment of Wages Act, Minimum Wages Act or any other statutes governing the relationship of the employees and employers including the Factories Act and Fatal Accidents Act.

Labour Act

y) If the said rent hereby reserved or recurring fees or service charges payable by the Sub-Lessee hereinafter shall be in arrears for the space of 30 days whether the same shall have been legally demanded or not or if within a period of three months from the date of handing over possession of the unit, the Sub-lessee failed to commence the production or if the 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 Information Technology, Electronic Hardware, Gems and Jewellery products for a period of six continuous months for whatever cause arising, including a strike, lock-out or any injunction of the court in any sort of litigation, if and whenever there shall be a breach of any of the covenants and the conditions hereinbefore set out or referred

Recovery of rent,  
service charges as  
arrears of Land  
Revenue



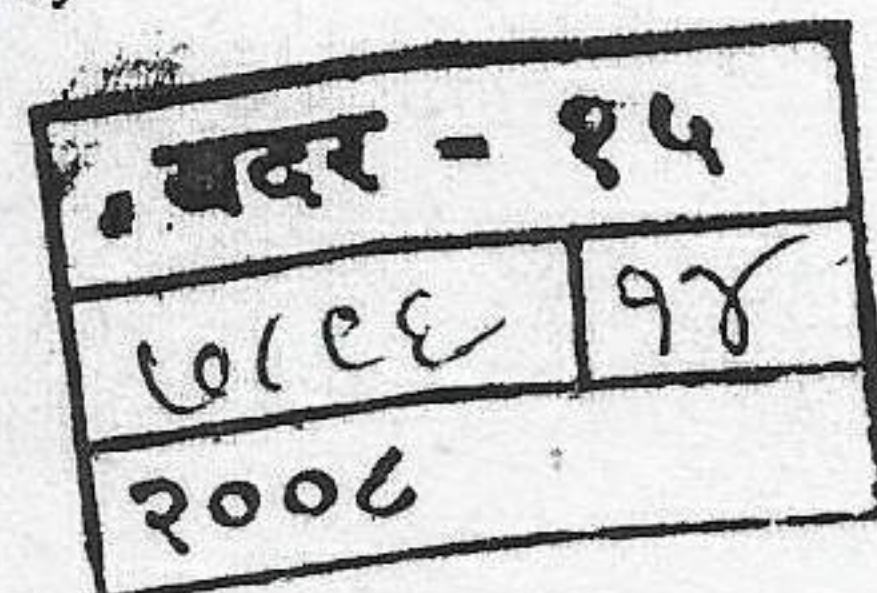


or if the Sub-Lessee fails to make exports to the level projected in the application submitted to the Development Commissioner, SEEPZ SEZ/Government for the project or the Sub-Lessee becoming insolvent then or the Lessee will have lawful authority to re-enter upon any part of the demised premises in the name of the whole and thereupon the Sub-Lease hereby granted shall absolutely cease and determine. PROVIDED ALWAYS that the Lessee shall in addition to the right of determination of this Sub-lessee and to effect re-entry as mentioned aforesaid be entitled to recover as and by way of compensation such amount as may be considered by the Lessee as appropriately recoverable from the Sub-Lessee in the event the Sub-Lessee were given or granted all those various concessions and variety of facilities.

z) If the said rent hereby reserved shall be in arrears for a period of 30 days whether the same shall have been legally demanded or not, the Lessee / Lessor may take steps to recover the Arrears of rent together with interest at the rate prescribed by the Lessor / Lessee as arrears of land revenue under the provision of the Maharashtra Land Revenue Code 1966 (XLI of 1966).

Recovery of rent fees etc as Land Revenue

3 a) The Lessee / Lessor do hereby covenant with the Sub-Lessee that the Sub-Lessee paying the rent service charges etc. hereby reserved and performing the covenants hereinbefore on the Sub-Lessee's part contained shall and may peaceably enjoy



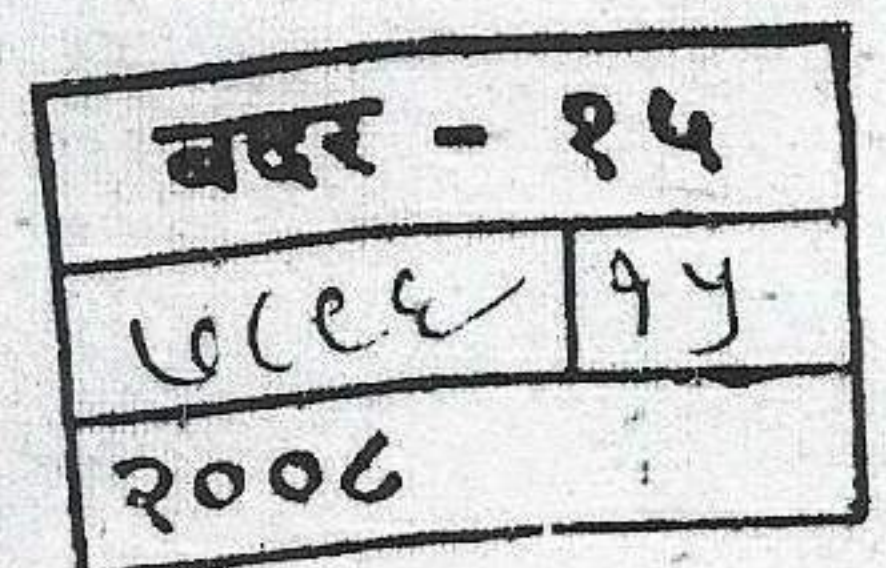


the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessee / Lessor or any person or persons lawfully claiming by from under the Lessee / Lessor.

Lessor's covenant for peacefore enjoyment.

b) All disputes 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 discretion of the said Lessee / Lessor as especially provided for in these presents) shall be referred to the arbitration of two arbitrators one each to be appointed by the respective parties to these presents. The arbitrators so appointed shall appoint an Umpire in the manner provided in the Arbitration Act, 1940 the Lessee will have no objection that the person appointed as arbitrator on that behalf of the Sub-lessee is or was the employee of the government that he had to deal with the matter to which the Sub-Lease herein relates and / or that in the course of his duties as such employee of the Government he had pressed a view on all or any of the matters in dispute or difference. In the event of either or both of the arbitrators dying, neglecting or refusing to act or signing or being unable to act for any 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 cost in connection with the arbitration shall be in the discretion of the arbitrators who may make a

To appoint the Arbitrator / s





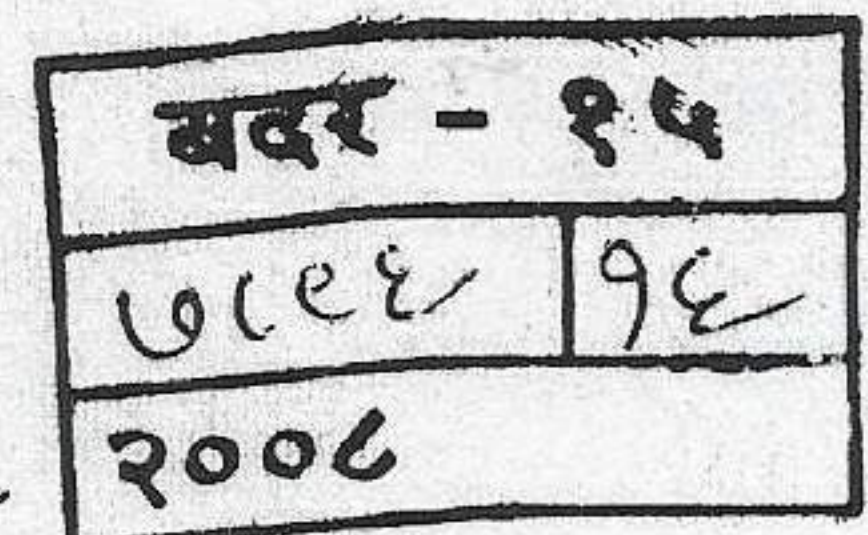
Suitable provision for the same in their Award. Subject to the aforesaid, the provision of the arbitration act, 1940 and the Rules thereunder and any statutory modifications thereof for the time being in force shall apply to the arbitration proceedings under this clause. Subject as aforesaid, The Arbitration Act, 1940, shall apply to the arbitration proceedings under this clause.

4) If the Sub-Lessee shall have duly performed and observed the covenants and conditions on the part of the Sub-Lessee herein before contained and shall at the end of the said term hereby granted be desirous of receiving a new Sub-Lease of the demised premises and of such desire shall give notice in writing to the Lessee before the expiration of the terms hereby granted the Lessee shall and will at the cost and expenses in every respect of the Sub-Lease grant to the Sub-lessee a new Sub-Lease of the demised premises for a further term of 95 years on payment of premium as may be determined by the Lessee / Lessor and with covenant, provisos & stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Sub-Lease shall be such as the Lessor & Lessee may direct.

Renewal of Sub-Lease

5) The other conditions relating to safety & internal changes to be observed by the Sub-Lessee are as per Annexure-I appended hereto.

6) The stamp duty and registration charges in respect of the preparation & execution of this Sub-Lease and its 2 copies including the cost charges and expenses of attorneys of the





Lessor / Lessee shall be borne and paid wholly and exclusively by the Sub-Lessee.

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

IN WITNESS WHEREOF the Development Commissioner, SEEPZ SPECIAL ECONOMIC ZONE the Lessee has for and on behalf of the President of India set his hand and affixed the common seal of the SEEPZ SPECIAL ECONOMIC ZONE, hereto, Manager (Land) of the Maharashtra Industrial Development Corporation the Lessor set his hand and affixed the common seal of the Corporation hereto on its behalf and the Sub-Lessee above named has / have set his / its / their hand, respective hands / hath caused its common seal to be affixed hereto the day and year first above written.

### FIRST SCHEDULE

#### (Description of Land)

Firstly all that piece or parcel of land know as SEEPZ++ in the SEEPZ Special Economic Zone, in Marol Industrial Area C.T.S. - 2 within the village limits of Vyaravali, Parajapur, Taluka Andheri Registration Sub-District and District Mumbai Suburban containing by admeasurements 46092.40 Square Metres i.e. 11 Acres or thereabouts and bounded by blue colour boundary line on the plan annexed hereto as Annexure-II as follows, that is to say-

On or towards the North by – Jogeshwari Vikroli Link Road,

On or towards the South by- Aarey Milk Colony Land,

On or towards the East by – Goregaon Marol Road and Aarey Milk Colony Land and

On or towards the West by – SEEPZ Internal Road



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### (Description of Building)

Secondly the Tower No I / Tower No II in Seepz ++ on the piece or parcel of land known as SEEPZ ++ in the SEEPZ Special Economic Zone having saleable built – up area of 367999.53 Sq.ft. 34200.70 sq.mtrs. which said building is delineated on the plan thereof hereto annexed and shown surrounded by a Red Coloured boundary Line on the said plan annexed as annexure –II hereto that is to say:

On or towards the North by: Jogeshwari Vikhorli Link Road

On or towards the South by: Aarey Milk colony Land

On or towards the East by: Goregaon Marol Road and Aarey Milk colony Land &

On or towards the West by: SEEPZ Internal Road

### (Description of Unit)

Thirdly the Unit No. 102 on First floor of the Tower No. I / Tower No.II in the SEEPZ ++ on the piece or parcel of land known as SEEPZ ++ in the SEEPZ Special Economic Zone admeasuring saleable built-up area of 6079.40 Sq.ft. 565 Sq.mtrs. which said unit is delineated on the plan hereto annexed as annexure–III and shown surrounded by a Green Coloured boundary Line on the said plan that is to say:

On or towards the North by: Jogeshwari Vikhorli Link Road

On or towards the South by: Aarey Milk colony Land

On or towards the East by: Goregaon Marol Road and Aarey Milk colony Land &

On or towards the West by: SEEPZ Internal Road



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## ANNEXURE - 1

1) The use of SEEPZ ++ building by Gems and Jewellery Unit / Electronic Hardware is considered only for lightweight machineries and equipments. The maximum permissible live load shall never exceed is 500 kg / m<sup>2</sup> including partition wall, machinery, equipments etc.

2) The placing of vault loads/ heavy safes directly on the floor is not permitted.

3) Partition masonry walls shall not be provided over the floor area of unit except over the toilet sunken portion beams.

4) The floor can be used with only very light partition (e.g. aluminum) separating working areas where needed.

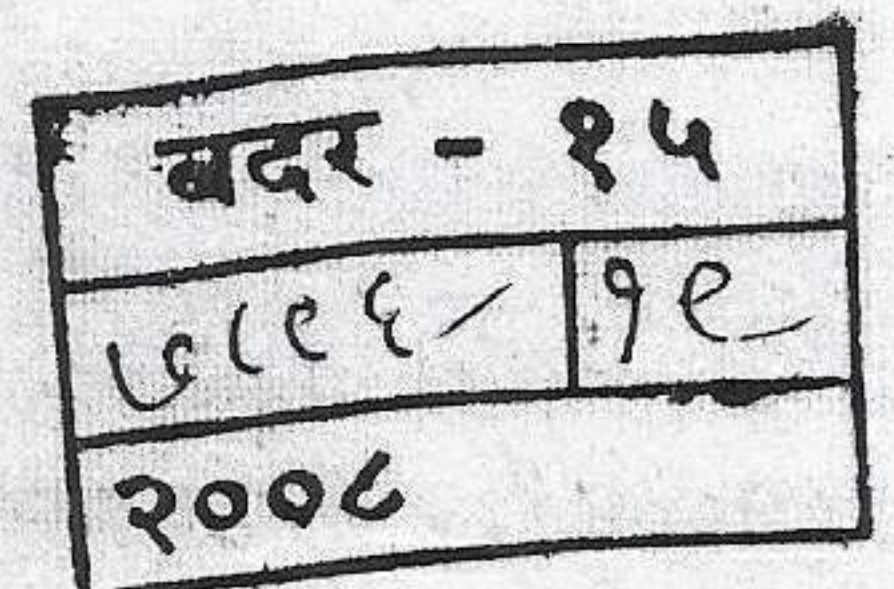
Any partition wall taller than 100 cm shall be directly placed on beam and shall be made of siporex only.

5) Only lightweight false ceiling, if required can be provided.

6) The placement of various partitions, equipments, apparatus, vaults, lightweight steel cupboards, false ceilings, utilities, working persons etc. shall be such that the maximum load imposed anywhere on the floor should not cause overloading.

7) The strong room / vault room should be provided with lightweight steel cupboards.

8) The strong room / vault room shall be placed in 2.52 m x 2.52 m slab area adjacent to an interior typical column C5 marked in drawing at annexure- II.





- 9) The walls of strong room / vault room shall be 12 cm thick steel reinforced SIPOREX wall (having unit weight of 7 KN/ m<sup>3</sup>) with maximum plaster of 15 mm thick on either side of wall can be used on beam as shown in drawing at annexure -II (Maximum thickness of wall including plaster shall be 15 cm )
- 10) The vault room defender door should be placed on primary beam and should be placed next to column C5 such that hinge is close to column.
- 11) The maximum total load required from the defender door -inclusive of the main door, grill gate, frame, hinges, locking mechanism, fasteners, all fixtures and supporting vertical members (e.g. R.C.C. columns) should not exceed 1000 kgs.
- 12) The clear width required for installation of the defender door shall be at least 168 cms and the clear height shall not be less than 232 cms.
- 13) Storage of any kind and placement of any furniture in the hatched region of the figure in IIT'S report is strictly prohibited and shall be fully complied with by the sub-lessee.
- 14) The live load in other portion of the vault room shall not exceed 300 kgs such that the maximum load per beam B2, B3 and B4 does not exceed 300 kgs.
- 15) All kinds of steel cupboards inside the vault room shall be placed close to the walls on beams B2, B3, and B4.
- 16) Floor finishing shall only be allowed with ceramic tiles A, B, C and D marked in figure of IIT's report.



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17) 12 cm thick and 100 cm high partition wall, made of SIPOREX (with maximum unit weight of 7 KN / m<sup>3</sup>) with glass / aluminium / any similar light weight partition can be used any where on the floor area such that the maximum total distributed load, inclusive of weight of such partitions, false ceilings, utilities, apparatus, equipment, working persons etc; imposed on a typical 2.52 m x 2.52m slab area shall not exceed 3000 Kgs.

18) Any partition wall taller than 100 cm (e.g. in the refinery unit) shall be directly placed on beam and shall be made of SIPOREX. Further the live load in the vicinity of such places shall be reduced appropriately such that the maximum total distributed load inclusive of weight of such partition walls, false ceilings, utilities, apparatus, equipments working persons etc; imposed on a typical 2.52m x 2.52m slab area does not exceed 3000 kgs.

19) The floor finish shall not exceed 100 kg / m<sup>2</sup> in any floor area other than the area surrounding and encompassing the vault mentioned in IIT's report, as well as the refinery unit, where floor finish shall not be provided.

20) It would be prudent not to place a partition wall taller than 100 cm in the link block supported on the truss. Further, strong room refinery unit as well as any Vibrating equipment should not be placed within the link block.

21) The committee constituted as per clause 2 sub clause (e) shall take sole responsibility on behalf of individual members for maintaining and monitoring structural safety of SEEPZ++ buildings.

22) All the plans, relating to location of vault etc. inside the unit will have to be got approved from Lessee / Lessor



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SIGNED, SEALED AND DELIVERED

By Shri,

The Development Commissioner

SEEPZ Special Economic Zone

On behalf of the

President of India

In the presence of



1. T. Idiculla  
BA + DC

2. G. N. Sawant  
UN

SIGNED SEALED AND DELIVERED

By the above named Sub-Lessee

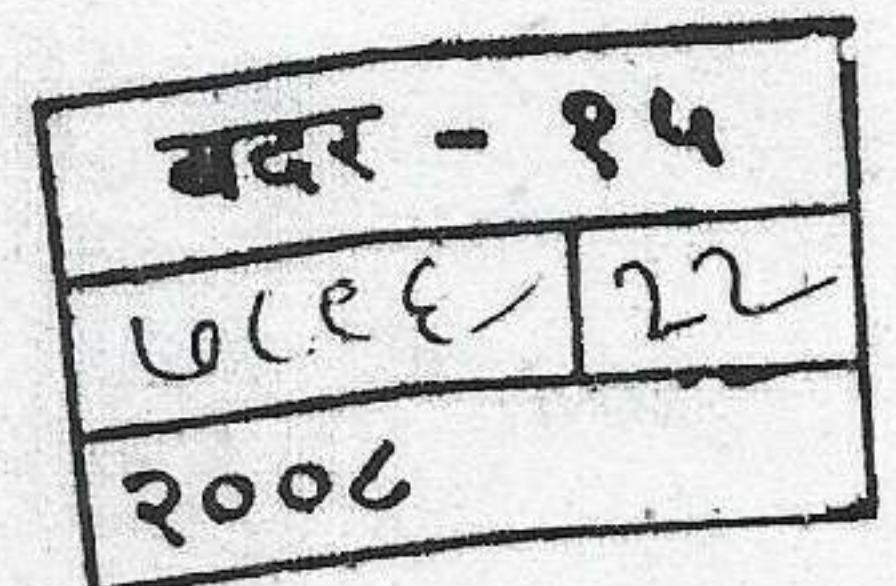
MR. SAMIR T. KAKADIA

Director of M/s. Patdiam Jewellery Pvt. Ltd.

In the Presence of -

1. Mr. Pradip S. Bane.  
4A, 143, Kalpataru Estate, J.V.L. Road,  
Andheri (E) Mumbai - 400093.

2. Mr. Naushad Y. Shikalgar.  
266/2116, Motilal Nagar, 1 Link Road,  
Goregaon (W) Mumbai - 400104





SIGNED, SEALED AND DELIVERED )

By the above named Sub- Lessee )

S/ Shri \_\_\_\_\_ )

In the Presence of -

1.

2.

The Common Seal of the above named )  
Sub-Lessee M/s. PATDIAM JEWELLERY PVT.LTD.

Was pursuant to a Resolution of its )  
Board of directors passed in that behalf )  
On the 17 day of July 2008 affixed )  
Here to in the presence of )

Shri. Mr. Samir T. Kakadia.

S. T. Kakadia

Director of the Company who in token )  
Of having affixed the Company's Seal )  
Has set his hand here to, )

In the presence of )

1. Mr. Pradip S. Bane.  
4A, 143, Kalpataru Estate, J.V. Road,  
Andheri (E) Mumbai - 400093.
2. Mr. Naushad K. Shikalgar,  
266/2116, Motilal Nagar, 1 Link Road,  
Goregaon (W) Mumbai - 400104.

Pradip  
Naushad

बदर - १५	
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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/Patdiam/07-08/3097 17<sup>th</sup> April, 2008.

The Supdt. Of Stamps,  
Office of the Supdt. Of Stamps,  
1<sup>st</sup> floor, MMRDA Building,  
Bandra Kurla Complex,  
Bandra (E)  
Mumbai 400 051.

Sub: Adjudication of Sub-lease Agreement of Unit NO. 102, Tower- I,  
SEEPZ ++. SEEPZ SEZ.

Sir,

The project of M/s Patdiam Jewellery Pvt. Limited has been approved by this office for setting up Gem and Jewellery unit in SEEPZ SEZ and they have been allotted Unit No. 102, Tower- I, SEEPZ SEZ on 2.5.2003 to implement the project approved vide Letter of Approval No. IA/I/NUS/APL/GJ-284/02-03/2161 dated 13.3.2003.

M/s Patdiam Jewellery Pvt. Limited will be submitting Sub-lease Agreement for adjudication to your office shortly.

Your early action in the matter will be highly appreciated.

Yours faithfully,

*(T. Idiculla)*  
(T. Idiculla) 17/4/2008

Executive Asstt. to DC (Estate)  
SEEPZ SEZ

बदर - १५	
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Copy to : M/s Patdiam Jewellery Pvt. Limited, Unit No. 102, Tower- I,  
SEEPZ ++, SEEPZ SEZ.

टेलिफोन : 28290143 / 28292144  
Telephone 28290046 / 28292147

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

फैक्स : 28291385 / 28292145  
Fax 28291385 / 28292145

सीपज़ विशेष आर्थिक क्षेत्र के बढ़ते कदम - राजभाषा के संग





# बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलनखाते

तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं. ४०० ००१.

संवेतस्थळ : www.mcgm.gov.in

मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00084035	KE0914231640000	--	2007-2008	
एअरकराचे नाव व पत्ता : M/S.PATDIAM JEWELLERY PVT.LTD.TOWER-1.. GALA-102,SEEPZ,M.I.D.C., ANDHERI(E),MUMBAI-400096.				'K/East' Ward, Municipal Office Building, Azad Rd., Gundavli, Andheri (E), Mumbai 400 069
				याजकडून

मालमत्ता क्रमांक, सदनाका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस.क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे :  
 KE-3870(IIA/102),SEEPZ++ TOWER-1GALA-102,MIDC., ANDHERI(E)RCCBLDG SEEPZ, ++TOWERNO IIA UNITNO 102. MUMBAI

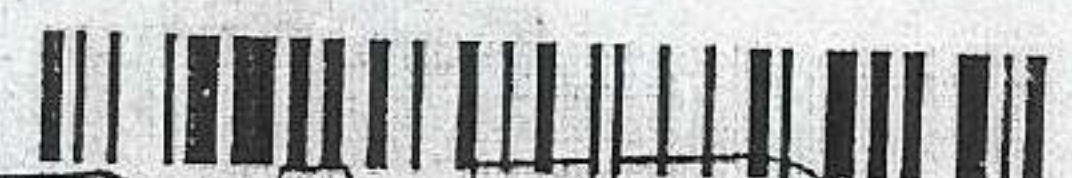
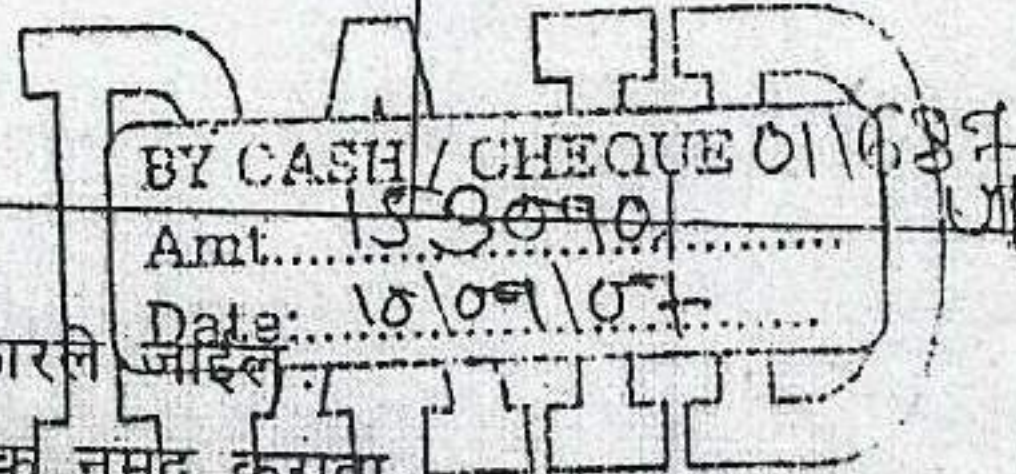
LESSOR-MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION. ASSESSED WITH 3870(II/A). LESSEE-M/S.PATDIAM JEWELLERY PVT.LTD.

प्रथम करनिर्धारण दिनांक	02-05-2003	३१/०३/२००७ रोजीची थकवाकी	0
एकूण करपात्र मूल्य रु	272160	नोटीस शुल्क	0
करमाफी दिलेले मूल्य रु	0	जप्ती शुल्क	0
निवासी करपात्र मूल्य रु	0	महापालिका दंड	0
अनिवासी करपात्र मूल्य रु	272160	शासकीय दंड	0
एकूण वार्षिक देय कर	306180	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे.	

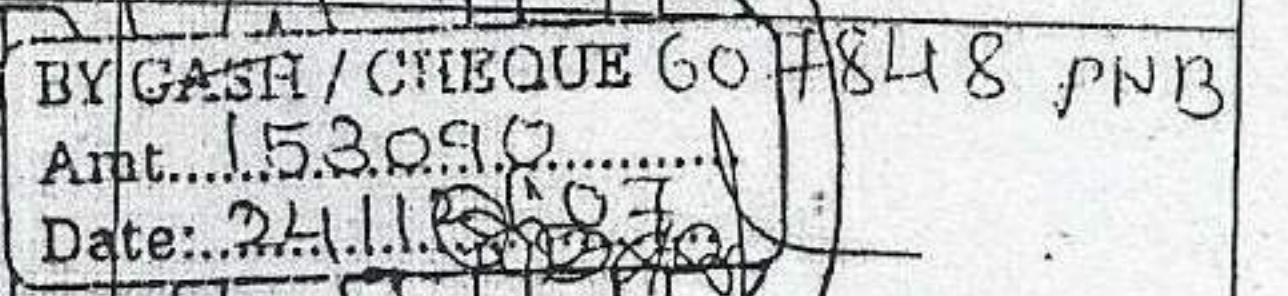
200710BIL03373895 01-APR-07 to 30-SEP-07	देयक क्र.	200720BIL03373896 01-OCT-07 to 31-MAR-08
कर / Tax	निवासी / अनिवासी/R / NR	%
40824 सर्वसाधारण कर / General Tax		30
0 पाणीपट्टी / Water Tax	निवासी / R	65
0 अनिवासी / NR		130
0 जललाभकर / Water Benefit Tax	निवासी / R	12.5
34020 अनिवासी / NR		25
0 मलनिःसारण कर / Sewerage Tax	निवासी / R	39
0 अनिवासी / NR		78
0 मलनिःसारण लाभ कर / Sewerage Benefit Tax	निवासी / R	15
20412 अनिवासी / NR		12
16330 म. न. पा. शिक्षण उपकर / Mun. Edu. Cess	निवासी / R	6
0 राज्य शिक्षण उपकर / State Education Cess	अनिवासी / NR	12
16330 रोजगार हमी उपकर / Emp. Gua. Cess	निवासी / R	6
4082 वृक्ष उपकर / Tree Cess	अनिवासी / NR	12
680 पथकर / Street Tax		
20412		
153090		
15/06/2007	देय दिनांक (Due Date)	16/10/2007



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संदेश:

- अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
- पुढील पत्रव्यवहारासाठी मालमत्तेचा नवीन क्रमांक नमूद करावा.
- लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८
- बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-संपर्क- २२६९४७२७.

\* सूचना व अधिक माहितीसाठी कृपया मागे पहावे.

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

करनिर्धारक व संकलक (प्र.)



Y. P. F. - 1,00,000 - 184 - 17046 - (00) 880  
U. B. K. D. No. 1616, dated 16-9-24.)

**RULED CARD**



वि.स.सं. ५  
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(महाराष्ट्र संस्कृत विश्वविद्यालय, उज्जैन, मध्य प्रदेश)

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~~परिवारिक~~

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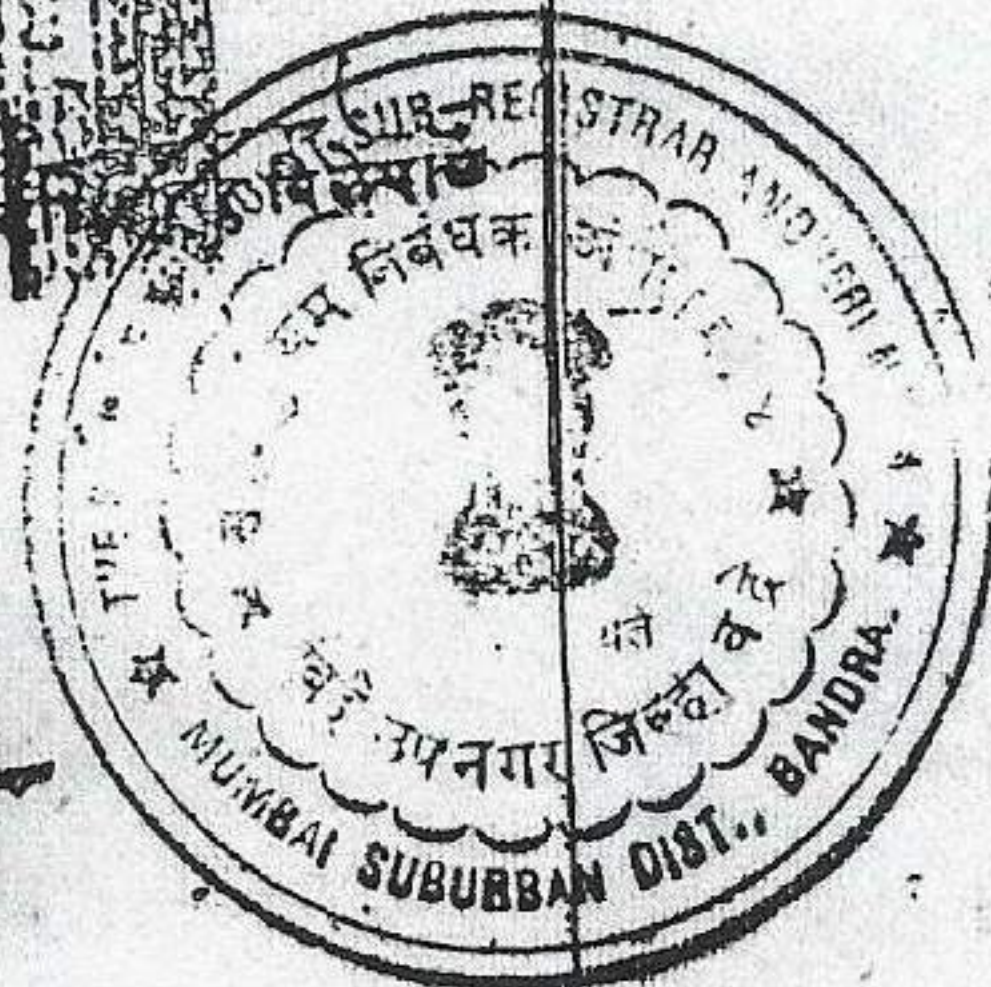
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सत्य-प्रतिष्ठा

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REGIONAL OFFICER  
REGIONAL INSPECTOR  
TEL: 410 304



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NO./DE/SEEPZ/ 53 /2004  
Office of the Deputy Engineer,  
MIDC, SEEPZ Sub division  
Andheri (E) , Mumbai-400 096  
Date :- 06/ 07/2004

To,  
The Executive Engineer,  
MIDC, IT Division,  
Udyog Sarthi,  
Andheri (E) Mumbai-93.

Subject:- Building completion Certificate of Development of  
SEEPZ++ on plot of SEEPZ++, in SEEPZ (SEZ)  
Premises.

Ref.:- 1) EE,IT division' letter No. 799 dt.05/07/04  
2) This office letter No.DE/SPA/SEEPZ/1749 dt.24/12/03

Sir,

This is to certify that the development work of building on Plot of  
SEEPZ++, in SEEPZ, (SEZ), Andheri (E) Mumbai, has been completed under the  
supervision of Kalayojan, Architect, Interior Designer, Mumbai  
permitted to be occupied the said building.

Deputy Engineer  
SPA, MIDC SEEPZ Sub Division  
Andheri (E), Mumbai

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वदर - १५	
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P. M. (I.T. Parks)  
Inword No. 2021



Office of the Development Commissioner  
SEEPZ Special Economic Zone,  
Govt. of India,  
Ministry of Commerce and Industry  
Andheri (E), Mumbai 400 096

2998

No. SEEPZ SEZ/EMS/Sub-Lease/Patdiam/07-08/

11<sup>th</sup> April, 2008.

Patdiam Jewellery Pvt. Limited,  
Unit No. 102, Tower- I,  
SEEPZ ++,  
SEEPZ SEZ,  
Andheri (E),  
Mumbai 400 096.

Sub: Execution of sub-lease agreement.

Sir,

Kindly refer to your letter dated 24<sup>th</sup> March, 2008 cited above.

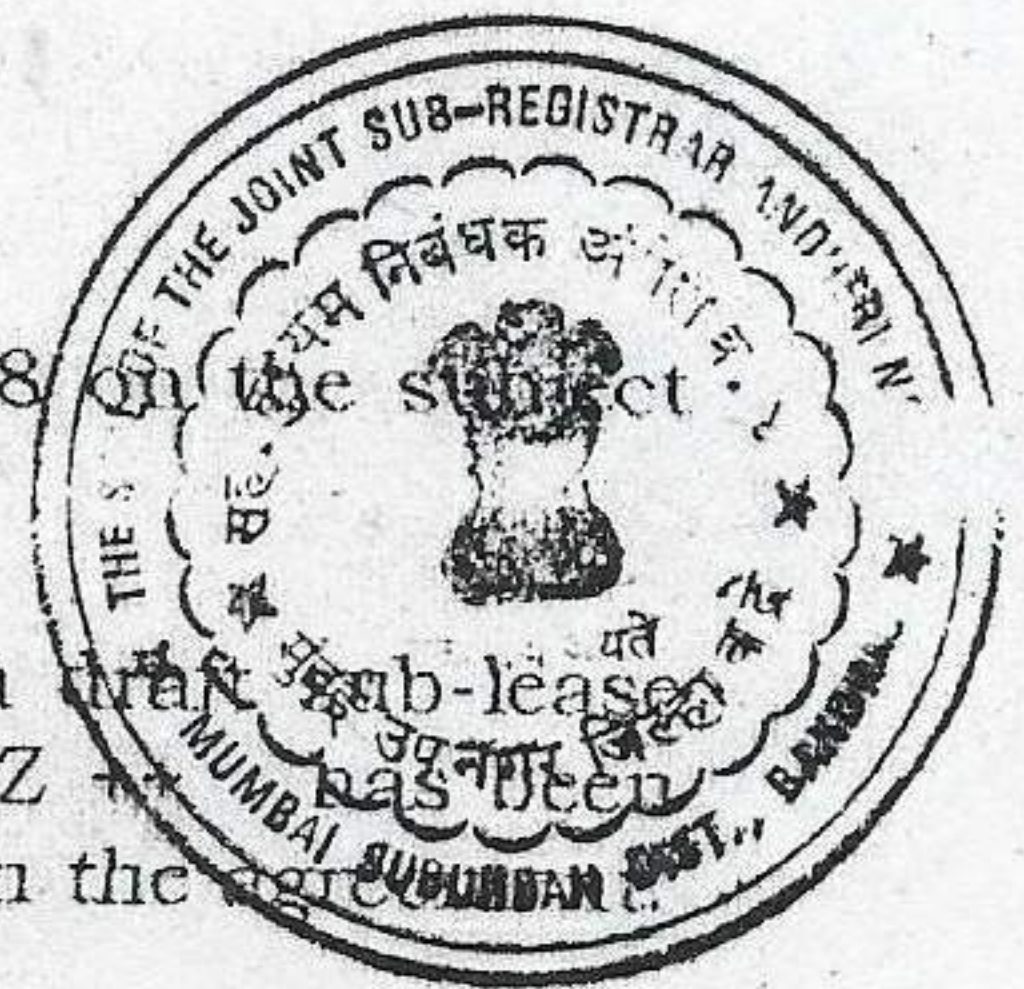
In this connection, we write to inform you the a draft sub-lease agreement in respect of Unit No. 102, Tower -I, SEEPZ ++ has been scrutinized and necessary corrections have been made in the agreement.

You are requested to kindly submit five copies of the Agreement to the Stamp Office, Mumbai for adjudication after necessary corrections. A draft sub-lease agreement is returned herewith.

Yours faithfully,

*(T. Idiculla)*  
11/4/2008

Executive Asstt. to DC (Estate)  
SEEPZ SEZ



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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/Patdiam/07-08/ 41702 4th August, 2008.

M/s Patdiam Jewellery Pvt. Limited,  
Unit No. 102, Tower -I,  
SEEPZ ++, SEEPZ SEZ,  
Andheri (E),  
Mumbai 400 096

Sub: Execution of Sub-lease agreement in respect of Unit No. 102, Tower- I,  
SEEPZ++, SEEPZ Special Economic Zone.

Sir,

The Sub-lease Agreement in respect of the premises indicated above in SEEPZ SEZ has been executed on 29th July, 2008 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 the 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 Development Commissioner, SEEPZ SEZ is a Class I officer in the Central Government and as such, she is exempted from appearing before the Registrar for purpose of registration of the Sub-lease Agreement.

Yours faithfully,

*T. Idiculla*  
4/8/2008  
(T. Idiculla)

Executive Asstt. to DC (Estate)  
SEEPZ SEZ

बदर - १५	
७८६६	३१
२००८	

Encl: a.a.

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





# PATDIAM

JEWELLERY PVT LTD

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE  
BOARD OF DIRECTORS PATDIAM JEWELLERY PRIVATE LTD  
AT THE MEETING HELD ON WEDNESDAY, JUNE 11, 2008  
AT THE REGISTERED OFFICE OF THE COMPANY.

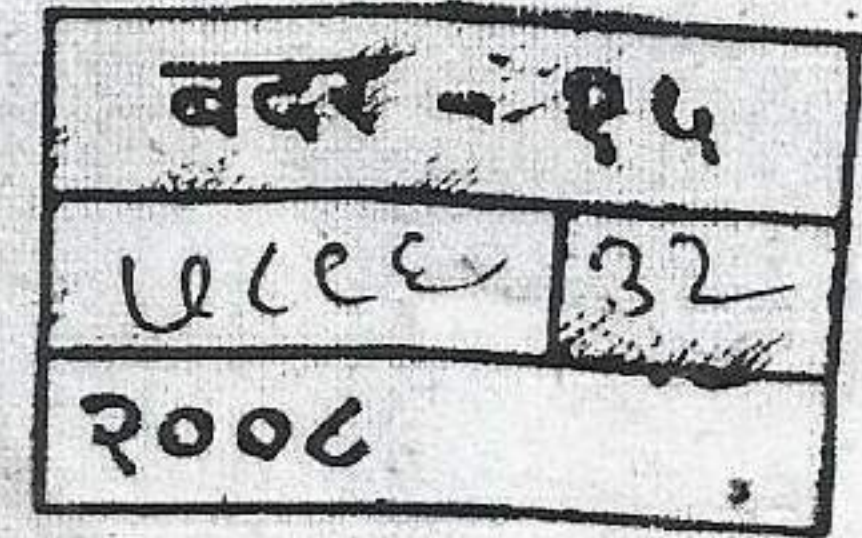
'RESOLVED THAT Mr. Samir T. Kakadia Directors of the Company  
be and are hereby severally authorized to physically and / or digitally sign,  
submit, file physical / eforms, returns particularly for execution of sub lease  
of agreement and other documents related to sub-lease authorities as may be  
required under law from time to time.'

Certified as true copy.

For  
PATDIAM JEWELLERY. PVT. LTD.

*P. T. Kakadia*

DIRECTOR.  
(MR. PRAVIN T. KAKADIA)





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACPK8690C



नाम /NAME

SAMIR THAKURSHIBHAI KAKADIA  
PATEL

पिता का नाम /FATHER'S NAME

THAKURSHIBHAI KAKADIA PATEL

जन्म तिथि /DATE OF BIRTH

05-04-1970

हस्ताक्षर /SIGNATURE

*B. P. Patel*

*R. Singh*

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NAUSHAD YAKUB SHIKALGAR

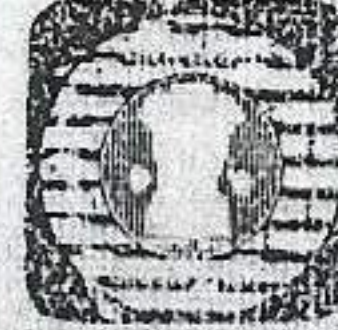
YAKUB BABALAL SHIKALGAR

03/04/1968

Permanent Account Number

ARSPS3187K

Signature



१५



भारत निवडणूक आयोग  
Election Commission of India  
ओळखपत्र  
IDENTITY CARD

FCS2558161

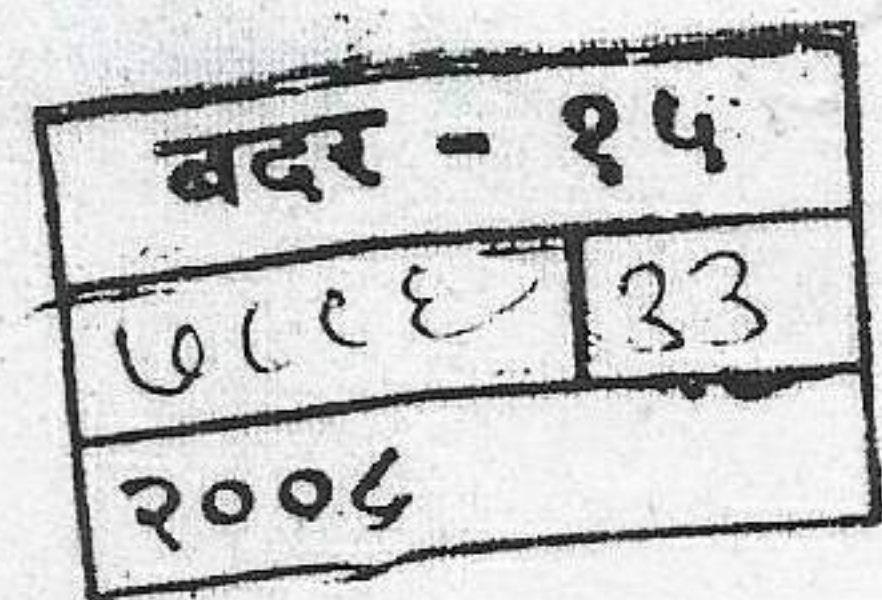


मतदाराचे नांव : सौरिन रमेश मुलीक  
Elector's Name : Sourin Ramesh Mulik

वडीलाचे नांव : रमेश मुलीक  
Father's Name : Ramesh Mulik

लिंग : पू Sex : M

1/1/2006 रोजी वय : 31  
Age as on 1/1/2006





11/09/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर15

दस्त क्र 7896/2008

12:53:09 pm

सह दु.नि.का-अंधेरी 4

38/34

दस्त क्रमांक : 7896/2008

दस्ताचा प्रकार : भाडेपट्टी

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: मे. पेटडीयम ज्वेलरी प्रा.लि. चे संचालक समीर  
ठाकरशीभाई काकडीया - -

लिहून देणार

पत्ता: घर/फ्लॅट नं.: 102, ब्लॉक नं 1, सिद्धा सेज,

वय 38

अंधेरी पु

सही

गल्ली/रस्ता: -

ईमारतीचे नाव -

ईमारत नं: -

पेट/वसतात:

शहर



2

नाव: डेक्कलपमेंट कमिशनर सिद्धा स्पेशल इकोनॉमिक  
झोन

लिहून घेणार

पत्ता: घर/फ्लॅट नं: सिद्धा स्पेशल इकोनॉमिक झोन अंधेरी

वय -

पु

सही

गल्ली/रस्ता: -

ईमारतीचे नाव

ईमारत नं:

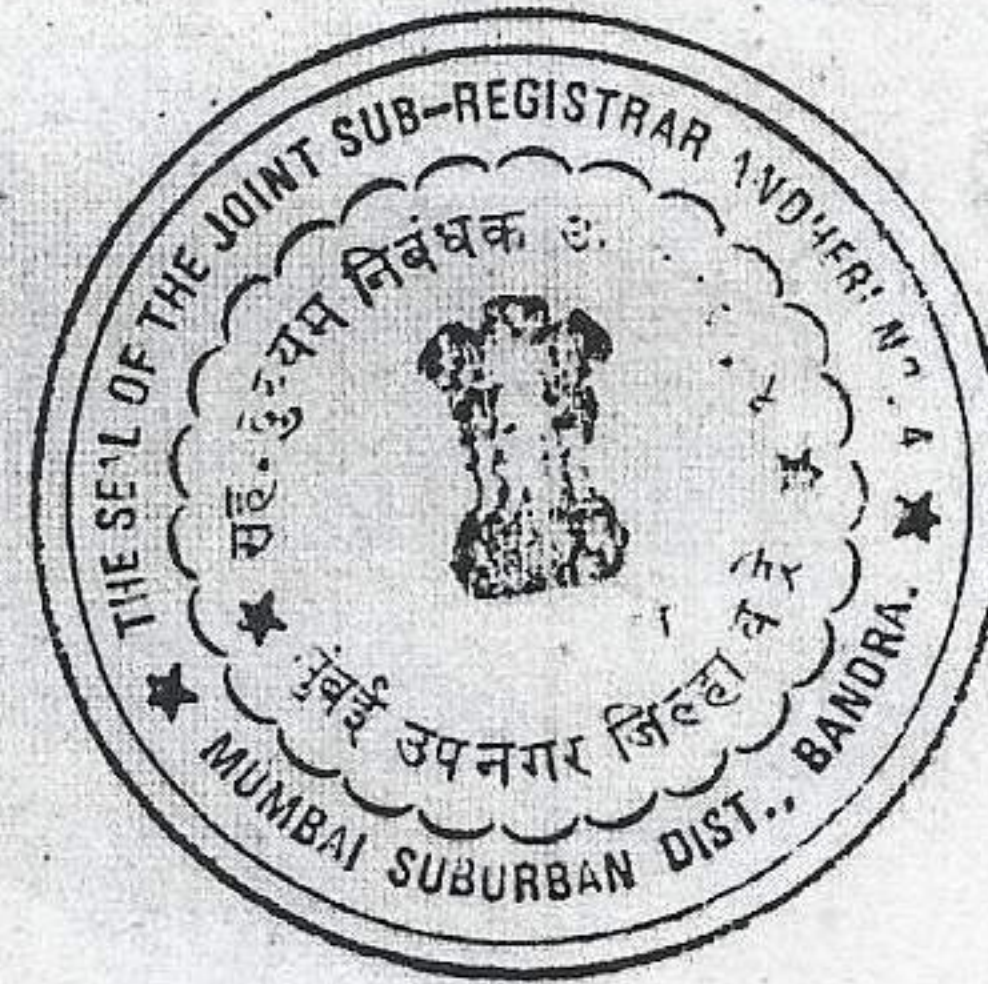
पेट/वसतात:

शहर/गाव:

तालुका

उपलब्ध नाही

उपलब्ध नाही







दस्त गोषवारा भाग - 2

वदर 15

दस्त क्रमांक (7896/2008)

35135

दस्त क्र. [वदर 15-7896-2008] चा गोषवारा  
बाजार मूल्य : 25274000 नोंदला 19150110 भरलेले मुद्रांक शुल्क : 1263700

दस्त हजर केल्याचा दिनांक : 11/09/2008 12:45 PM

निष्पादनाचा दिनांक : 29/07/2008

दस्त हजर करणा-याची सही :

S.T. Kulkarni

पावती क्र.: 7975 दिनांक: 11/09/2008

पावतीचे वर्णन

नांव: मे. पेटडीयम ज्वेलरी प्रा.लि. चे संचालक  
समीर ठाकरशीभाई काकडीया

30000 : नोंदणी फी

700 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

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

30700: एकूण

दस्ताचा प्रकार : (35) भाडेपट्टा

शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 11/09/2008 12:45 PM

शिक्षा क्र. 2 ची वेळ : (फी) 11/09/2008 12:52 PM

शिक्षा क्र. 3 ची वेळ : (कबुली) 11/09/2008 12:52 PM

शिक्षा क्र. 4 ची वेळ : (ओळख) 11/09/2008 12:52 PM

दस्त नोंद केल्याचा दिनांक : 11/09/2008 12:52 PM

ओळख

खालील उक्त अस निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) नौशद शिकलवार - भर/पल्ले नं: 250/1994, मोतीलाल नगर, गोरगाव प

गल्ली/रस्ता:

इमारतीचे नाव:

इमारत नं:

पेट/वसाहत:

शहर/गाव:

तालुका:

जिल्हा:

2) रीरींग मुलीक

गल्ली/रस्ता:

इमारतीचे नाव:

इमारत नं:

पेट/वसाहत:

शहर/गाव:

तालुका:

जिल्हा:

- [Signature]

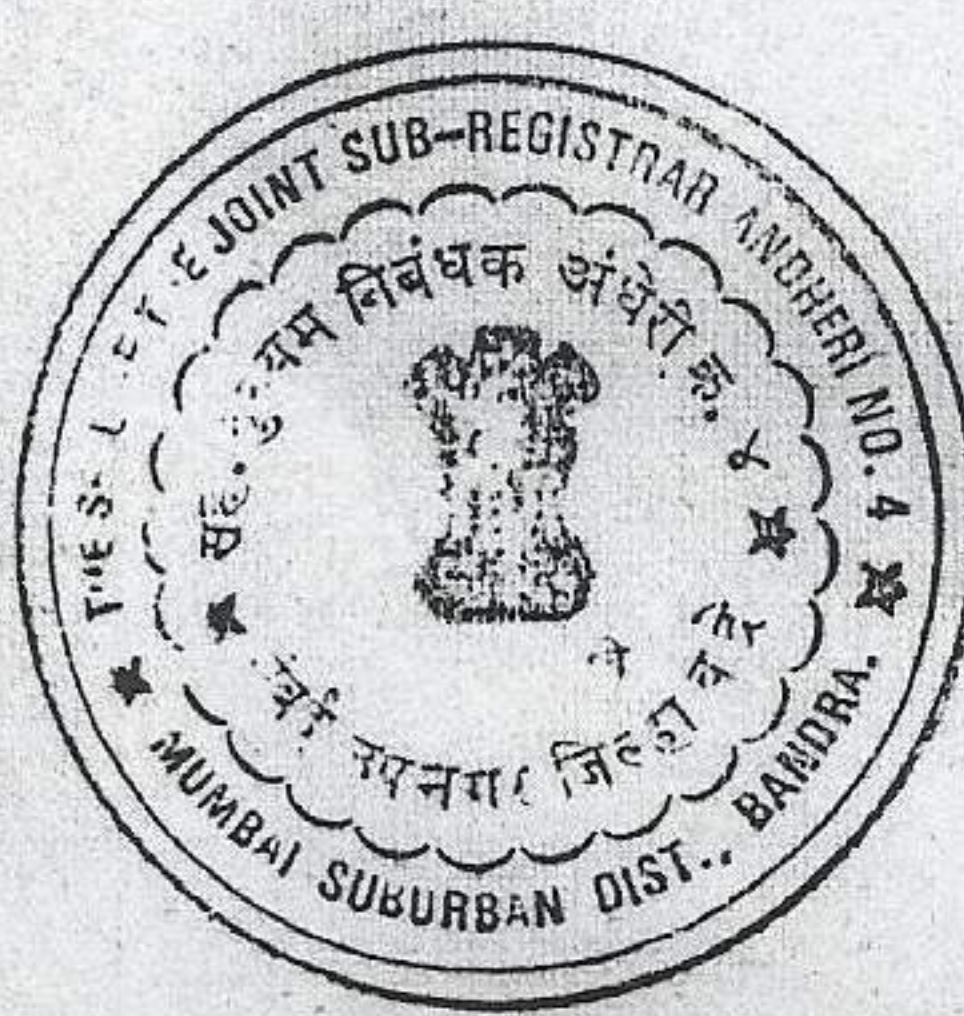
[Fingerprint]



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण..... [Signature] .....पाने आहेत.

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

सह. दुय्यम निबंधक अंधेरी क्र. 4 मुंबई उपनगर जिल्हा



बदर - १५/०८९६/२००८  
पुस्तक क्रमांक १, क्रमांक ७.८.९६ वर  
नोंदला -  
दिनांक - ११/९/०८

सह दुय्यम निबंधक, अंधेरी क्र. - ४  
मुंबई उपनगर जिल्हा