

BOM./R
2136/1/20
1983

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P.P. 171
Vol. 75 B.R.O.

Plan which accompanied the
~~copy of plan~~ document, registered No. R-2136 at
page 83 of Book.
No. 1.

Date 3/2/1983

Sub-Registrar of Bangalore,
exercising all the powers of
a Registrar except that of
hearing appeals.

BOM. (R-2136) 1983
It is not to be photographed



THIS LEASE made
One thousand nine
INDUSTRIAL DEVELOPMENT
under the Maharegulation
of 1962) and has been
Mangalore Street
called "the Lease".
does not so admit.
First Part; Dr. S. S. S.
Party" of the Se
a Company incorporated
registered office
hereinafter called
context does not
business and per

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S.D. 211001

R-2136/83

R-2137 Dup

वस्तुऐवजाचा प्रकार

किंदा

21/7/83

वस्तुऐवजाचा प्रकार

सादर करण्याचे नाव

Lease for 95 yrs.

बावीलप्रमाणे की मिळाली

AAR 61601

नोंदणी की

नकल की (फोटो)

पुष्टीकरणाची नकल की

स्पष्टावचन

नकल किंवा सापन (कलमे ६४ ते ६५)

सोबत किंवा निरोप

६६-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकल (कलम ५७) (फोटो)

दुसरी की (मासाल पात्रावरील) बाव

Heat Treat

put Lth Dupl.

2560

वस्तुऐवज
नकल

रोजी तयार होईल

नोंदणीकृत ठाकेने सुटवली जाईल.

या कार्यानिमित्त वेळीस येईल

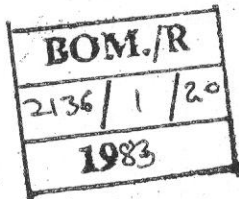
मुख्य निबंधक.

वस्तुऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत ठाकेने पाठवावा.

द्वारे पाठवावा.

सहस्रकर्ता



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Receipt No. 480 Date 27-1-83
No. 1717/833 20-4-83
GENERAL STAMP OFFICE 15
Bombay 21-4-83

RECEIVED from Pune Heat Treat Pvt. Ltd.
Pune stamp duty
Rupees (21,000/-) Twenty one thousand one hundred only.

CERTIFIED under Sec 32 of the Bombay Stamp Act, 1958, that the full stamp duty Rupees (21,000/-) Twenty one thousand one hundred only with which this instrument is chargeable has been paid.



[Signature]
COLLECTOR

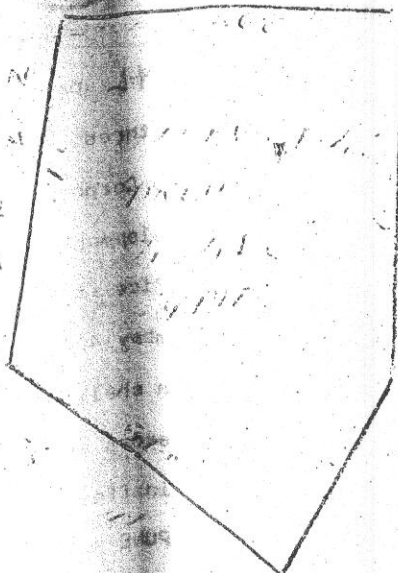


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THIS LEASE made at BOMBAY, the 12th day of May
One thousand nine hundred and eighty three BETWEEN MAHARASHTRA
INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted
under the Maharashtra Industrial Development Act, 1961 (Mah. III
of 1962) and having its principal office at Orient House,
Mangalore Street, Ballard Estate, Bombay 400 038, hereinafter
called "the Lessor" (which expression shall unless the context
does not so admit, include its successors and assigns) of the
First Part; Dr SURINDER KAPUR, hereinafter called "the Confirming
Party" of the Second Part AND M/s. PUNE HEAT TREAT PRIVATE LIMITED,
a Company incorporated under the Companies Act, 1956 and having its
registered office at 422 Tulsiani Chambers, Mariman Point, Bombay 400 021,
hereinafter called "the Lessee" (which expression shall, unless the
context does not so admit, include its successor or successors in
business and permitted assigns) of the Third Part;

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be a good

Dr. v. Kapp.

Kayur

S. Chakraborty

(S. G. KAPRE)
Assistant Law Officer
Maharashtra Industrial Development Corporation.

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WHEREAS by an Agreement dated the 10th day of June 1981 made between the Lessor of the One Part and the Confirming Party of the Other Part the Lessor agreed to grant to the Confirming Party upon the performance and observance by him

of the obligations and conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned;

AND WHEREAS at the request of the Confirming Party the Lessor has agreed to grant to the Lessee a Lease of the piece of land and premises in the manner hereinafter mentioned;

AND WHEREAS although the work of construction of the factory building and other structures agreed to be constructed by the Lessee on the said land is still in progress the Lessee has requested the Lessor to grant to the Lessee a Lease of the said land which the Lessor has agreed to do on the Lessee undertaking to complete the said factory building and other structures on or before the 9th day of June 1983 in all respects to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereafter called "the Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned);



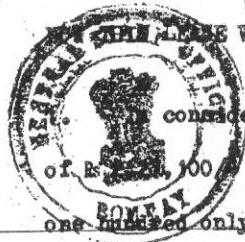
AND WHEREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs 5019/- approximately per annum;

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WITNESSETH as follows :-

Description
of Land

consideration of the premises and of the sum
of Rs. 2,27,000/- (Rupees two lakhs twenty seven thousand and
one hundred only) paid by the Confirming Party to the Lessor

51
104
71

as premium and of the rent hereby reserved and of the covenants
and agreements on the part of the Lessee hereinafter contained
the Lessor doth hereby demise and the Confirming Party doth
hereby confirm unto the Lessee ALL that piece of land known as
Plot No. T-46, in the Pimpri Industrial Area, within the village
limits of Bhosari and within the limits of Pimpri Chinchwad
Municipal Council, Taluka and Registration Sub-District Haveli,
District and Registration District Pune, containing by admeasu-
rement 4,541 square metres or thereabouts and more particularly
described in the First Schedule hereunderwritten and shown
surrounded by a red coloured boundary line on the plan annexed
hereto together with the buildings and erections now or at any
time hereafter standing and being thereon AND TOGETHER WITH
all rights, easements and appurtenances thereto belonging
EXCEPT AND RESERVING unto the Lessor all mines and minerals in
and under the said land or any part thereof TO HOLD the land
and premises hereinbefore expressed to be hereby demised
(hereinafter referred to as "the demised premises") unto the
Lessee for the term of ninety five years computed from the
first day of June 1981 subject nevertheless to the provisions
of the Maharashtra Land Revenue Code, 1966 and the rules there-
under PAYING THEREFOR early during the said term unto the Lessor
at the Office of the Chief Executive Officer of the Lessor
(hereinafter referred to as "the Chief Executive Officer" which
expression shall include any other Officer to whom the duties
or functions of the Chief Executive Officer, Maharashtra
Industrial Development Corporation, may be assigned) or as
otherwise required the yearly rent of rupee one, the said rent
to be paid in advance without any deductions whatsoever on or
before the first day of January in each and every year.



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2. The Lessee with intent to bind all persons into whosesoever hands the demised premises may come doth hereby covenant with the Lessor as follows :

Covenants
by the
Lessee

(a) During the said term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

To pay
rent

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

To pay rates
and taxes

(c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor. *The lessee to pay the desecor service char at Rs. 1140-00 per Annum*

To pay fees
or service
charges

(d) That the Lessee shall on or before the 9th day of June 1983 at its own expense and in substantial and workmanlike manner and in strict accordance with the plans, elevations, details and specifications approved by the Executive Engineer, in charge of the said Industrial Area and the Building Regulations set out in the Second Schedule hereunderwritten build and completely finish fit to the satisfaction of the Executive Engineer the said building and other structures thereon on at least 1292.98 square meters of plot area for the use as an industrial factory with all requisite drains and proper conveniences thereto and shall obtain from the Executive Engineer a building completion certificate to that effect.

Completion
of factory
building

(e) Not to make any excavation upon any part of the said land hereby demised nor remove 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.

Not to
excavate

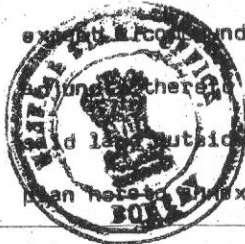


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(f) Not to erect any building, erection or structure except a fence and wall and steps and garages and necessary additions thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.



Not to erect beyond building line.

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Access road

(g) The Lessee having at its own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer.

(h) The Lessee shall duly comply with the provisions of the Maharashtra Prevention of Water Pollution Act, 1969, and the rules made thereunder as also with any condition which may, from time to time, be imposed by the Maharashtra Prevention of Water Pollution Board constituted under the said Act, as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Lessor against the consequences or any breach or non-compliance of any such provision or condition as aforesaid.

to comply with the provisions of Maharashtra Prevention of Water Pollution Act, 1969

(i) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto.

To build as per agreement

(j) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the Executive Engineer, and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations.

Plans to be submitted before building



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To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity

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(I) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other works.

Fencing during construction.

(m) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and conform to the said Building Regulations and to all byelaws, rules and regulations of the Municipality or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon,

To build according to rules.

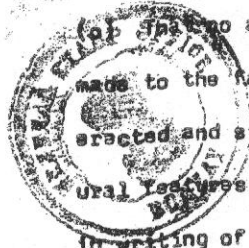
(n) To observe and conform to all rules, regulations and byelaws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

Sanitation.



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(p) No alterations or additions shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Executive Engineer.

Alterations

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(p) Throughout the said term at the Lessee's expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

To repair.

(q) To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may be notice to the Lessee call upon it to execute the repairs and upon its failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee.

To enter and inspect



(r) Not to do or permit anything to be done on the demised which may be nuisance, annoyance or disturbance to the owners occupiers or residents to other premises in the vicinity.

Nuisance

(s) To use the demised premises only for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunderwritten and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid-effluvia, dust, smoke,

User

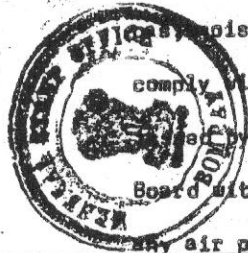
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(c) (i) vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the Maharashtra Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour,

liquid-effluvia, dust, smoke, gas or otherwise howsoever.

(t) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith lay out all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Insurance.

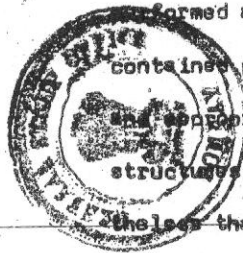
(u) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if it shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have

Delivery of possession after expiration.



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formed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to itself all buildings, erections and structures and materials from the said land but so never-

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theless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

(v) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign.



(w) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

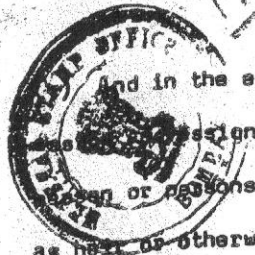
Assignments to be registered with Lessor

(x) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said Industrial Area.

To give preference in employment of Labour.

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And in the event of the death of the permitted
persons of the Lessee being a natural person the,
or persons to whom the title shall be transferred
as heir or otherwise shall cause notice thereof to be given
to the Lessor within three months from such death.

Notice in
case of death

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3. If and whenever any part of the rent hereby reserved
or recurring fees or service charges payable by the Lessee
hereunder shall be in arrear the same may be recovered from
the Lessee as an arrear of land revenue under the provisions
of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

Recovery of
Rent, Fees
etc, as Land
Revenue.

4. (a) If the said rent hereby reserved or recurring fees or
service charges payable by the Lessee hereunder shall be in
arrears for the space of thirty days whether the same shall
been legally demanded or not or if and whenever there shall be
a breach of any of the covenants by the Lessee hereinbefore
contained the Lessor may re-enter upon any part of the demised
premises in the name of the whole and thereupon the term hereby
granted and right to any renewal thereof shall absolutely cease
and determine and in that case no compensation shall be payable
to the Lessee on account of the building or improvements built
or carried out on the demised premises, or claimed by the Lessee
on account of the building or improvements built or made.
PROVIDED ALWAYS that except for non-payment of rent as afore-
said the power of re-entry hereinbefore contained shall not be
exercised unless and until the Lessor or the Chief Executive
Officer on behalf of the Lessor shall have given to the Lessee
or left on some part of the demised premises a notice in writing
of his intention to enter and of the specific breach or breaches
of covenants in respect of which the re-entry is intended to be
made and default shall have been made by the Lessee in remedying
such breach or breaches within three months after the giving or
leaving of such notice.

Rent, Fees
etc, in
arrear.



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Without prejudice to the generality of the

provisions, in case the Lessee shall fail to

complete the said factory building and other works agreed

to be constructed on the demised premises with-

in the time aforesaid and in accordance with the stipulat-

ions hereinbefore contained (time in this respect being

the essence of the contract) or shall not proceed with

the works with due diligence or shall commit default in

payment to the Lessor of the recurring fees in the nature

of service or other charges as hereinabove provided or

shall fail to observe any of the stipulations on its part

herein contained, this Lease shall determine and all

erections, and materials, plant and things upon the demised

premises shall notwithstanding any enactment for the time

being in force to the contrary belong to the Lessor without

making any compensation or allowance to the Lessee for the

same and without making any payment to the Lessee for refund

or repayment of the premium aforesaid or any part thereof

but without prejudice nevertheless to all other legal rights

and remedies of the Lessor against the Lessee.

(ii) to continue the demised premises in the Lessee's

occupation on payment of such additional premium as may be

decided upon by the Lessor or the Chief Executive Officer;

and

(iii) to direct removal or alteration of any building or

structure erected or used contrary to the conditions of the

grant within the time prescribed in that behalf, such removal

or alteration not being carried out within the time prescribed,

cause the same to be carried out and recover the cost of

carrying out the same from the Lessee as an arrear of Land

revenue.

4.(c) All building materials and plant which shall have

been brought upon the demised premises by or for the Lessee

for the purpose of erecting such building as aforesaid shall

be considered as immediately attached to the demised premises

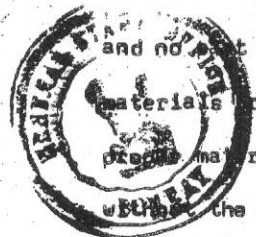


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and no part thereof other than defective or improper materials removed for the purpose of being replaced by (new materials) shall be removed from the demised premises without the previous consent of the Chief Executive Officer

of the Lessee or until after the grant of the completion certificate mentioned in clause 2(d) hereof.

5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

Lessor's covenant for peaceful enjoyment.

6. The layout of the Pimpri Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Alteration of Estate Rules.

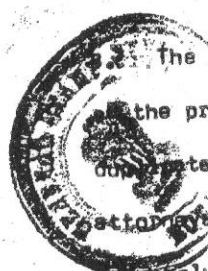
7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the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

Renewal of Lease.



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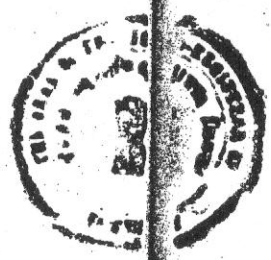
the stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attestation of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

Costs and charges to be borne by the Lessee.

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9. The marginal notes do not form part of the Lease and shall not referred to for construction or interpretation thereof. IN WITNESS WHEREOF Shri Shankar Ganesh Kapre the Asst Law Officer of the Maharashtra Industrial Development Corporation has, for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf the Confirming Party has set his hand and the Lessee hath caused its Common Seal to be affixed thereto the day and year first abovesritten.

Marginal notes



FIRST SCHEDULE
(Description of Land)

All that piece or parcel of land known as Plot No. T 46 in the Pimpri Industrial Area within the village limits of Bhosari, Taluka and Registration sub-district Haveli, District and Registration District Pune and within the limits of Pimpri Chinchwada Municipal Council containing by admeasurement 4541 square metres or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say -

- On or towards the north by Road,
- On or towards the south by Road and Plot No. T 58
- On or towards the east by Plot No. T 47 and
- On or towards the west by Nala Diversion

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SECOND SCHEDULE
(Building Regulations)

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1. The total built up area shall not be more than a half of the total area of the plot; a strip of not less than five metres shall left open to the sky on the periphery of the plot.

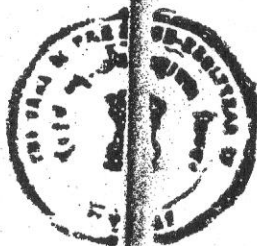
2. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is attached.

3. All buildings shall be constructed in accordance with the Municipal bye-laws and regulations in force from time to time as well as any other laws, rules, regulations in force relating to the construction and use of premises and in accordance with the plans and elevations approved by the Officer authorised by the Lessor.

4. The Lessee shall obtain a No Objection Certificate from the Maharashtra Prevention of Water Pollution Board constituted under the Maharashtra Prevention of Water Pollution Act, 1969 as regard the water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorised by the Lessor, and no additions or alterations to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.

6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee. Where more than one Lessee is concerned with the same boundary mark the Officer authorised by the Lessor shall allocate this obligation suitably.



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7. No temporary or semi permanent structure shall be built on the plot except during the period of construction (or reconstruction in future).

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8. The final working drawings to be submitted for the approval of the Lessor shall include :-

(i) Plans, elevations and sections drawn to a scale of 1 cm. to 1 metre.

(ii) 4 cms. to 1 metre details when required.

(iii) Block plan drawn to a scale of 1 cm. to 5 metres showing the lay-out with the proposed building shown coloured red therein.

(iv) Any other details or particulars required by the Lessor

The abovementioned drawings and specifications shall be submitted in triplicate.

THIRD SCHEDULE

(List of Obnoxious Industries)

1. Fertiliser manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilisers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.

2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.

3. Ammonia manufacture.

4. Incineration, reduction or dumping of offal dead animals, garbage or refuse on a commercial basis.

5. Tar distillation or manufacture.

6. Cement manufacture.

7. Chlorine manufacture.

8. Bleaching powder manufacture.

9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.

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10. Manufacture or storage of explosives or fire-works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.

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14. Pyroxylin manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.

*S.I.
R.K.
SR*

18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast Plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.

SIGNED, SEALED AND DELIVERED
by SHRI SHANKAR GANESH KAPRE
the Assistant Law Officer of
the withinnamed Maharashtra
Industrial Development Corpo-
ration, in the presence of :-

(1) *Amrutha
(A. J. Amrutha)*

(2) *P. K. Umare*

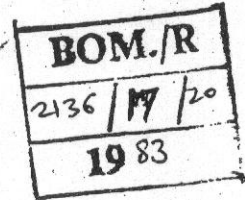
S. G. Kapre

(S. G. KAPRE)

Assistant Law Officer

Maharashtra Industrial Development Corporation

- 17 -



STAMPED AND DELIVERED by the
abovesigned Confirming Party
DE SURINDER KAPUR

Surinder Kapur

In the presence of -

- (1) P. V. Sahing
- (2) *amthure*
C. J. Mathure

The Common Seal of the above-
named Lessee MESSRS PUNE HEAT
TREAT PRIVATE LIMITED was,
Pursuant to a Resolution of its
Board of Directors passed in
that behalf on the 24th day
of September 1982, affixed
hereto in the presence of
Shri Mrs. Rani Kapur

Director of the Company who
in token of having affixed the
Company's seal hereto, has
set his hand hereto, in the
presence of :-

- (1) P. V. Sahing
- (2) *amthure*
C. J. Mathure

Rani Kapur



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R- 2136 1983

Presented at the office of the

Sub-Registrar of Bombay

between the hours of 11 A M

12 A M on the 21st July

1983.

x *Ken Kapre*

Director

PUNE HEAT TREAT PVT LTD.

Ken Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals

Registration 2410-
Photographing
(Pages (a) 20 40-
(b) 30-
Extra under S. 89 30-
Copy S. 67 30-
Name 2-
Postage 13-
Total Rs 2535-

Ken
Sub-Registrar

Shri S. E. Kapre, Asst- Law officer,
M-3-D-C.

Respecting party

exempt from personal appearance under
S. 58 of the Indian Registration Act, 1908
(XVI of 1908). His signature and seal

KNOWN

are _____

who is _____

undersigned Sub-Registrar

Date 21/7/1983

Ken
Sub-Registrar

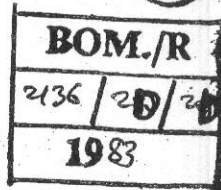




Registered No. R-2136 of Book No. 1

Date 3/2/83

for me
Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals.



One duplicate presented along with
this deed under Serial No. R-2137/83
is certified under this registered
number.

for me
Sub-Registrar of Bombay,
exercising all the powers of
a Registrar except that of
hearing appeals.

3/2/83



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① Shri Surinder Kapur, aged 39 yrs,
business, Flat House No-9, Grand
Paradi Apartments, August Kranti
Marg, Bombay - 26

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| BOM./R |
| 2136/19/20 |
| 1983 |

② Mrs. Rani Kapur, aged 37 yrs,
business, Flat same as No. 1
as Director of M/s Pune Heat Treat
Pvt. Ltd.

Executing party ~~indians~~
admits execution of the
Lease

as called ~~and~~ No. 1 as confirming party,

No 2 identified col's seal.

1) Surinder Kapur

2) Rani Kapur

Shri P.V. Shastri, Service, Flat Linking Rd,
Khar, By 52

~~and~~ knows the above executant and identifies

~~and~~

~~and~~

18

Their identity has been proved as per their
passports bearing Nos. U 141067 dt-9-5-83
valid up to 18-9-85 & U 249470 dt. 20-5-83.
valid up to 7-5-88 respectively to the satisfaction of S.C.

NL 21151/83

Sub Registrar of Bombay



Registered No. R-2136 of Book No. 1
Date 3/2/84 *for*

Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals.

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| BOM./R |
| 2136/20/20 |
| 1983 |

One duplicate presented along with
this deed under Serial No. R-2137/83
is certified under this registered
number.

Sub-Registrar of Bombay,
exercising all the powers of
a Registrar except that of
hearing appeals.
3/2/84



12/5/83

RNP

R-2136 /
addn

~~21/4/81~~

Gyphard

5015
1140
6159
6160

~~21 by~~
~~25~~
~~8~~

2280
130
2410

Bhasari
sub. Haveli
Dist. Pune

Lease 95 years
AAR Rs. 6160
x 2
Rs. 12320

Premium Rs. 227100/-

Reserve Rs. 2410-00

| | |
|--------|-------|
| P/20 | 40-00 |
| Ex. | 30-00 |
| 1 copy | 30-00 |
| 1m | 2-00 |
| Post | 13-00 |

Rs 2525-00

Inbl. 20
Post 15-00
2560-00

2 copies of plans