

T.S. 8
26/12/08



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

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

No. SEEPZ-SEZ/EMS/Sub-Lease /LJ/07-08/6459, 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 available to you and (ii) the original to the Development Commissioner.

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

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

Yours faithfully,

(Mrs. M. J. Kulkarni)

Asstt. Development Commissioner,
SEEPZ-SEZ

Encl: a.a.

बदर - १५
११२२०
२००८

टेलिफोन : 28290143 / 28292144
Telephone : 28290046 / 28292147

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

फैक्स : 28291385 / 28291754
Fax : 28291385 / 28291754

सीपज़ विशेष आर्थिक क्षेत्र के बढ़ते कदम - राजभाषा के संग

मुंबई नगरपालिका प्रमुख कार्यालय, २०००/१९/२६ अ. २५/६३ दि. २४/३/२०००
 नगरपालिका प्रमुख कार्यालय, २०००/१९/२६ अ. २५/६३ दि. २४/३/२०००.

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-KIRLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

22/05/2008

D 04433

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No

103 (II)

Counter No. : 1

Receipt Date

Received From

On Account of

Cash
 Mode of
 Payment

DD/PO/CHQ/
 RBI-Challan No

DELIVERED

Area
 Code

Amount
 (In Rs.)

500.00

16 JUN 2008

ADJ/A/2241/2008

Case No

Lot No

DELIVERED

Sr. No

Description of Stamps
 Franking

Quantity

Amount
 (in Rs.)

DELIVERED
 16 JUN 2008

500.00

Five Hundred

Only

बदर - १५

Total

Rs.

Rupees

९९२२० २
 २००८

Cashier / Accountant

Signature / Designation

RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE	
Stamp Office: GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001. Collector: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1 st FLOOR, BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.	Receipt No. Received From: 2 On Account of: L J CREATION PVT LTD Receipt Date: 10/06/20
Mode of Payment: DD/P.O./CHQ/103 (11) RBI-Challan No. Bank Name & Area: MMRDA Counter No.: 2 Code: Amount (in Rs.):	PO: 47233 Date: 05/06/2008 Bank Name: BANK OF INDIA (BOI) Branch Name: ANDHERI (E) (ANE)
Case No.: Lot No.: ADJ/A/2241/2008 Description of Stamp:	St. No. Franks:
DELIVERED 16 JUN-2008	
Rs. 557275.00 Ruppes:	Total: 557275.00
Cashier / Accountant:	



DELIVERED
16 JUN-2008

DELIVERED
16 JUN-2008

D 04853

Section 53-A of the Bombay
Stamp Act, 1958

Office of the

Collector of Stamps

Cow No. Adj. A/2241/2008

Date 10.6.2008

Received from Shri. L. J. Creation P. Ltd.

Stamp duty of Rs.

5,56,875/- Five lakh fifty six thousand
eight hundred seventy five only.

vide article 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

with which this instrument is chargeable has

been paid vide article No. 36 read with 2(b)

of schedule.

This certificate is subject to the provisions

of section 53-A of Bombay Stamp Act, 1958.

Place: Andheri.

Date: 10.6.08

Collector of Stamps

Andheri

Subject to the Provision of

Section-53-A of the

Bombay Stamp Act-1958.



MV. 111375004

Area 6308 sq ft

SUB - LEASE



This his indenture of sub-lease made at _____ on the
day of 2 SEP 2008 2004 between the PRESIDENT OF

INDIA, hereinafter called 'Sub-Lessor' (which expression shall unless the context does

not so admit include his successors in office and assigns) on the one part M/s. CHIRAG

DESIGN a firm under Partnership Act, 1932 and having its office at GJ-10, SDF-VII

hereinafter called the confirming party of the second part: and M/s. L J CREATION

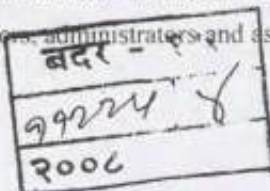
PVT LTD a company incorporated under the Companies Act, 1956 and having it

registered office at GJ-10, SDF-VII, hereinafter referred to as the 'Sub-Lessee' (in which

expression are included, unless such inclusion is inconsistent with the context to

meaning thereof his / their heirs, executors, administrators and assigns / its executors and

assigns) of the other Part:



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

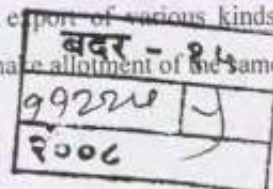
AND WHEREAS the Government of India have constituted a Santacruz Electronics
Export Processing Zone, hereinafter called the SEEPZ in the aforementioned demised
land for the purpose of encouraging the export industries in India and for earning foreign
exchange on the export of various kinds of electronics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

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

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



Amsha



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

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

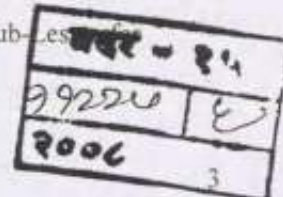
AND WHEREAS at the request of the confirming party the lessor vide its letter
dated MIDC/SEEPZ/SDF-VII/GJ-10/151/2006 has allowed the confirming party to
transfer the above mentioned Unit No. GJ-10 in favour of the Sub-Lessee i.e. M/s. L. J.
CREATIONS PVT LTD and has agreed to grant the sub - Lease in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

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

AND WHEREAS before execution of these presents the confirming party has
paid to the Lessor a sum of Rs. 1, 05, 07,500/- being the consideration for GJ-10,
SDF-VII.

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

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



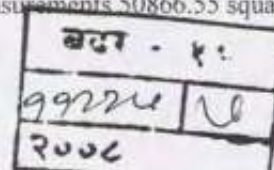
...to him / them a suitable the proportion of said plot all the piece of land Known as plot No. 60 in the Marol Industrial Area within the Village limit of Taluka - Andheri, District - Mumbai Suburban Sub- Registration No (Containing by admeasurements 50866.55 Square Meters of thereabouts and more particularly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

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

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

NOW THIS DEED WITNESSETH AS FOLLOWS

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



... 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 a 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.

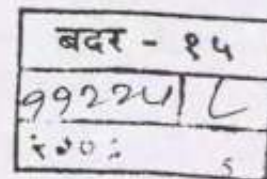
2) The Sub-Lessee with intent to bind all persons into whatsoever hands the demised premises or any part thereof may come both hereby covenant with the Sub-Lessor as follows:-

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, cesses, fees, and outgoings of every description for the being payable either by landlord, tenant or 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 demised premises nor removed any stone, sand, gravel, clay or earth therefrom 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.



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

3) 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.

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

5) 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

6) 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.

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

8) 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 products to enter or pass into and / or be sold in any market in India or anywhere in India

9) 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



बंदर - १५	
99224	e
२००६	



...in the event the Development Commissioner consider that the said products are essential or necessary for national defence or for countering natural disaster or commercial import 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 for any purpose other than for other purpose.

q) To keep the demised premises insured against losses 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



24
99/220/90
20



...of the Sub-Lessor the receipts for the same And that in the event of To deliver any ...
 ...the said premises for the amount Aforesaid and all sums of money expended ...
 ...the sub- lessor in or about Such insurance with interest thereon at the rate of rupees 9 ...
 ...per Annum computed form the time the sub-lessor has paid such sums, shall be ...
 ...to the sub- lessee to the sub- lessor forthwith on demand

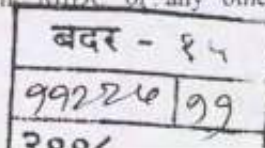
vi) Not to sublet, assign or part with the possession of the demised Premises or any part thereof without the prior consent in writing of the Development Commissioner first hand and obtain and subject to such term and conditions as the Development Commissioner may prescribe in granting The possession to the Sub-Lessee 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 ... of detail with ... 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 ... 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.



vi) 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.

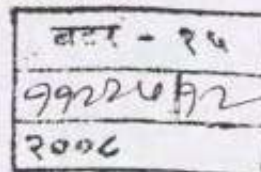
xi) Not to cause any annoyance or hindrance to the other Sub- Lessee and to so conduct the activities which will impede the other sub- lessee in manufacturing or processing the Gems & Jewellery products and in the event the allottee experiences or finds any difficulty in conducting its/his/ their business and /or activities herewith smoothly and efficiently by reason of the use 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 relation thereto shall be complied with by the Sub-Lessee.

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

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

za) Not to cause any annoyance or hindrance to the other Sub-Lessee, AND in the event the Sub-Lessee experiences and finds any difficulty in conducting its/his/their business and/or activities connected therewith smoothly and efficiently by reason of the use of the said building or any portion thereof by the other allottees 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.

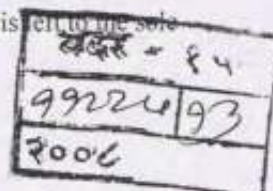


bb1) If the said rent hereby reserved shall be in arrears for the space of 30 days whether the same have been legally demanded or not or if within a period of one year from the date of commencement of the sub lease the entire demised premises are not utilized for the purpose for which the same has been 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 rent and compensation as arrears of land revenue.

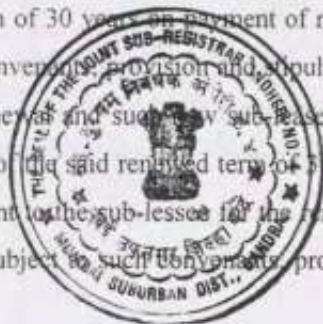
cc) The sub-lessor doth hereby covenant with Sub-lessee that the Sub-lessee paying the rent hereby reserved and performing all obligations, terms and conditions in the covenant herein before on the Sub-Lessee's part contained shall and may peaceably enjoy the said unit no GJ-10 in respect of demised 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



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

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



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

IN WITNESS

बदर - १५	
११२२५	१४
२००८	

WHEREOF



SCHEDULE

(Description of Land)

is 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 - Sahakar, District-Mumbai Suburban containing by admeasurement 50866.55 square Meters or thereabouts and bounded as follows, that is to say-

On or towards the North by-

TCS OFFICE

On or towards the South by-

COMPOUND WALL OF SEEPZ

On or towards the East by-

PLOT NO. 62

On or towards the West by-

SDF-VI BLDG

By Shri.....

Development Commissioner,

SEEPZ Special Economic Zone

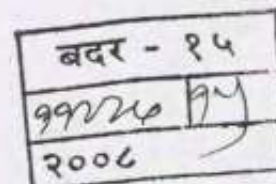
On behalf of President of India in the presence of:-

Mrs. M. J. KULKARNI
Assistant Development Commissioner,
SEEPZ Special Economic Zone,
Ministry of Commerce & Ind
Govt. of India, Andriwa (B), Mun

1)

2)

Ms. B. C. Nair
LSC, SEEPZ



SIGNED, SEALED AND DELIVERED

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

For CHIRAG DESIGNS

Signature: -

67 20th 1/1/21

Partner

Name: -

Mr. Govindbhai Laljibhai Kakadia

Address: -

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

For CHIRAG DESIGNS



Partner



For CHIRAG DESIGNS

Signature: -

22nd 1/1/21

Partner

Name: -

Mr. Vallabhbhai Laljibhai Kakadia

Address: -

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

For CHIRAG DESIGNS

Partner



For CHIRAG DESIGNS

Signature: -

2nd 1/1/21

Partner

Name: -

Mr. Ravjibhai Laljibhai Kakadia

Address: -

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

For CHIRAG DESIGNS

Partner



For CHIRAG DESIGNS

Signature: -

Ajay k.k.

Partner

Name: -

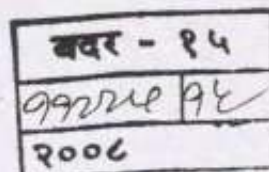
Mr. Ajay Govindbhai Kakadia

Address: -

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

For CHIRAG DESIGNS

Partner



UNSEALLED AND DELIVERED

For LJ CREATIONS PVT. LTD.

Under named licensee

LJ CREATIONS PVT. LTD.

(HITESH SHAH)

Director



In the presence of:-

Signature: -

Name: -

Rajiv G. Shah

Manager (Finance)

Address: -

C/104, Shyam Society,

Majiwada, Thane (West),

Thane 400 601.

Tel. No. 4055 1200

Email : rajiv.shah@renjewellery.com

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

In the presence of:

1) Signature: -

Name: -

Kiran P. Makwana

Assistant Manager (Finance)

Address: -

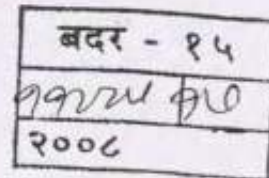
C-59/203, Sector - 10,

Mira Road (East),

Dist. Thane

Pin - 401107

Email : Kiran.makwana@renjewellery.com



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

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

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

DIRECTOR

