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Friday, December 26, 2008
5:06:53 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 11331

गावाचे नाव परजापूर

दिनांक 26/12/2008

दस्तऐवजाचा अनुक्रमांक वदर15 - 11227 - 2008

दस्ता ऐवजाचा प्रकार गाळेपट्टा

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

नोंदणी की	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (57)	:-	1140.00
एकूण	रु	31140.00

आपणास हा दस्त अंदाजे 5:21PM ह्या वेलेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-अंधेरी ४

बाजार मुल्य: 11137500 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 556875 रु.

सह. 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

26/12/2008

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T-55
26/12/08

भारत सरकार
विकास आयुक्त का कार्यालय
सीप्ज़ 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,

4/9/08

(Mrs. M.J. Kulkarni)
Asstt. Development Commissioner,
SEEPZ-SEZ

Encl: a.a.

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टेलिफोन : 28290143 / 28292144
Telephone : 28290046 / 28292147
E-mail : dc@seepz.com
Website : www.seepz.com
फैक्स : 28291385 / 28291754
Fax : 28291385 / 28291754

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१) शासन परिपत्रक क्रमांक: २०००/१४/मु.क्र.२५/ म-१, दि. २४/३/२०००.
२) मा.मंत्री, ग मुनि, पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती टुकलती/०४/४११, दि.४/१०/२००४

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 04852

RECEIPT FOR PAYMENT TO GOVERNMENT — NOT TRANSFERABLE

Receipt No. — Receipt Date

Received From: 2 — 10/06/20

On Account of: L J CREATION PVT LTD

103 (II) — MMRDA Counter No.: 2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	47233	05/06/2008		O	557275.00

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

DELIVERED
16 JUN 2008

Case No.

Lot No. ADJ/A/2241/2008 — Lot Date — Total Rs.

DELIVERED
16 JUN 2008

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA

DELIVERED
16 JUN 2008

बदर - १५
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२ ... ८ Total

Rs. — Rupees

557275.00 — Five Lakh Fifty Seven Thousand Two Hundred Seventy Five Only

Cashier / Accountant — Signature / Designation

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१) शासन परिपत्रक क्रमांक: २०००/१४/प्र.क्र. २५/ म-१, दि. २४/३/२०००.
२) मा.मंत्री, म.मु.नि. पुणे यांचे पत्र क्रमांक-३/संगणक/मुद्रांक पावती टुरस्ती/०६/३११, 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 04436

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No: 103 (II)

Counter No. : 1

Receipt Date:

Received From: LJ CREATIONS PVT LTD

On Account of:

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
Cash					500.00

DELIVERED
16 JUN 2008

ADJ/A/2241/2008

Case No.:

Lot No.: Lot Date: Total D. O.:

DELIVERED
16 JUN 2008

Sr. No	Description of Stamps / Franking	Quantity	Valuation	Amount (in Rs.)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST., BANDRA

21/06/06

DELIVERED
16 JUN 2008

500.00 Five Hundred Only

Total

Rs. Rupees

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Cashier / Accountant

Signature / Designation

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

Office of the
Collector of Stamps
Case No. Adj. AI 2241/2008
Date 10.6.2008

Received from Shri. L.J. Creation P. Ltd.
residing at .....
stamp duty of Rs. (5,56,875/- 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. 5,56,875/- Five lakh fifty six thousand eight hundred seventy five only.
with which this instrument is chargeable has been paid vide article No. 36 read with 25(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. 11137500/-

Area. 6308 Sq.ft.

COLLECTOR OF STAMPS ANDHERI

THE SEAL OF THE JOINT SUB-REGISTRAR OF ASSURANCES MUMBAI SUBURBAN DIST., BANDRA

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 firmed 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:

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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 Subarban 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 SEEPZ 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 constrcted 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 conformance 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-Lessor

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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 Subarban 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 Kondivita / Vyaravali / Parjapur Taluka – Andheri, District-Mumbai Subarban 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 convenants 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-1in 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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T.J Creations Pvt. Ltd. SEEPZ Mumbai

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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

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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-Lessees 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.

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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 desecration 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 convenants 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 convenants, provision and stipulations herein before contained except this provision for renewal and such new sub-lease shall contain in lieu of this clause a convenant 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 convenants, provisos and stipulations.

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

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IN WITNESS

WHEREOF .....

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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 Subarban 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..... 2.9.08

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, Govt. of India, Andheri (E), Mumbai

2) Ms- R. S. Nair, LDC, SEEPZ

बदर - १५
९९२२५ BY
२००८

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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: -** .....
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

2) **Signature: -** .....
Partner

Name: - Mr. Vallabhbhai Laljibhai Kakadia

Address: - 92-B, Diamond Court, 40, Nepean Sea Road,
Mumbai – 400 006

For CHIRAG DESIGNS

3) **Signature: -** .....
Partner

Name: - Mr. Ravjibhai Laljibhai Kakadia

Address: - Flat No. 12, Chandravihar, Sarojani Road,
Vile Parle – West, Mumbai – 400 056

For CHIRAG DESIGNS

Signature: - .....
Partner

Name: - Mr. Ajay Govindbhai Kakadia

Address: - 71, Menaka, Tahnee Heights Co-op. Hoc. Soc. Ltd.,
Nepean Sea Road, Mumbai – 400 006

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१७२२५ | ९८
२००८

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SIGNED, SEALED AND DELIVERED

For LJ CREATIONS PVT. LTD.

Director

By the above named licensee
M/S. LJ CREATIONS PVT. LTD.

(HITESH SHAH)

In the presence of:-

1) 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 of .....20..... affixed hereto

In the presence of:

1) 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

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 ... MUMBAI SUBURBAN DIST., BANDRA.

बदर - १५
१७२५ दि.
२००८

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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 authorites, 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. Niranjan A. Shah- Director
2. Mr. Sumit N. Shah - Director
3. Mr. Hitesh M. Shah - Director

For L. J. CREATIONS PVT. LTD.

DIRECTOR

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST., BANDRA.

बदर - १५
9222 PL
२००८

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स्थाई 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

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

बदर - १५

९९२२५ | ९८

२००८

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FORM 6
(See Rule 16)
Regional Transport Office
Driving Licen
MH1-89-1073
Driving Licence No. .....
Date of issue ... 7-12-89
Name of the Licence Holder
Hitesh
Son/wife/daughter of
Mahedr Kumar Shah

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 ... MUMBAI SUBURBAN DIST., BANDRA.

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99224 20
२००८

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2

Temporary address/ Official address (if any)

302 Dadi Gir .....

Gulmohar Co. Op. Hsg. Soc. .....

S.v. Rd No 7 .....

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 7/11/2006 to 6/11/2009

Signature and designation of the Licensing Authority

Assistant

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 सह. दुय्यम निबंधक अंधेरी क्र. ४ MUMBAI SUBURBAN DIST., BANDRA. सिंधुदुर्ग उपनगर जिल्हा बांद्रे

बदर - १८

99226 29

२००८

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार है, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक, आवाजाही से आने-जाने दें, और उसे हर तरह की सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

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.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

एल. डिसूज़ा / F. L. D'SOUZA
सहायक निदेशक / Assistant Director
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई, महाराष्ट्र
Regional Passport Office, Mumbai

भारत गणराज्य REPUBLIC OF INDIA

प्रकार /Type	देश कोड /Country Code	पासपोर्ट सं. /Passport No.
P	IND	F0255900

उपनाम /Surname
SHAH

दिया गया नाम /Given Names
HITESH MAHENDRAKUMAR

राष्ट्रीयता /Nationality | लिंग /Sex | जन्म तिथि /Date of Birth
INDIAN | M | 15/09/1971

जन्म स्थान /Place of Birth
MUMBAI MS

जारी करने का स्थान /Place of Issue
MUMBAI

जारी करने की तिथि /Date of Issue | समाप्ति की तिथि /Date of Expiry
11/08/2004 | 02/02/2008

P<INDSHAH<<HITESH<MAHENDRAKUMAR<<<<<<<<<<<<<
F0255900<6IND7109153M0802020<<<<<<<<<<<<<<<6

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२००६

防客一批准由下列入境天
日期起逗留 14
VISITOR - Permitted to remain for fourteen days from date of entry as shown below

HONG KONG
25 APR 2007
IMMIGRATION

VISITOR ... permitted to remain for fourte... days from date of entry as shown below

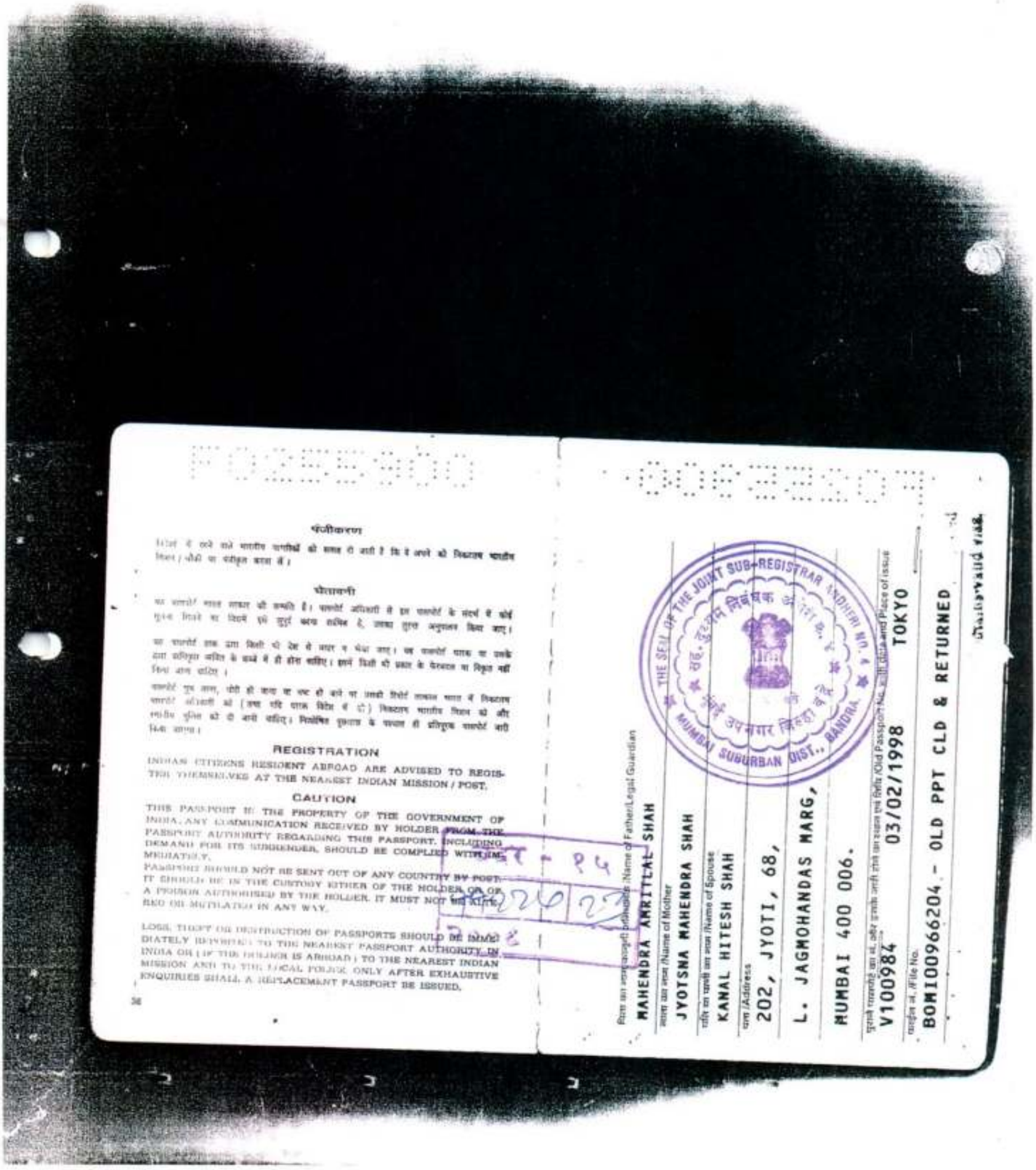
28 APR 2007
IMMIGRATION
(2878)

IMMIGRATION
(07597)
28 APR 2007
DEPARTED
HONG KONG

IMMIGRATION SINGAPORE
VISIT PASS
Subject to Reg. 12 (7) Immigration Regulations
13 MAY 2005
PERMITTED TO ENTER AND REMAIN IN SINGAPORE FOR FOURTEEN DAYS FOR SOCIAL VISIT ONLY FROM DATE SHOWN ABOVE.

COLOUR XEROX COPY

COLOUR XEROX COPY



पंजीकरण

विदेश में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे अपने को निकटतम भारतीय मिशन / पोस्ट पर पंजीकृत कराएं।

चेतावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संबंध में कोई सूचना मिलने पर पासपोर्ट धारक तुरंत अनुपालन किया जाए।

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

पासपोर्ट गुम जाना, चोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम पासपोर्ट अधिकारी को (जब यदि धारक विदेश में हो) निकटतम भारतीय मिशन को और स्थानीय पुलिस को दी जानी चाहिए। निर्धारित शुल्क के भुगतान की प्रतिपूरक पासपोर्ट जारी किया जाना।

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 AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN any WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE REPORTED IMMEDIATELY BY THE HOLDER 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/पति का नाम/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., जारी करने वाले स्थान का नाम एवं दिनांक/Old Passport No., with date and Place of issue
V100984 03/02/1998 TOKYO

फाईल नं./File No.
BOM100966204 - OLD PPT CLD & RETURNED

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST., BANDRA

中华人民共和国签证
CHINESE VISA

A6247986

签证种类 CATEGORY	L	次数 ENTRIES	01(壹)
请于此前入境 ENTER BEFORE	23JUN2005	入境后可停留 DURATION OF EACH STAY	030 天 DAYS AFTER ENTRY
签发日期 ISSUE DATE	23MAR2005	签发地点 ISSUED AT	孟买
姓名 FULL NAME	H. SHAH		
出生日期 BIRTH DATE	15SEP1971	护照号码 PASSPORT NO.	F0255900
备注 REMARKS			

VLCHNSHAH<<HITESH<MAHENDRAKUMAR<<<<<<<<<<<<<
F0255900<6IND7109153M0506236192OINDBA3PWZ682

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI SUBURBAN DIST., BANDRA.
सह. दुय्यम निबंधक वांद्रे

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२००८

P F0255900

SHAH

HITESH MAHENDRAKUMAR

M 15/09/1971

MUMBAI

11/08/2004

02/02/2008

P<INDSHAH<<HITESH<MAHENDRAKUMAR<<<<<<<<<<<<

F0255900<6IND7109156M0802020<<<<<<<<<<<<<<6

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PRIME CO-OP BANK LTD
KHATODARA
SURAT - 395002

GUJ/SOS/AUTH/AV/116/2006

22244 SPL ADH ગુજરાત
135004 NOV 21 2008
15:24
Rs.0000100/-PB5277
STAMP DUTY GUJARAT

THE SEAL OF THE SUB REGISTRAR SURAT CITY-1, (ATHWA)

Ravjibhai Laljibhai Kakadia
10, Siddharthnagar,
L.H. Road
Surat
Athwa

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 SUBURBAN DIST., BANDRA.

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. VALLABHBHAI 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, 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. GL 10, SDE VII

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३२३६	

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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

Withinnamed Executant)

1. RAVJIBHAI LALJIBHAI KAKADIA) રવજીભાઈ લાલજીભાઈ કકડીયા

2. VALLABHBHAI LALJIBHAI KAKADIA) વલ્લભભાઈ લાલજીભાઈ કકડીયા

In Presence Of : 1) Kamlesh

2) Rupesh Patel

I ACCEPT

MR. SANJAY K. KAKADIA)

રવજીભાઈ લાલજીભાઈ કકડીયા

(Ravjibhai Laljibhai Kakadia)

વલ્લભભાઈ લાલજીભાઈ કકડીયા

(Vallabh bhai Laljibhai Kakadia)

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No. 197
Authentication under clause (a) of
Sub-Section (1) of Section 33
This Power of Attorney has been
executed by.....

(1) Ravjibhai Laljibhai Kakadiya,
Re. 10, Siddhusthanagar,
B/H. Athile Tower, L.H. Road
Surat.

(2) Vallabhbhai Laljibhai Kakadiya
Re. 504, Indrapasath Appt.
Ghod-Dod Road, Surat.

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

Girish Dayal Alias
Y. Vardhan diwan-3
V.M. Road, Surat.

Signature of the person
executing the principal
Dated : 1-12-2008

Sub Registrar
Surat City i (Athwa)

बदर - १५
99222 | २८
२००८

Signature of the
Sub - Registrar, Surat.
Gujarat.
Fee of authenication
Rs. 15/- (Fifteen) Received
Vide Receipt No 2.00.550 | 80320066
Date - 1-12-2008

Sub Registrar
Surat City i (Athwa)

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... પહોંચ

પહોંચ નંબર: ૨૦૦૮૦૧૮૦૩૨૦૦૬૬ અરજી નંબર: ૨૬૧૭૨ અરજી વર્ષ: ૨૦૦૮

તા. ૧ માહે: ૧૨ સને ૨૦૦૮

રજુ કરનારનુ નામ રવજીભાઈ લાલજીભાઈ કાકડીયા

નીચે પ્રમાણે ફી પહોંચી

	રૂ.	પૈસા
રજીસ્ટ્રેશન ફી		૦
નકલ કરવાની ફી સ્લાઇડ/કોલીયો		૦
શેરોની નકલ કરવા માટે ફી		૦
ટપાલ ખર્ચ		૦
નકલો અથવા ઘાટીઓ (કલમો ૬૪ થી ૬૭)		૦
શોધ અગર તપાસણી		૦
ઇડ કલમ-૨૫		૦
કલમ-૩૪ (કલમ-૫૭)		૦
નકલ ફી કોલીયો		૦
ઇન્ડેક્ષ-૨ ફી		૦
આ સિવાયની બાબતોની	૧૫	
મુખત્યારનામા પર સ[illegible]		
આ સિવાયની બાબતોની [illegible]	૧૫	

કુલ એકદરે રૂ.	૧૫

(અંકે રુપિયા પંદર પુરા.)

દસ્તાવેજ તે રજીસ્ટર ટપાલથી મોકલવામા આવશે.
----------ના દિવસે તૈયાર થશે અને----------
નકલ કચેરીમાં આપવામા

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે

અગર રવજીભાઈ લાલજીભાઈ કાકડીયા ને આપશો.
રજુ કરનારની સહી

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

IGR - NIC 60933023598750088 UID-15 01/12/2008 15:52:11

बदर - १५
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घोषणापत्र

मी ..... याद्वारे घोषित करतो की, दुय्यम निबंधक ..... यांचे कार्यालयात ..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ..... व इ. यांनी दि. 26/12/08 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन 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

THE SEAL OF THE JOINT SUB-REGISTRAR (NOMERI NO. 1 ... SUBURBAN DIST., BANDRA.

बदर - १५
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COLOUR XEROX COPY

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

Original
नोंदणी 39 म.
Regn. 39 M

पावती

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

गावाचे नांव : भायखार

दस्तऐवजाचा अनुक्रमांक : बबई3 - 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		
		एकुण रु.480.00

आपणास हा दस्त अंदाजे 12:23PM ह्या वेळेस मिळेल

सह दु. नि. मुंबई शहर क्र :
सह दुय्यम निबधक
मुंबई शहर क्र. ३

DELIVERED

बाजार मुल्य : रु.0/-
भरलेले मुद्रांक शुल्क : रु.500/-

मोबदला

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

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

DELIVERED

THE SUB-REGISTRAR - BORIVLI NO. 4 सह. दुय्यम निबंधक अंधेरी क्र. ४ मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST., BANDRA.

बदर - १५
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2006

COLOUR XEROX COPY

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

BR 913835

No. G54

10 NOV 2008

er Officer

hri. L. S. BAMBLE

C. C. C. II

26 DEC 2008

26 DEC 2008

दि. महाराष्ट्र सेवाभाव [illegible]

[illegible] ४०० ०३२.

मुद्रांक- 41 किंमत-

मात्र दिसणारे [illegible]

यांनी Govindbhai L. Kakadia

[illegible] या

विकला.

मुद्रांक विक्रेता

किर्ती अशोक [illegible]

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST.

* SPECIFIC REVOCABLE POWE OF AT[illegible]

1) GOVINDBHAI LALJIBHAI KAKADIA

2) AJAY GOVINDBHAI KAKADIA

3) SANJAY K. KAKADIA

बंदर - १५

१५२२ | ३३

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THE SEAL OF THE SUB-REGISTRAR MUMBAI CITY

बंदरी - २

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COLOUR XEROX COPY

भारतीय गैर न्यायिक

क सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

MAHARASHTRA

R. No. 694

10 NOV 2008

roper Officer

S. BAMBLE

दि. महाराष्ट्र मेलाल्य अंतर आतराईट अधिकारेक को. ऑप. बैंक लि., मेलालय, मुंबई ४०० ०३२.

26 DEC 2008

BR 913836

क्रमांक:- 42 दिनांक:-

सदर दिलेली मालमत्ता, मुंबई.

सबंधी/श्री./श्रीमती Govindbhai L. Kakadia

यांना न्यायालय मुद्रांक रु. _____ चा विकला.

(2)

किंवा दिनांकाचा करारनामा

* POWER OF ATTORNEY

(1) GOVINDBHAI LALJI KAKADIA

(2) AJAY GOVINDBHAI KAKADIA

(1) SANJAY K. KAKADIA

बंदर - ३

9922/12

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बंदर - १५

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SUB-REGISTRAR MUMBAI CITY

MUMBAI SUBURBAN DIST., BANDRA

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MAHARASHTRA

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भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

BR 913837

Special Stamp Office, Mumbai
V. No. 694
10 NOV 2008
Stamp Officer

L. S. BAMBLE

दि. महाराष्ट्र सेवालय लि. आणि अन्य अधिकोष
को. ऑप. बँक लि., सेवालय, मुंबई ४०० ०६३.
एस. एम. डी. क्रमांक :- ६९४
क्रमांक:- 43 दिनांक:-
सह दिवाणी न्यायालय, मुंबई.
संबंधी/श्री./श्रीमती Govindbhai
यांना न्यायालय मुद्रांक रु. _____ चा
विकला.

मुद्रांक विक्रेता
किर्ती अशोक वाटे

26 DEC 2008

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI NO. 4 ... MUMBAI SUBURBAN DIST., BANDRA.

Specific Revocable power of attorney

1. GOVINDBHAI LALJIBHAI KAKADIA (Govindbhai)
2. AJAY GOVINDBHAI KAKADIA (Ajay Kakadia)
3. SANJAY K. KAKADIA (

THE SEAL OF THE SUB-REGISTRAR MUMBAI CITY No. 3

बंबई - ३
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बंदर - १५
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SPECIFIC REVOCABLE POWER OF ATTORN

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. 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 as required 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.

(MANISH PATHAK)
Authorised Signatory

Ground Floor, Ambalal Bldg
A.D. Marg, Fort
Mumbai - 400 001

INDIA STAMP DUTY MAHARASHTRA
Rs.0000200/- P56602 14:05

बदर - १५
१९२५/२००६

बदर - १५
१९२५/२००६

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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) ક્રુ. ગો.ક.

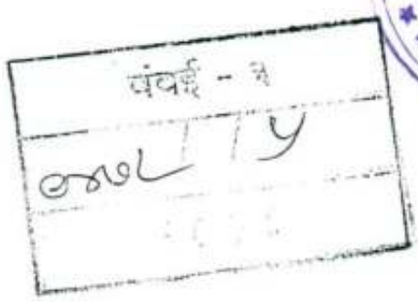
2. AJAY GOVINDBHAI KAKADIA) Ajay Kakadia

I ACCEPT

MR. SANJAY K. KAKADIA)

1) Witness Jyoti

2)



बदर - १ रु.
99224130
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दि महाराष्ट्र मंत्रालय ॲन्ड अलाईड ऑफिसेस को ऑप बँक लि.

मंत्रालय, मुंबई ४०० ०३२.

मुख्य शाखा : २२०२५४५२/२२८१२०४६ मंत्रालय शाखा :२२८५६९४०/२२८३५१४६ /४३.

एल.एस.व्ही. क्रमांक :- ६९४

क्रमांक :-41-43 दिनांक :- 26 DEC 2008 (DR 910835-37)

नगर दिवाणी न्यायालय, मुंबई

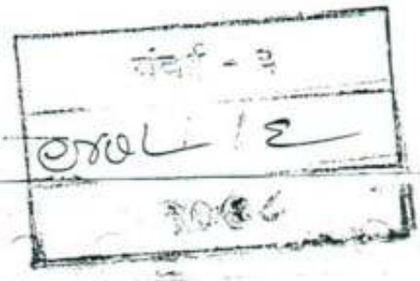
सर्वश्री/श्री./श्रीमती Govindbhai Lakakadia

यांना न्यायोत्तर न्यायालय शुल्क मुद्रांक

रु. 300/- चा विकला.

मुद्रांक विक्रेता

कितीं आशोक चाटे



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स्थाई 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

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

THE SEAL OF THE SUB-REGISTRAR MUMBAI CITY

बदर - १५
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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI SUBURBAN DIST., BANDRA.

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बदर - १५
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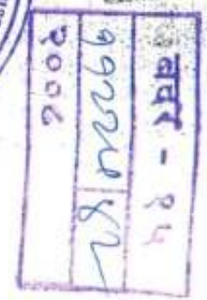
VEGBRKAKADIA<<AJAY<GOVA
Z0085<<



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 ...ET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

R. MOTLING

भारत गणराज्य REPUBLIC OF INDIA

प्रकार /Type	राष्ट्रीय कोड /Country Code	पासपोर्ट सं. /Passport No.
P	IND	F 16404

उपनाम /Surname

KAKADIA

दिये गये नाम /Given Names

AJAY GOVINDBHAI

राष्ट्रीयता /Nationality	लिंग /Sex	जन्म तिथि /Date of Birth
INDIAN	M	11/09/1979

जन्म स्थान /Place of Birth

PATANA GUJRAT.

जारी करने का स्थान /Place of Issue

MUMBAI

जारी करने की तिथि /Date of Issue — दिनांक तक वैध /Valid Until

25/01/2005 — 26/05/2009

P<INDKAKADIA<<AJAY<GOVINDBHAI<<<<<<<<<<<<<<

F1640471<8IND7909113M0905264<<<<<<<<<<<<<<<2

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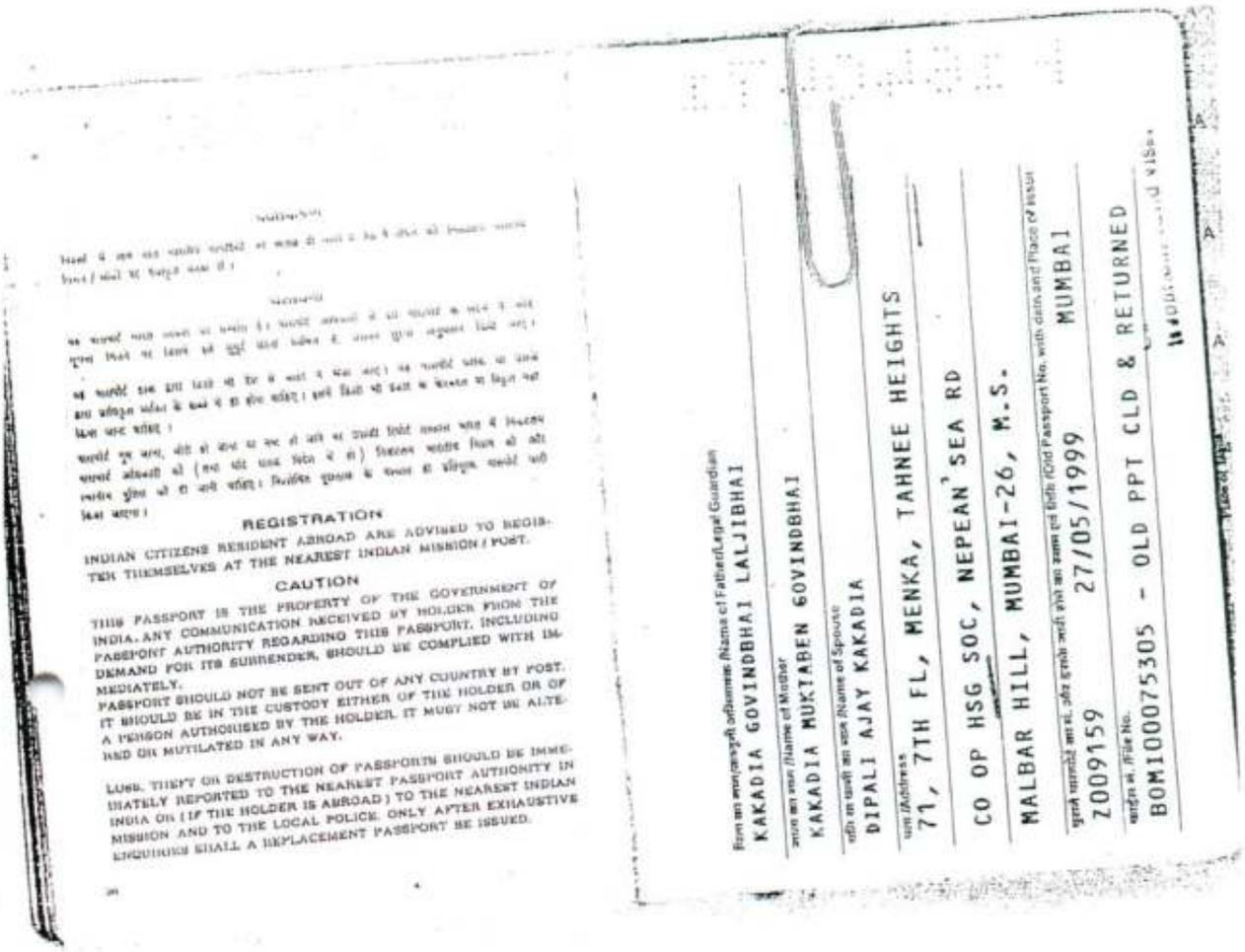

REGISTRATION

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 AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTN 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/जीवनसाथी का नाम/संरक्षक/Name of Father/Husband/Legal Guardian
KAKADIA GOVINDBHAI LALJIBHAI

माता का नाम/Name of Mother
KAKADIA MUKTABEN GOVINDBHAI

पति या पत्नी का नाम/Name of Spouse
DIPALI AJAY KAKADIA

पता/Address
71, 7TH FL, MENKA, TAHNEE HEIGHTS
CO OP HSG SOC, NEPEAN SEA RD
MALBAR HILL, MUMBAI-26, M.S.

पुराने पासपोर्ट का नं., जहां पुराना पासपोर्ट जारी हुआ था उसका पूर्ण ब्यौरा/Old Passport No. with date and Place of issue
Z009159 27/05/1999 MUMBAI

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

बांद्रे - ३
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बदर - १५
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COLOUR XEROX COPY

स्थाई 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

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

बदर - १'१

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P IND F8658245

KAKADIA

GOVINDBHAI LALJIBHAI

M 03/06/1958

PATANA GUJRAT

MUMBAI

10/07/2006 09/07/2007

P<INDKAKADIA<<GOVINDBHAI<LALJIBHAI<<<<<<<<<<

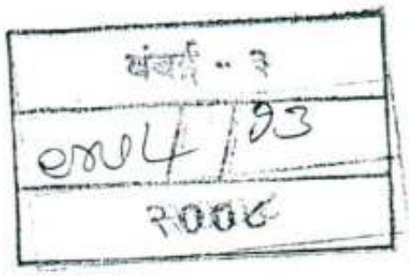
F8658245<9IND5806034M0707099<<<<<<<<<<<<<<8

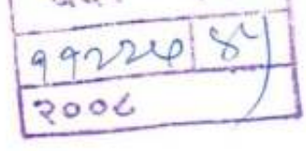
प्रसंघ द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार है, यह प्रार्थना की जाती है कि वे बाहक को बिना रोक-टोक, आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

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.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

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





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OBSERVATION

The validity of this passport has been extended up to 9/7/2016

Emigration Clearance Required (ECR) except for Bangladesh, Pakistan all countries in Europe (including Commonwealth of Independent States (CIS)), North America, Japan, New Zealand and Australia.

Emigration Check Not Required (ECNR)

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

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

This passport contains 36 pages.

पेज / PAGE

पेज / PAGE

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST., BANDRA.

THE SEAL OF THE SUB-REGISTRAR MUMBAI CITY NO. 2

बंधर्ण - ३
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बंधर - १५
९९२२० | ४८
२००८

COLOUR XEROX COPY

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 AUTHORISED 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 MUKTABEN GOVINDBHAI

71 7TH FLOOR MENKA TANHEE

HEIGHT CO OP HSG SOC

NEPEANSEA RD MUMBAI 400006

Z1585332 21/10/2002 MUMBAI

BOML02821506 - OLD PPT CLD & RETURNED

बदर - २५

९९२२५ | ४५

२००८

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI SUBURBAN

COLOUR XEROX COPY

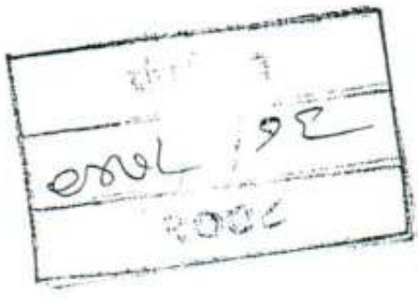
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UMESH BHASKAR PATIL
BHASKAR SHRIDHAR PATIL
27/10/1980
Permanent Account Number
ATIPP8984D

Signature

बदर - १५
९९२२५४८
२००८



COLOUR XEROX COPY

SEEPZ SEZ
ANDHERI(E).
MUMBAI-96.

UMESH PATIL
ASSISTANT

Renaissance jewellery pvt
06-May-2009

THE SEAL OF THE SUB-REGISTRAR MUMBAI CITY

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4
MUMBAI SUBURBAN DIST., BANDRA.

बदर - १५
१९९२०१४८
२००८

COLOUR XEROX COPY

Friday, December 26, 2008
12:04:02 P M

दस्त गोषवारा भाग-1

बवई3
दस्त क्रमांक : 9478/2008
19

दस्त क्रमांक : बवई3 /9478/ 2008

बाजार 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 या. 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)

THE SEAL OF THE SUB-REGISTRAR MUMBAI CITY NO. III

प्रमाणित करणेत येते की दस्तामध्ये एकूण ..१९.... पाने आहेत, पुस्तक क्रमांक १, बंबई-३ ..एप्रिल..२००८ नोंदला.
दिनांक २६/१२/२००८

सह दुय्यम निबंधक, मुंबई शहर-३
अधिलाखी मुद्रांकणी करण्याखेरीज शिर्षकाचे सर्व अधिकार असलेला.

THE JOINT SUB-REGISTRAR DINDOSHI NO. 4 सह दुय्यम निबंधक अंधेरी क्र. ४ उपनगर जिल्हा बांद्रे MUMBAI SUBURBAN DIST., BANDRA.

Seen original
26/12/08

बदर - १५
9922490
२००८

COLOUR XEROX COPY

दस्त गोषवारा भाग-2

वबई3
दस्त क्रमांक : 9478 / 2008
9e

Iday, December 26, 2008
:05:52PM

दस्त क्रमांक :- वबई3 / 9478 / 2008
नोंदणी प्रकार :- मुखत्यारनामा

वक्ता क्र.3 ची वेळ:(वगुली) Dec 26 2008 12:05PM
वक्ता क्र.4 ची वेळ:(ओळख) Dec 26 2008 12:05PM
वक्ता क्र.5 ची वेळ:(नोंदणी) Dec 26 2008 12:05PM

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकार प्रकार	छायाचित्र	अंगठ्याचा ठसा
]	नाव:गोविंदभाई लालजीभाई काकडीया पत्ता:71 मेनका , तहानी हाईट को ओ हौ सोसा लि , नेपेंसी रोड , मुं पॅन नंबर:	Saler/Executor1 वय :- 50		
]	नाव:अजय गोविंदभाई काकडीया पत्ता:71 मेनका , तहानी हाईट को ओ हौ सोसा लि , नेपेंसी रोड , मुं पॅन नंबर:	Saler/Executor1 वय :- 29		
]	नाव:संजय के काकडीया पत्ता:502 श्रीकृष्ण सदन , सुभाष रोड , विलेपार्ले पॅन नंबर:	Purchaser/Buyer/Executor2 वय :- 29		

सही

ल दस्तऐवज करुन देणार तथाकथीत मुखत्यारनामा चा दस्त ऐवज करुन दिल्याची कबुल करतात.

ठस

वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां वक्तीशः ओळखतात, व त्यांची ओळख पटविलात

नु क्र.	ओळखीचे नाव व पत्ता		
1	नाव:उमेश - पाटील वय:29 पत्ता:सदगुरु चाळ , कमिटी रुम 13 , संजय फोकाटे लेन , घाटकोपर पिन कोड:84		
2	नाव:सुधीर - पाडावे वय:32 पत्ता:संजय अपार्ट , 1 ला मजला , रुम नं 17, शिवाजी नगर पिन कोड:-		

बदर - १
9922[illegible]
२००२

ह दुय्यम निबधक
ुंबई शहर क्र. ३

9478 / 2008

COLOUR XEROX COPY

घोषणापत्र

मी .....गोविंद डाडीया..... याद्वारे घोषित करतो की, दुय्यम निबंधक के.वी.सी..... यांचे कार्यालयात सह दि.सु..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. गोविंद डाडीया..... व इ. यांनी दि. 26/12/08..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन 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 अपेक्षित पूर्ती करण्यास ते 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

कुलमुखत्यारधारकचे नाव
व सही

बदर - १५
9922
२००८

BOLSAR XEROX COPY

महाराष्ट्र औद्योगिक विकास महामंडळ

(महाराष्ट्र शासनाचा अंगिकृत व्यवसाय)

No.MIDC/Seepz /SDF-VII/GJ-10/151 } 206 Date :-18/02/2006

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

sd/-xxx

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.

Manager (Land)
MIDC, MUMBAI-93

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST., BANDRA

बद्दर - १५
9922 4 M3
२००८

मुख्य कार्यालय : " उद्योगसारथी ", महाकाली मार्ग अंधेरी (पूर्व), मुंबई - ४०० ०९३. दूरध्वनी : ८३२५४५१/५२,५३,५४ फॅक्स: (०२२) ८२२९५८७
फोर्ट शाखा : ओरियंट हाऊस, ५ वा मजला, अदी मर्झबान पथ, फोर्ट, बॅलार्ड इस्टेट, मुंबई - ४०० ०३८ दूरध्वनी : २६९६५४७ फॅक्स: (०२२) २६९६५४८

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUDHIR VASANT PADAVE

VASANT DHONDU PADAVE

02/08/1977

Permanent Account Number
AQYPP3904G

Signature

JOINT SUB-REGISTRAR ANDHERI NO. 4

बांदर - १५
9922 4458
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

THE JOINT SUB-REGISTRAR ANDHERI NO. 4
MUMBAI SUBURBAN DIST., BANDRA.

बदर - १५
९९२२७ | ५५
२००८

COLOUR XEROX COPY

SEEPZ SEZ
ANDHERI(E),
MUMBAI-96.

ESH PATIL
ASSISTANT

SUBURBAN DIST., MUMBAI.

बदर - १५
99224 | ५६
२००८

COLOUR XEROX COPY

26/12/2008 दुय्यम निबंधकः
5:09:11 pm सह दु.नि.का-अंधेरी 4

दस्त गोषवारा भाग-1

वदर15
दस्त क्र 11227/2008
59/58

दस्त क्रमांक : 11227/2008
दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः मे /- एल जे क्रियेशनस प्रा लि चे संचालक हितेश महेन्द्र शाह - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: जी जे 10, एस डि एफ 7 , सिप्झ अंधेरी - इमारतीचे नावः - इमारत नं: -- पेठ/वसाहत	लिहून घेणार वय 37 सही		
2	नावः ना. देणार ------मे/- विराग डिझाइन्स चे भागीदार गोविंदभाई काकडिया , वल्लभाई काकडिया , रावजीभाई काकडिया , अजय काकडिया या चौघा तर्फे मुखत्यार संजय के काकडिया - - - पत्ता: घ	मान्यता देणार वय 29 सही		
3	नावः भारताचे राष्ट्रपती यांच्या तर्फे श्री. पी. एस. रामण डेप्युटी डेव्हलपमेंट कमिशनर, सीप्झ अंधेरी यांना नोंदणी कायदा 1908, अन्वये कार्यालयात येवुन कबली जबाब देण्यास माफी आहे - - पत्ता:	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

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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 :

दस्ताचा प्रकार :36) भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/12/2008 04:56 PM
शिक्का क्र. 2 ची वेळ : (फी) 26/12/2008 05:07 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 26/12/2008 05:08 PM
शिक्का 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
नाव: मे /- एल जे क्रियेशनस प्रा लि च संचालक हितेश महेन्द्र शाह - -

30000 :नोदणी फी
1140 :नक्कल (अ. 11(1)), पृष्टांकनाची 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 करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

1) उमेश पाटिल - - ,घर/फ्लॅट नं: लि घेणार -
गल्ली/रस्ता: -
ईमारतीचे नाव: --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:--
तालुका: -
पिन: -

2) सुधिर पाडावे - - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: --
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ५५/८ 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 वर
नोंदला -
दिनांक - २९/१२/२००८

सहदुय्यम निबंधक, अंधेरी क्र. -४
मुंबई उपनगर जिल्हा

COLOUR XEROX COPY

दुय्यम निबंधक: सह दु.नि.का-अंधेरी 4

दस्तक्रमांक व वर्ष: 11227/2008

Friday, December 26, 2008

5:09:29 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : परजापूर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	भाडेपट्टा मोबदला रू. 0.00 बा.भा. रू. 11,137,500.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णना युनिट नं जी जे 10, 2 रा मजला प्लॉट नं एफ 60 , एस डी एफ - 7 , सिप्झ सेझ, अंधेरी पू मु , व्हिलेजेस - व्यारवली , परजापुर , कोंडिवीटा , मरोळ , ता अंधेरी , अंधेरी पू मु 96 , ---------- कालावधी 24 वर्ष , वार्षिक भाडे रु 31500/- , ---------- अेडीजे / अे /2241/08/ 2338/ दि 11/6/08 , मु शु रु 556875/- ,
(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 ------नं/- चिराग डिझाइन्स चे भागीदार गोविंदभाई काकडिया , वल्लभाई काकडिया , रावजीभाई काकडिया , अजय काकडिया या चौघां तर्फे मुखत्यार संजय के काकडिया - - -; घर/फ्लॅट नं: 71 मेनका , तहानि हाईट को ऑ ही सो लि , नेपन्सी रोड मु 06; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: --; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -. (2) भारताचे राष्ट्रपती यांच्या तर्फे श्री. पी. एस. रामण डेप्युटी डेव्हलपमेंट कमिशनर, सीप्झ अंधेरी यांना नोंदणी कायदा 1908, अन्वये कार्यालयात येवुन कुबली जबाब देण्यास माफी आहे - -; घर/फ्लॅट नं: कलम 88 खाली कबुलीसाठी सुट -; गल्ली/रस्ता: -; ईमारतीचे नाव: --; ईमारत नं: -; पेठ/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 सचालक हितेश महन्द शाह - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: जी जे 10, एस डि एफ 7 , सिप्झ अंधेरी -; ईमारतीचे नाव: -; ईमारत नं: --; पेठ/वसाहत: -; शहर/गाव: --; तालुका: -;पिन: -; पॅन नम्बर: -.
(7) दिनांक करून दिल्याचा	12/09/2008
(8) नोंदणीचा	26/12/2008
(9) अनुक्रमांक, खंड व पृष्ठ	11227 /2008
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 556875.00
(11) बाजारभावाप्रमाणे नोंदणी	रू 30000.00
(12) शेरा	