

45

50/-

DUPLICATE

LESSOR

REGIONAL MANAGER

GUJARAT INDUSTRIAL

DEVELOPMENT CORPORATION

VAPI

LEASE DEED

LESSEE

M/S CHANDAN STEEL LTD.

PLOT NO. 45.

AT GIDC, UMBERGAON.



Serial No.: 2693
Presented at the Office
of the sub registrar Pardi (Gup vapi)
between the hours of
12⁰⁰ and 1⁰⁰ on the
14th Day of July 2003.

FOR CHANDAN STEEL LTD.

Dilip C Chaudhary
Director.

C.P.M. Chempamoni
14/7

C.P.M. Chempamoni
SUB REGISTRAR, PARDI

Receipt No.: 2420233
Received fees under Rs.
Registration Fees
Photo Fee:

Postage

Total

C.P.M. Chempamoni
14/7
C.P.M. Chempamoni
SUB REGISTRAR, PARDI

DUPLICATE

LEASE DEED

T H I S INDENTURE OF LEASE made at Vapi on
the 14th day of the month of July in the year Two
thousand Four(2004) between the GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION, a Corporation.....

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Constitution under the Gujarat
Industrial Development Act-1962
(Guj XXIII of 1962) and having

its Head office at Udyog Bhavan, Block No,3,4,5, "GH" Road, Sector No.11, Gandhinagar-382 011 (hereinafter called 'The Lessor' which expression shall unless the context does not so admit, include its successors and assigns) of the ONE PART and **M/s Chandan Steel Ltd**, Residing at 74, 1st floor, C. P. Tank Road, Mumbai - 400 004. A firm registered under 'Indian Company' Act and having its registered office at Mumbai - 400 004, (hereinafter called 'The Lessee' which expression shall unless the context does not so admit include his heirs, executors and legal representatives/its successors in business and assigns) of the OTHER PART.

WHEREAS by an agreement dated **16/06/1973**, and Supplementary Agreement dtd. **02/07/2004** (hereinafter referred to as 'The Licence Agreement') made between the lessor of the one part and the Lessee of the other part. The Lessor agreed to grant to the lessee upon the performance and observance by the lessee of the obligations and conditions in the said agreement, a lease of the Plot No.**45** at Umbergaon Notified Industrial. Area/Estate and more particularly described in the Schedule thereof.

AND WHEREAS the lessee having paid a sum of **RS.25,275/-** (Rupees Twenty five Thousand Two Hundred Seventy Five Only) calculated at **RS.6=90** per sq. mtrs. which is equivalent to 100% or of the allotment price of the said plot No.**45** has requested the Lessor to grant him a Lease of the plot No.**45** and to execute the Lease Deed in respect of the said plot.

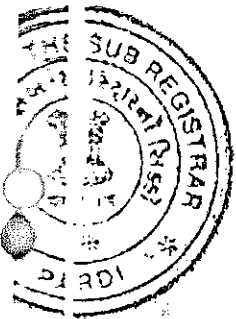
AND WHEREAS the Lessor has decided to enter in to these presents in respect of Plot No. **45** on the understanding that the lessee will comply with all the terms & conditions for the construction work on the said plot as set out in the licence agreement and that he shall have to complete the construction on the said plot within such period and conforming to such plan as may be required by the Lessor and that he will comply with the terms and conditions herein after appearing.

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NOW THIS DEED WITNESS &
HEREBY MUTUALLY AGREED
BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS

(1) In consideration of the sum of RS. **25,275/-** (Rupees Twenty Five Thousand Two Hundred Seventy Five Only) paid in the manner aforesaid by the Lessee to the Lessor as full payment of the allotment price of Plot No. **45** and in consideration of the rent hereby reserved and of the covenants and agreement on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land consisting of Plot No. **45**, in the Umbergaon Notified Industrial Area/Estate forming Part of lands bearing revenue survey Numbers **201/p**, within the Village limits of **Umbargam**, Taluka : Umbergam, Dist. And sub Dist. Valsad and containing by admeasuring about **3663** Sq. Mtrs. or there about and more particularly described in the schedule hereunder written to GETHER WITH all rights, privileges easement, advantage and appurtenance whatsoever thereto belonging EXCEPT & RESERVING upto the Lessor all mines and minerals, in and under the said hereby demised or any part thereof TO HOLD the land hereby demised (hereinafter referred to as "the demised premises") to the Lessee for the terms of 99 years computed from the **17th** days of the month of **June** in the year **One Thousand Nine Hundred Seventy Three**, subject never the less to the provision of the Bombay Land revenue code, 1879 and the rules thereunder PAYING THEREFORE yearly on or before the **31st** day of **March** of each year during the said term upto the Lessor at the office of the Managing Director, officer or as otherwise required the rent of RS. **4=00** (Rupees **Four** only) and also paying therefore the balance of the premium price in the manner hereinafter determined provided that at the end of 99 years computed from the date as hereinbefore mentioned the Lessee as aforesaid shall have the right to renew this lease for a further period of 99 years and in the event of the Lessee exercising such option in the manner



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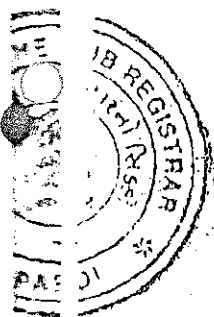
hereinafter provided. The Lessor shall have the right to increase the sum of yearly rent as herein before stipulated by a further sum which shall be 100% of the original sum of rent and provided further that if the lessee shall have duly performed and observed the covenants and conditions on the part of the lessee herein contained and at the end of the said period of 99 years but before the expiry of the said period the lessee has given the lessor 3 months previous notice in writing of his desire to have the lease of the demised premises renewed for a further period of 99 years, the lessor shall and will at the cost and expenses in every respect of the lessee grant to the lessee a further lease of the demised premises for a further terms of 99 years with same covenants and provisions and stipulated except this clause of renewal and except as to the amount of rent which the lessor shall be entitled to increase by 100% as stipulated above.

(2) The lessee hereby covenants with the Lessor as Follows

(a) TO PAY BALANCE PREMIUM PRICE :

The allotment price of the demised premises (consisting of Plot No.45 has been fixed at RS.25,275/- (Rupees Twenty Five Thousand Two Hundred Seventy Five Only) calculated at RS.6=90 per sq. mtrs. Out of the said price, the Lessee has already paid RS.25,275/-(Rupees Twenty Five Thousand Two Hundred Seventy Five Only) being an amount equal to 100% of the allotment price of the said plot.

(1) In addition if any outstanding dues come to light at a later date due to discrepancy in Accounts, the lessee would be responsible to make good such dues with interest on the lessor furnishing the details of such outstanding dues.



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- (ii) The lessee will in each year within two month from the expiry of his Accounting year supply

to the lessor a copy of his profit & loss Accounts pertaining to that Accounting year and business run by him in the demised premises.

(b) **TO PAY RENT :**

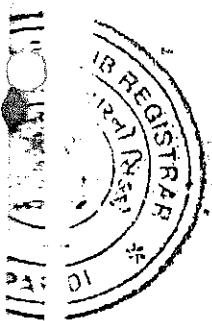
That during the terms of this lease, the lessee will pay to the lessor the rent hereby reserved at the time and in the manner aforesaid.

(c) **TIMELIMIT FOR COMPLETING CONSTRUCTION**

That under the Licence Agreement the Lessee has for already commenced the construction of a building to be used as a factory for **Stainless Steel & Bright Bars**. Now the lessee will within a period of two years from the date of the Licence Agreement complete the construction of the said building at his expenses & in a substantial & workman like manner and with new sound materials and with all requisite drains and other convenience as may be necessary under the factory Act. So as to make the building for occupation as a factory for the aforesaid purpose.

The area of the plot allotted to the lessee being **3663** Sq. Mtrs. It will /shall be permissible to the lessee to utilise within the period and in the manner aforesaid part of the area for the construction of a building to be used as an Industrial factory and to retain the remaining area of the plot for further expansion of the project of the lessee, subject to the following condition. :

- (i) The remaining area of the plot shall be fully utilized for one expansion of the project of the lessee within a period of ten years from the date of the License agreement.



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(ii) It shall be open to the lessor to review the progress of the utilization at the interval of every three years and to resume the possession of unutilized portion of the plot.

(iii) While utilizing a part of the Plot for the construction of a building as aforesaid and retaining the remaining part of the plot for future expansion, the part to be utilized for the construction of the building shall be demarcated so as to make a sub-division of the remaining part feasible in the event of the lessor deciding to resume the possession of the unutilized portion of the plot.

(d) That no building or erection to be erected hereinafter & no alteration or addition to any building or construction existing for the time being shall be commenced by the lessee unless and until specifications plans, elevations, sections & details thereof shall have been previously submitted by the lessee in Triplicate to the Executive Engineer of the lessor (hereinafter referred to as the Executive Engineer, which expression shall include any other to whom the duties and functions of the Executive Engineer may be assigned) for his scrutiny and the same has been approved in writing by the Executive Engineer Provided that in the completion of any such building or erection or making any such alteration or addition the Lessee shall observe & confirm to all the building conditions of the Lessor and all bye-laws rules and regulations of the local authorities or other body having authority in that behalf & 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 provided further that no building erection or structure

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(except a compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plans.

(e) **FENCING:**

That the demised premises will be fenced by the lessee at his expenses in every respect.

f) **EFFECT OF FAILURE TO COMPLETE CONST. WITHIN TIME :**

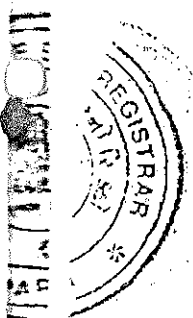
That if the lessee fails to complete the construction work referred to in sub.clause(C) above within the period specified in that sub-clause, this lease shall stand terminated unless for sufficient cause the Managing Director officer of the Lessor allows further time to complete the construction.

g) **TO OBTAIN LICENCES ETC.**

That he will obtain & renew all necessary licences and pay all licence & other fees and cesses and taxex in respect of the demised premises by reason of their being used for the purpose and / or / any of them ans to observed and perform all local Police & Municipal rules and regulations in connection with such use.

h) **TO PAY RATES TAXES, CHARGES ETC.**

That he will pay all existing & future taxes, cesses, 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 & premises and anything for the time being thereon. The present land revenue assessment of the land leased does not exceed RS.1,429/- (Rupees One Thousand Four Hundred Twenty Nine Only) per Annum. He will also pay to the Lessor in the manner determined by the Lessor service charge



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of whatever description including charges for the supply of water, lessee's share of the the expenses of maintenance of road and other common facilities & services) charged by Lessor. As regards supply of water he shall abide by the conditions laid down in that behalf the Lessor from time to time, Provided that in the case of tax, cess rate or assessment as is required to be paid by the lessor in respect of the demised premises, the lessee shall pay to the lessor an amount equal to such tax, cess, rate or assessment, as the case may be. The lessee shall consume water for his unit at following rates from year to year.

Year	Consumption per day(litres)
1 st year)(3000 lit./per day
2 nd year)(3000 lit./per day
3 rd year)(3000 lit./per day
Onward.)	3000 lit /per day

Even if he fails to consume water to the extent mentioned above, he shall pay the water charges for the Qty. equal to 70% of the above mentioned Qty. irrespective of consumption. If demand is more than 50,000 litres per day. The payment for minimum charges for 70% of the above agreed qty. shall commence from the date on which the utilisation period from the date of allotment, namely, 2 years for plot and 1 year for shed, is over, whichever is earlier. The water charges shall be payable at the prevailing water rate of the estate for the year as fixed by the corporation from time to time and on failure to pay the minimum charges, the licensee/lessee shall be liable to the action including termination of agreement and other steps.

(i) NOT TO EXCAVATE :

That he will not make any excavation upon any part of the demised premises nor remove any stone,

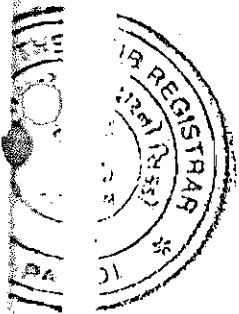
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purpose of executing any work pursuant to the terms of this lease.

(J) ACCESS ROAD :

That the Lessee having at his own expense constructed an access road leading from the main road to the demised premises will at all times hereafter maintain the same in good Order and condition to the satisfaction of the Executive Engineer of the Lessor.

- (K) That he shall observe & confirm to all rules and regulations and bye-laws of the local authority concerned or any other statutory regulations in any way relating to public health & sanitation in force for the time being & that he shall provide sufficient latrine accommodation workmen & other staff employed on the demised premises in order to keep the demised premises and surrounding 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 laborers or workman to reside upon and demised premises and in the event of such consent being given shall comply strictly with the terms thereof. Failure on the part of the Licensee/Purchaser/Lessee to comply with the provision of law regarding disposal of Industrial effluent shall entitle the corporation to disconnect water supply to the Licensee/purchaser/Lessee and to resume the possession of land. The Licensee/Purchaser/Lessee shall have to take Drainage connection when intimated by the Corporation and shall have to pay all the necessary amounts towards capital amount recovery and shall have to pay regular Drainage cess as fixed by the corporation from time to time. While taking drainage connection, the Licensee/Purchaser/Lessee shall have to comply with all regulations contained in 'Drainage Regulations-1990 of GIDC.'



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(kk) **COMPLIANCE WITH LAWS :**

The lessee shall comply with all laws (including Acts, rules, regulations or orders) passed, made or issued by the Government of Gujarat or by the Government of India from time to time, relating to the business or Industry carried on by the Lessee or having a bearing on the same. The lessee shall in particular comply with observe and Act according to laws on the subject of Ecology and Environment, like the water(Prevention & control of Pollution) Act,1981. The water(Prevention & control of Pollution) Cess Act-1977, and the Environment Protection) Act-1986. The fact of the Lessor assisting the Lessee in the matter of supplying or Providing amenities or facilities, like water sewage, Electricity, etc. shall not mean that the Lessee is thereby absolved from his responsibility or liability in respect of the same. Similarly, in respect of any scheme, project, or work under taken by the Lessor on behalf of or for the benefit of the Lessee or of the Lessee and other Industries or Persons jointly the lessee shall not thereby be deemed to have been absolved from liability under the relevent or concerned law. Nor shall it make the lessor or any of its servants or agents liable for any non-compliance, non-observance or breach of any such law.

Further you will have to strictly follow the terms & conditions of **Gujarat Pollution Control Board, Gandhinagar** as mentioned in letter. Further you shall have to obtain fresh consent after expiration of the present consent from time to time. The lessee shall not start production activity in the allotted plot unless and until it has effectively and completely complied with the pollution control measures required to be undertaken by the lessee any permission which may have been granted by **GPCB** and if the lessee without complying with the pollution measures start or continue with their Industrial Activity the lessor shall be dully bound to disconnect Electricity supply and water supply



(kkk) **PROVISION OF SERVICES,
AMINITIES, FACILITIES :**

The lessee shall be free to obtain any service amenity or facilities like water, Drainage, Electricity etc. directly from the concerned agency, like the local body, Electricity Board etc. In case the lessor makes arrangements for Procuring or supplying such services etc. for the benefit of and on behalf of the lessee seperately or jointly with others and the lessee avails of the same. It shall not amount to commitment on the part of the lessor to provide the same. Nor shall it be construed as hiring of, or contract for supply of such services by the lessor to the lessee. The lessee shall not hold the lessor liable in case of any delay deficiency, insufficiency or failure in supply of such amenities facilities or services nor shall the lessee be deemed to be a consumer qua the Lessor in respect of the same, within the meaning of the provisions of the consumer protection Act 1986.

(L) TO REPAIR :

The thought the said term the lessee shall at his expense pave, clause and keep in good and substantial repairs and condition (including all usual & necessary internal and external painting, colour, & white washing to the satisfaction of the Executive Engineer, the building, premises drain, compound walls and the fences upto belonging all fixture and addition thereto.

(M) TO ENTER & INSPECT :

That he shall on a weeks previous notice in that behalf permit the Lessor or the Managing Director officer or the Executive Engineer and the officer surveyors, worken and other employed by them from time to time and at all reasonable times of the day during the terms hereby granted, to enter into or upon the demised premise 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



A circular official stamp from the Registrar of Companies, Madras. The outer ring contains the text "REGISTRAR OF COMPANIES" at the top and "MADRAS" at the bottom. Inside this, the words "SUB REGISTRAR" are written in an arc. The center of the stamp features a royal crest with a lion and a unicorn, with the motto "DIEU ET MON DROIT" below it. The year "1955" is stamped in the middle.

(0) USER :

That he will use the demised premises only for the purpose of manufacturing of **Stainless Steel & Bright Bars**, factory and matters connected therewith and shall not use the demised premises many part thereof for any other purpose without the permission in writing of the Managing Director officer, Provided that the demised premises shall not be used for the purpose of a factory or any industry which by reason of emission of odour, Liquid, offluvia, dust smoke gas, noise, vibration or fire hazards is declared as obnoxious by the lessor.

FIRE FIGHTER :-

The corporation may provide the fire fighter services in some estates as

an Amenities, incase of non Provisions of any delay or non availability of fire fighter at the time of fire, the purchaser/Licensee/Lessee will not claim any losses/damages due to this.

(P) INSURANCE :-

That he will keep the building already erected or which any by erected on the demised premises excluding foundations and plinth insured in the name of the Lessee against loss or damage by fire in a sum equivalent to the cost of the building(Excluding foundation & plinth) in some well established Insurance company.

(q) DELIVERY OF POSSESSION OFFER :

That at the expiration or sooner determination of the said term, the lessee will quietly deliver to the lessor the demised premises and all erections and building then standing or being thereon PROVIDING ALWAYS that the lessee shall be at Liberty, if he shall have paid the rent and all Municipal and other taxes rates and assessment then due & shall have performed and observed the covenants and conditions herein contained prior to the expiration or determination, of one said term to remove & appropriate to himself all buildings erections and structures and materials from the demised premises but so nevertheless that the Lessee shall deliver to the lessor all land from which such building erections or structures may have been removed after the same is levelled and put in good order and conditions to the satisfaction of the Lessor.



FOR POWER SUPPLY :-

- (1) For obtaining power supply, licensee/purchaser/lessee to the power supply authorities in prescribed application form. He is also responsible for following up for timely receipt of Estimate and power. Corporation will not be responsible for timely receipt of Estimates or power.
- (2) Licensee/Purchaser/Lessee has to complete formalities of signing agreement, payment of security deposit and complete wiring of Electrical installation as per I.E.rules and submit the test report for wiring from licenced Electrical contractor before release of connection.
- (3) High tension consumer having power demand in excess of 500 KVA and of specific requirements, shall have to make separate feeder at his cost.
- (4) Full cost of high tension or low tension line both end cost of feeder and sending equipments, as the case may be, is to be borne by consumer. No reimbursement or cost sharing is admissible to high tension or low tension consumer. For extension of load at a future date, full cost to be borne by the consumer
- (5) The supply voltage and source of power shall be decided by the power supply authority for the consumer having power demand in excess of 2400 KVA.
- (6) Licensee/purchaser/Lessee is liable to pay for cost of land occupied for corridor for laying Electric circuit for power supply as per the site condition and the prevalent policy of the corporation.



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(7) Licensee/Purchaser/Lessee has to pay for cost of augmentation of sub-station on his pro-rate demand basis and at the rate and policy prevalent in the corporation.

(8) Licensee/Purchaser/Lessee can not seek relief of deferment of payment towards instalment for delay in availability of power.

(r) NOT TO ASSIGN :-

That he will not transfer, assign, underlet, or part with the possession of the demised premises or any part thereof or any interest therein without the previous permission of the Lessor. For the purposes of this covenants, any change in the constitution of the lessee shall be deemed to be a transfer by the lessee of his interest in the demised premises in favour of another persons. Provided further that where the lessee for the purpose of constructing a building on the demised premises is to obtain loan from a Bank or other financial institution by mortgaging his lease hold interest in the demised premises in favour of such Bank or Institution permission of the Lessor shall be deemed to have been given subject to the conditions :

(a) That such mortgage shall not affect the right and powers of the Lessor under this lease deed. &

(b) That the Lessor before exercising his rights and powers under this lease deed will consult the Bank or as the case may be the financial Institutions concerned.

(c) That he shall have to pay at a time an amount equal to one percent(1%) per year of the total value of land leased of prevailing allotment price of the Estate for the period for which the lease hold right are to be mortgaged in favour of financial institutions for

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securing the financial assistance/loan to be obtained by other Associated units of the lessee situated outside the GIDC estate.

(S) ASSIGNMENT TO BE REGISTERED WITH LESSOR AND UNEARNED INCREMENT

In the event of such transfer, assignment under letting or parting with there shall be delivered by the lessee at his expense a notice thereof to the Managing Director officer of the Lessor as the Lessor may direct within twenty days from the date on which the transfer assignment underletting or parting with becomes effective whether by registration thereof under the Indian Registration Act or otherwise, Provided that in the event of such transfer, assignment, underletting or parting with fifty percent of the unearned increment that may be ascused to the lessee shall be paid by the lessee to the Managing Director officer of the Lessor Provided further that the unearned increment shall be valued by the Chief Accounts Officer of the Lessor and the decision of the Chief Accounts officer will be binding on the lessee.

(t) NOTICE INCASE OF DEATH ETC.

In the event of death, insolvency or liquidation of the lessee in the person whom the title shall vest on the account thereof shall cause notice thereof be given to the lessor within one month from the date of such vesting.

- (u)** You shall have to fill-up atleast 85% posts in your Industrial units by local persons and for Manager and Supervisory cadres atleast 50% posts shall have to be filled by the local persons. The expression 'Local person' shall mean a person domiciled in Gujarat State for minimum 15 years shall be considered as 'Local Person'.

3. SUMS PAYABLE BY LESSEE RECOVERABLE AS ARREARS OF LAND REVENUE..

All sums payable by the lessee to the lessor under these presents and recoverable by the lessor from



the lessee under these presents and under the Gujarat Industrial Development Act 1962 and all charges and expenses incurred by the lessor in connection therewith shall be recoverable from the lessee as arrears of land revenue under section 28-R or as the case may be section-41 of that Act.

4. BREACH OF CONVENIENTS :

If the said rent hereby reserved or any instalment of premium price shall be in arrears for more than two months whether the same shall have been legally demanded or not or if & wherever there shall be a breach by the lessee of any of the convenients herein 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 buildings or improvements built or carried on the demised premises or claimed by the lessee on account of such building or improvements, PROVIDED ALWAYS that the power of re-entry herein before contained shall not be exercised unless and until the Managing Director officer of the Lessor shall have given to the lessee 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 giving or such notice.

5. ALTERNATION OF ESTATE RULES :

The lay out of the Umbergaon Notified Industrial Area/Estate, the building conditions and other regulations & 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 lessee shall have no right to required enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.



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(6) **ALLOTMENT LETTER & MARGINAL NOTES :**

The lessor had issued in respect of the demised premises an allotment letter No.GIDC/ALT/UMG/**1851**, dtd.**17/06/1973**, and transferred the said plot vide order No. **2766**, dtd.**05/07/2004**, and Supplementary Agreement executed on **02/07/2004**. The terms & conditions of the said allotment letter and transfer letter. The marginal notes do not form part of lease and shall not be referred to for construction or interpretation thereof.

(7) STAMP DUTY :

The stamp duty payable in respect of this indenture shall be borne by the Lessee. Registration charges payable in respect of this indenture and duplicate thereof shall be borne by the Lessee. The lessee shall retain the duplicate of this indenture and original indenture shall remain with the Lessor. The lease deed shall be registered at a place within the state of Gujarat where such registration is permissible under the provisions of the Indian Registration Act.

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SCHEDULE
(Description of Land)

All that Piece of land Known as Plot No.45 in the Umbergaon Notified Industrial area consisting Revenue survey Nos. 201/p, within the village Limits of Umbergam, Taluka : Umbergaon, District-Valsad, containing by admeasurement 3663 sq. mtrs. or thereabout and bounded as follows, that is to say :

On or towards the North by : Plot No.44.

On or towards the South by : Green Space.

On or towards the East by : Road.


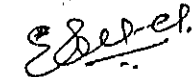
On or towards the West by : Green Space.

In witness whereof the Lessor has caused **Shri R. B. Desai**, an officer authorized by it, to set his hand and affix the common seal hereto, and the Lessee has hereunto set his hand and seal on the day and year first above written.


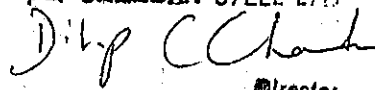
SIGNED, SEALED & DELIVERED
BY SHRI R. B. DESAI,
OFFICER OF THE GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION,


Asstt. Manager-(II)
G.I.D.C., VAPI.

In the presence of.....

1. Shri B.M. Vadukul 
2. Shri S.B. Patel 

SIGNED, SEALED & DELIVERED
BY THE ABOVE NAMED LESSEE/
AUTHORISED OFFICER OF THE
LESSEE.



Director

In the presence of.....

lessor

V. R. Vankar
Shri. (Power of Attorney holder of)
Shri. R. B. Desai G.I.D.C. VAPI
Ex. Party Indian Adult Service G.I.D.C.
Vapi Indian Adult Service G.I.D.C. Vapi
Admits Execution by Shri. R. B. Desai
Manager G.I.D.C. VAPI.

lessee

Shri. Dilip C. Chaudhary Aged Adult
Business Resid. at 74 1st floor C.P.
Tank Road Mumbai 400004 AS a
Director of M/s Chaudhary Steel Ltd.

Executing Party
Admits Execution

(Pravin C. Jain)

Dilip C. Chaudhary

Pravin C. Jain
Service

Resid. - Umbergaon

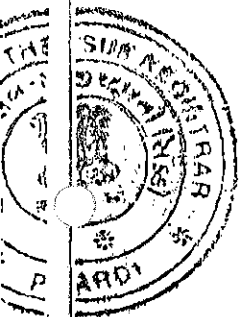
And Known to the Sub Registrar
State that they Personally
Known the above executory and
Identify him / them

(PRAVIN C. JAIN)

Dated 14th July 2004

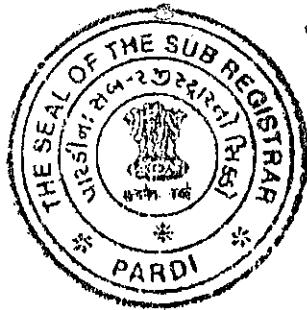
(Pravin C. Jain)
14/7

SUB REGISTRAR, PARDI



Registered No. 2673
of Book No.: 1
Date 14/7/2004

Rampanan
SUB REGISTRAR, PARDI



Duplicate of
Document Registered
at Sr. No. 2692
14/7/2004

Rampanan
14/7
SUB REGISTRAR,
PARDI.





BY. R. P. A. D.

**GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION**
(A Govt. of Gujarat Undertaking)
Office of the Regional Manager
G.I.D.C., Administrative Office Building,
Plot No. C-5/101, Char Rasta,
G.I.D.C., VAPI-396 195,

No. GIDC/DM/VPI/PLT/FTO/UMG/ 2766

Date: 25 JUL 2004

// OFFICE ORDER //

Sub : Transfer of Plot No. 45, at Umbergaon Industrial Area.

A plot of land No. 45, admeasuring about 3663 Sq. Mtrs. was allotted to M/s Umbergam Metal Rolling Mills Pvt. Ltd, in our Umbergaon Industrial Estate.

The Licence agreement was executed 13/06/1973. The licence had applied to the Corporation for transfer of the said plot in favour of : M/s Chandan Steel Ltd, for manufacturing of Stainless Steel & Bright Bars.

Permission for transfer has been given by the Divisional Manager, as per letter No.1604, dtd. 09/06/2004. The licence has paid all dues of the corporation up to date. The Supplementary Agreement has been executed on 02/07/2004 between the Corporation/Licence & Transferee.

Transferee shall have to contact to Deputy Executive Engineer at Umbergaon regarding change of name of water supply connection.

The plot now, therefore, stands transferred in the name of M/s Chandan Steel Ltd, with effect from - 02/07/2004.

Yours,
DIVISIONAL MANAGER,
GIDC, VAPI.

To,

1) M/s Chandan Steel Ltd,
Plot No.45,
✓ GIDC, Umbergam - 396 171,

2) M/s Umbergam Metal Rolling Mills Ltd,
Plot No. 45,
GIDC, Umbergaon - 396 171,

AGREEMENT:

AGREEMENT FOR SALE:

SALE - DEED

POWER OF ATTORNEY:

DOCUMENT No.:

DOCUMENT DATE:

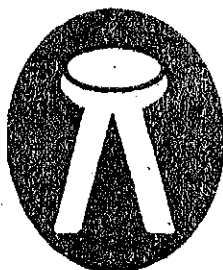
PURCHASER'S NAME & ADDRESS:

SELLER'S NAME & ADDRESS:

Mrs. BHARATI D. CHAUHAN

(Advocate) (B.Com.L.L.B)

LEGAL ADVISER:



Off. : Shop No.-17, karmyog Co. Op. Hsg. Soc.,
Near Morarji Circle, Ambamata Mandir Road.
G.I.D.C. **VAPI**

Ph. : (0260) 410515

Resi. : B/402 Rajmandir Soc.
Koparli Road, Gunjan, G.I.D.C., **VAPI**

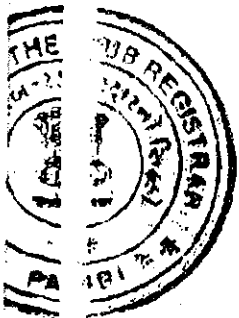
Ph. : (0260) 424889



અ.નં. ૩૮૦૨૧૮. તા. ૨૨/૦૩/૦૪ રૂ. ૨૫૦૦૦/-
અંકે રૂપિયા સહસ્ત્રીક. હજાર. હુદર...
નો સ્ટેમ્પ જે સાંધણ સાથે રૂ. ૨૫૦૦૦/-
અંકે રૂ. ૨૫૦૦૦/- ના હજાર પાંચસો ઉત્તે આજ રોજ
શ્રી... વાંદના... વડોદરા...
રહે. ગુજરાતી સી. ડિવાઈસને વંચાણ આપ્યો
હસ્તક... લેનારની સહી...
કેમલકુમાર

02DD 562770

કેમલ
ભારતી ડી. પટેલ
સ્ટેમ્પ વેન્ડર, લા. નં. ૩/૬૫
૧૨૨ સી. બી. હસાઈ ચેમ્બર
ન. બાઈ. ડી સી, વાપી



PRD
2919 / 2-17
2004

[2]

**Sum Of Rs. 10,52,700/- (Rs. Ten lac Fifty Two
thousand Seven Hundred Only)**



02CC 830005

અ.નં. ૭૮૦૨૧/તા. ૨૨/૦૬/૦૪ રૂ. ૨૦૦૦૦/-
 અંદે રૂપિયા બીસ હજાર રૂપિયા
 નો સ્ટેમ્પ જે સાંધણ સાથે રૂ. ૨૦૦૦૦/-
 અંદે રૂ. ૨૦૦૦૦/- હજાર પાંચસો આઠ સેજ
 શ્રી ... સ્ટીડેન ... સ્ટીડેન ...
 રહે. બુધાદડી રીડીંગ રોડ પંચાગ આપ્યા
 હસ્તક ધર્મેશ્વરભાઈ લેનારની સહી.

ભારતી ડી. પટેલ
 સ્ટેમ્પ વેન્ડર, લા. નં. ૩/૬૫
 ૧૨૨, સી. બી. હેસાઈ ચેમ્બર
 ૭, આઈ. ડી. સી. વાપી

PRD

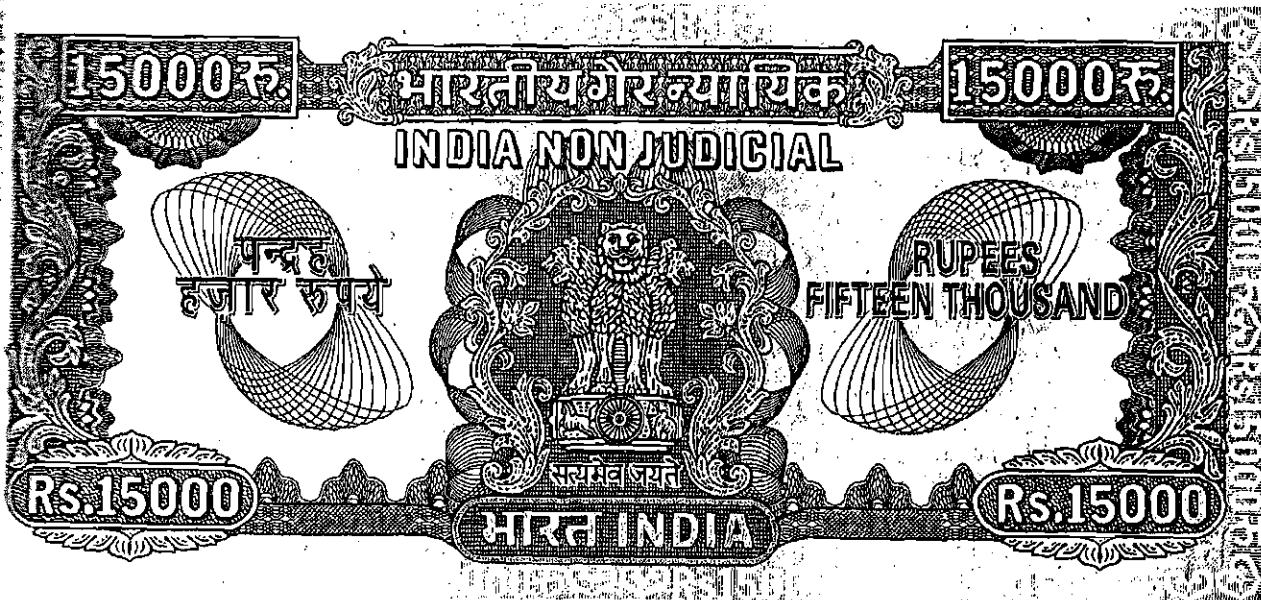
24/9/3-17

2004

[3]

THIS DEED OF ASSIGNMENT is made at: Vapi, Tal.:
 Pardi, Dist. : Valsad, on 24th day of June, 2004,
 BETWEEN :-

Contd. 4/-



अ.न. ३६०२१८. त. २२१०६१०४. ३१.१५.००९/.
 अंक ३५५५ न. ६२. ६०२. ३५५
 न. ६२. ६०२. ३५५ ६०२. ३५५
 अंक ३१. २२१०६१०४. ३१. १५. ००९/.
 श्री. २२१०६१०४. ३१. १५. ००९/.
 रहे. २२१०६१०४. ३१. १५. ००९/.
 हस्त. २२१०६१०४. ३१. १५. ००९/.

03BB 464861

भारती डी. पटेल
 स्टम्प वेन्डर, ला. नं. ३/६५
 १२२, सी. पी. देसाय रोड,
 न. आ. डी. सी. बायी

PRD

24/9/47

2004

[4]

M/S. UMBERGAM METAL ROLLING
 MILLS PVT. LTD., a company
 incorporated under the Companies Act,

and having its registered office at Bombay, through its
 authorized Director namely, SHRI Vijay Chumilal Chaudhary,
 age: adult, Religion: Hindu, occupation: business, residing at: B-2/25,
 Bharat Nagar, Grant Road, Mumbai-400 007,

Contd..5/-

INDIA NON JUDICIAL

₹ 1000

R. 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

ભારતી ડી. પટેલ
સ્ટેમ્પ વેન્ડર, લા. નં. ૩/૯૫
૧૨૨, સી. સી. હેસાઈ ચેમ્બર્સ.
જ. ગ્રાહ. ડી. સી., વાપી

Contd..6/-

1000Rs.



अ.न. २६०२।८. २२/०८/०४. ३.२०००।
 अंक इपिवा २३. ६०२. ३२६
 नो स्टेम्प जे सांघरा राखी ३६... ६८५००।...
 अंक ३. २६०२।८. २२/०८/०४. ३.२०००।
 श्री... २३. ६०२. ३२६। ६०२. ३२६।
 रहे. गुलाबडीली, उमरगाव, वंशाया आभ्यां.
 हस्तक... लेनारनी सही. D.....
 धर्मपुत्राव

(BRO)
 भारती डी. पटेल
 स्टेम्प वेन्डर, ला. नं. ३/६५
 १२२, सी. बी. हेसाठ येम्भार.
 ल. आद्य. डी. सी. वापी

PRD

249/8-17

2004

(6)

M/S. CHANDAN STEEL LTD., a
 company incorporated under the
 Companies Act, 1956 and having its

registered office at Bombay, through its authorized Signatory/
 Director namely, SHRI Dilip Chumilal Chandan, age:
 adult, Religion: Hindu, occupation: business, residing at: B-2/25,
 Bharat Nagar, Grant Road, Mumbai-400 007,

hij
 my.

Contd..7/-

INDIA NON JUDICIAL

₹ 1000

R\$ 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

અ.નં. 960215 તા. ૦૫/૦૬/૨૦૦૫
અંકે રૂપિયા અંકે દળ ૨.૩૨૫
નો સ્ટેમ્પ જે સાંધણી સાથે રૂ... ૬૮૫૦૦/-
અંકે રૂ. ૧૬૬૫૦૦. દળ ૨. ૫૫૫૫ મે ઝાંખ સેજ
થી... અંકે દળ ૨.૩૨૫ (૧).....
રૂ. ૧૬૬૫૦૦, ડિસકાઉન્ટે બેન્કાળ આપ્યો
રૂ. ૧૬૬૫૦૦. બેન્કાળની સહી. ①.....
દમજીદગી

ભારતી ડી. પટેલ
ફોર્મ વેન્ડર, શા. નં. ૩/૬૫
૧૨૨, સી. બી. ફેસાઈ એમ્બાન્સ
જી. આઈ. ડી. સી, વાપી

PRD

2419 / 7-17

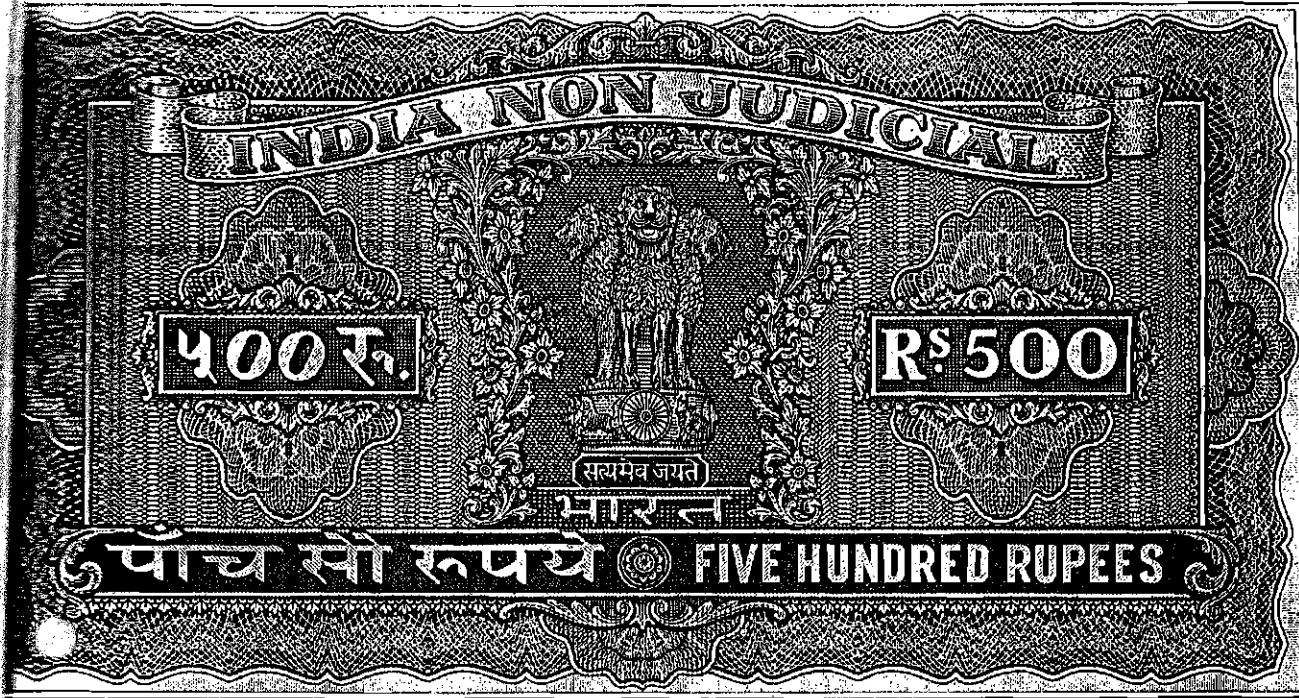
2004

[7]

meaning thereof shall mean and include all the present directors, their executors, administrators, successors and assignees) of SECOND PART. PAN NO. A A A C C 4 7 1 3 B.

Contd..8/-

500Rs.



અ.ન. ૭૬૦૨/૮. ના. ૨૨ ૧૦૬/૧૦૩. ૫.૦૦/-
અંકે રૂપિયા ૫૦૦
નો સ્ટેમ્પ જે સાંધણ સાથે રા. ૮૮.૫૦૦૬
અંકે રા. ૮૮.૫૦૦૬ ૮૮.૫૦૦૬
શ્રી ૮૮.૫૦૦૬
રહે. સુભાષકરજી. ઉમાસ્વામી ને પંચાગ આપ્યો.
હસ્તક. શ્રી હેનારની સહી. D.....

PRD
ભારતી ડી. પટેલ
સ્ટેમ્પ વેન્ડર, ઘા. નં. ૩/૬૫
૧૨૨, શ્રી. બી. હેસાઈ ચેમ્બર
જ. આઈ. ડી. સી., વાપી

PRD

24/8-17

2004

[8]

By lease deed dated 20.12.1991 made
between Gujarat Industrial
Development Corporation (hereinafter

referred "THE LESSOR") one part and M/S. UMBERGAM
METAL ROLLING MILLS PVT. LTD., (hereinafter called
"LESSEE") of the one part and registered with the sub registrar of

Contd..9/-

PRD

2419 / 9-17

2004

[9]

Pardi on 20.12.1991 under regi. Original document No. 2593, receipt no. 796518 & duplicate document no. 2594, receipt

no. 796519 and the said GIDC demised unto M/S. UMBERGAM METAL ROLLING MILLS PVT. LTD. an industrial plot No.46, admeasuring 3509.00 sq. mtrs., in the Umbergam Notified Industrial Area, bearing revenue Survey No. 201/p, situated, lying and being within the village limits of Umbergam, Tal. Umbergaon, Dist.:Valsad for an industrial purpose in the said indenture of lease dated 20.12.1991.

AND WHEREAS originally Vapi G.I.D.C. had allotted the said plot in the name of M/S. UMBERGAM METAL ROLLING MILLS PVT. LTD., dated on 09/05/1991.

The Licence Agreement has been executed on dtd. 09/05/1991 and a vacant and peaceful possession of above said plot was handed over to the M/S. UMBERGAM METAL ROLLING MILLS PVT. LTD., by the GIDC.

ANDWHEREAS M/S. UMBERGAM METAL ROLLING MILLS PVT. LTD. is lawful allottee, owner, occupier and possessor of an industrial plot No. 46, admeasuring 3509.00 sq. mtrs., in the Umbergam Notified Industrial Area, bearing revenue Survey No. 201/p, situated, lying and being within the village limits of Umbergam, Dist.:Valsad (more particularly described in the Schedule hereunder written and hereinafter called as "THE SAID PLOT") hence M/S. UMBERGAM METAL ROLLING MILLS PVT. LTD. is holding clear and marketable title of said plot.

Contd..10/-

PRD

2410/10-15

2004

(10)

ANDWHEREAS the ASSIGNORS applied to the GIDC Vapi for transfer of an industrial plot No. 46, admeasuring

3509.00 sq. mtrs., in the Umbergam Notified Industrial Area, bearing revenue Survey No. 201/p, situated, lying and being within the village limits of Umbergam, Dist.:Valsad in favour of the ASSIGNEES hereto and the said transfer application has been sanctioned by the GIDC in favour of the assignee herein on the terms and conditions as mentioned in the intimation order No. GIDC/DM/VPI/TRF/PLT/UMG/1605 dtd. 09.06.04.

ANDWHEREAS the ASSIGNOR had paid all the dues up to date to the GIDC Vapi and the said plot is free from all encumbrances and the parties have to agreed to company with all the terms and conditions of the transfer of the said corporation.

The ASSIGNEES have now requested the ASSIGNORS to execute these presents, which the ASSIGNORS has agreed to do in the manner hereinafter appearing.

NOWTHIS INDENTURE WITNESSETS that in pursuance and in consideration of the sum of Rs. 10,52,700/- (Rupees Ten Lacs Fifty Two Thousand Seven Hundred Only) paid by the ASSIGNEES to the ASSIGNORS before execution of this Deed of Assignment by different Cheques/D.D. The receipt whereof the ASSIGNORS do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit release, and discharge the ASSIGNEES They the ASSINORS do and each of them doth hereby assign up to the ASSIGNEES, residue term

Contd..11/-

PRD

24/11-19

2004

(11)

under Indenture and Lease dated
10/04/1991 all that piece or parcel of
land bearing plot no. 46, admeasuring

3509.00 sq. mtrs., in the Umbergam Notified Industrial Area, bearing
revenue Survey No. 201/p, situated, lying and being within the
village limits of Umbergam, Dist.: Valsad containing and more
particularly described in the Schedule hereunder written together
with and whatsoever to the said land or any part thereof belonging or
in any may apparent thereto AND all the Estate right, title, interest
property, claim and demand whatsoever at law and equity of
them the ASSIGNORS of in and do the said plot by any part thereof
TO HOLD the said plot hereby ASSIGNEES unto the ASSIGNEES in
perpetuity subject to the payment of ground rent Only reserved
under the said indenture of the lease dated 20/12/1991 and the said
lease is valid and subsisting of the said land herein before expressed
to be hereby Assignees and is in no way void or voidable at present
and that not withstanding any such thing as aforesaid all reserved
and the covenants by the Assignors and the conditions contained in
the said indenture of lease have been paid observed and performed
up to the date of these present and that not withstanding any such
things as aforesaid.

They the ASSIGNORS now have in themselves good right and
absolute power to assign the said land unto the ASSIGNEES and at
all times hereafter during the said terms peaceably and quietly to
hold possess and enjoy the said premises hereby or assign or
expressed so to be with there appurtenances and receive the rents

Contd..12/-

PRD

2419 / 12-17

2004

(12)

and profits thereof for their own use
and benefit without any eviction
interruption claim or demand

whatsoever from or by the ASSIGNOR of from or by any other
person or persons lawfully or equitably claiming by from under or
in trust for them and that free and clear and freely and clearly and
absolutely acquitted exonerated released and forever discharged or
otherwise by the ASSIGNOR well and sufficiently saved defended
kept harmless and indemnified of from and against all Estate charges
and encumbrance whatsoever made, executed, occasioned or
suffered by the ASSIGNORS or by any other person or persons
having or lawfully equitably claiming by from under or in trust for
them and further that the ASSIGNORS and all persons having
lawfully or equitably claiming by from under in trust for them
shall and will from time to time and at all times hereinafter
during the said term at the request and costs of the ASSIGNEES do
and execute or cause to done and executed all such further and more
perfectly and absolutely assuring the said premises hereby
assign or expressed so to be and every part thereof unto and to the
use of the ASSIGNEES for the residue of the said terms and manner
aforesaid as shall or may be reasonably required but at the cost,
charges and expenses of the ASSIGNEE and the ASSIGNORS do and
each of them doth hereby covenant with the ASSIGNEES that they
ASSIGNORS have not done omitted knowingly or willingly suffered
or been privy to any act deed or thing whereby they are
prevented from assigning the said premises in manner aforesaid or

Contd..13/-

PRD

2019 / 13-13

2004

[13]

thereby the same or any part thereof are
is can or may be in charged encumbered
or prejudicially effected in estate title

or otherwise ASSIGNEE doth hereby convenient with the
ASSIGNOR that they the ASSIGNEES will hence forth during the
said terms pay the rents reserved by and perform all the covenants
contained in the said indenture of lease dated 20th day of the month
of December of the year 1991 and kept indemnified the ASSIGNORS
and their and effects from and against the payment of the said rent
and observance and performance of the covenant and all action
proceeding costs damages claim, demand and liability
whatsoever for or on account of the same or in any law relating
thereto. It is agreed by the purchasers that if any additional stamp
duty is required to be paid, in respect of this document, the same will
be borne by the purchasers only.

:: THE SCHEDULE OF ABOVE REFERED TO ::

All that piece or parcels of land known as Plot No. 46,
admeasuring 3509.00 sq. mtrs., in the Umbergam Notified Industrial
Area, bearing revenue Survey No. 201/p, situated, lying and being
within the village limits of Umbergam, Dist.:Valsad which is
bounded as follows :-

On or towards North	: Green Space
On or towards South	: Plot no. 47.
On or towards East	: 80' fits. Wide road.
On or towards West	: Existing W/S line Space.

Contd..14/-

[14]

IN WITNESS WHEREOF, the parties hereto have here unto set and subscribe their respective hands and seals the 24th day of the month of June the year 2004.

Signed & Delivered By The
Within Named "FIRST PART"
OR "THE ASSIGNOR"

MR. Vijay chunilal chandam
authorized director of M/s. Umbergam

FOR UMBERGAM METAL ROLLING MILLS PVT. LTD.

Vijay Chandam

Director

Metal Rolling Mills Pvt. Ltd.
In the presence of...

- 1.. *Attested* *Attn: M. H. Rajawari*
- 2.. *कविशर्मा*

Signed & Delivered By The
Within Named "SECOND PART"
OR "THE ASSIGNEE"

MR. Dilip chunilal chandam
authorized Signatory/director of
M/s. Chandan Steel Ltd.

FOR CHANDAN STEEL

Dilip C Chandam

Director

In the presence of...

- 1.. *Attested* *Attn: M. H. Rajawari*
- 2.. *कविशर्मा*



Assignment: 46-UMBERGAM GIDC-PLOT

PRD

2419/14-17

2004

P.B.D.

2419/15-17

2004


Assignor

M/s. Umbergam Metal Rolling Mills
Pvt. Ltd. Authorised Director Shri
Vijay Chandra Chaudhary
Age Adult Business. Resident
B/2/25 Bharat Nagar Grant Road
Mumbai 400007

Assignee

M/s. Chander Steel Ltd. Authorised
Director Shri Dilip Chandra Chaudhary
Age Adult Business Resident B/2/25
Bharat Nagar Grant Road Mumbai 400007

Executing Party
Admits Execution


Dilip C Chaudhary

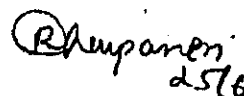
Bharati D. Chaudhary
Advocate

Resident Vapi Tal - Pardi

And Know to the Sub Registrar
State that they Personally
Known the above executory and
Identify him/their



Dated 25th June 2004


2576

SUB REGISTRAR, PARDI

2004

Received Form No.: 11/S. 32-A of
The Bombay Stamp Act 1958
on 25/6/2004

Pending for 32-A of
Bombay Stamp Act-1958
DL:-25/6/2004

Phumponen
25/6
SUB REGISTRAR,
PARDI

Rumpamon
 2566
 Sub Registrar
 PARDI

Verified and Found correct
Pan No: of Assignor's AAAE
40545C and Pan No: of Assignee's
AAAC 4713B

dt 25/6/2004

Champaner
2576
SUB REGISTRAR, PARDI

[illegible]

24/11/2023
23/11/2023

In-3rd

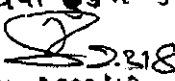


PRD

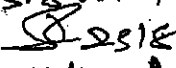
2419/17-17

2004

મુંબઈ સ્ટેમ્પ એક્ટની કલમ 32-કની
કચેરી પૂર્વેથી અસર તથા ઓરિજિ
લે નોંધે. તથા કલેક્ટર સાહેબ સ્ટેમ્પ
કલેક્ટરના તરફ વસૂલાત તથા તરફી
પ્રમાણરૂપે મળતા નોંધવા કલમ કર્યા,


સબ રજિસ્ટ્રાર,
પારડી.

Registered No: 2419
of Book No: 1
Date: 23/8/2004


P. G. Jodan
SUB REGISTRAR, PARDI



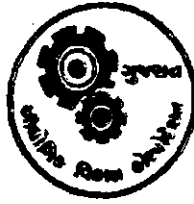
GRAM: GIDC

Tel. : (0260) 2423934 / 2432670
Fax : 2420502

**GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION**
(A Govt. of Gujarat Undertaking)

Office of the Regional Manager
G.I.D.C., Administrative Office Building,
Plot No. C-5/101, Char Rasta,
G.I.D.C., VAPI-396 195,

BY. R. P. A. D.



No. GIDC/DM/VPI/PLT/FTO/UMG/

3220

Date: 19 JUL 2004

// OFFICE ORDER //

**Sub : Transfer of Plot No. 46 & Adjoining land of Green
Space, at Umbergaon Industrial Area.**

A plot of land No. 46 & Adjoining land of Green Space, admeasuring about 3509+3362 Sq. Mtrs. was allotted to M/s Umbergma Metal Rolling Mills Pvt. Ltd, in our Umbergaon Industrial Estate.

The Lease Deed was executed 20/12/1991 & Licence Agreement for Green Space executed on 26/09/1996. The lessee/licence had applied to the Corporation for transfer of the said plot in favour of : M/s Chandan Steel Ltd, for manufacturing of Stainless Steel Rolled Products.

Permission for transfer has been given by the Divisional Manager, as per letter No.1605, dtd. 09/06/2004. The licence has paid all dues of the corporation up to date. The Supplementary Agreement has been executed on 16/07/2004, and the Deed of Assignment registered on 25/06/2004, between the Corporation/Lessee/Transferee & Sub. Registrar Pardi.

Transferee shall have to contact to Deputy Executive Engineer at Umbegaon regarding change of name of water supply connection.

The plot now, therefore, stands transferred in the name of M/s Chandan Steel Ltd, with effect from - 16/07/2004.

Dga.
**DIVISIONAL MANAGER,
GIDC, VAPI.**

To,

- 1) M/s Chandan Steel Ltd,
Plot No.35-36,
GIDC, Umbergam - 396 171,
- 2) M/s Umbergma Metal Rolling Mills P.Ltd,
Plot No.46,
GIDC, Umbergaon - 396 171,

18+19/2

AGREEMENT:

AGREEMENT FOR SALE:

SALE - DEED:

POWER OF ATTORNEY:

DOCUMENT No.:

DOCUMENT DATE:

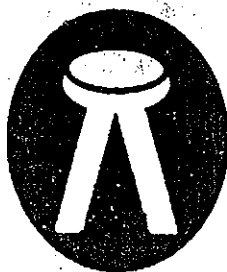
PURCHASER'S NAME & ADDRESS:

SELLER'S NAME & ADDRESS:

Mrs. BHARATI D. CHAUHAN

(Advocate) (B.Com.L.L.B.)

LEGAL ADVISER:



Off. : Shop No.-17, karmyog Co. Op. Hsg. Soc.,
Near Morarji Circle, Ambamata Mandir Road,
G.I.D.C. VAPI

Ph. : (0260) 410515

Resi. : B/402 Rajmandir Soc.
Koparli Road, Gunjan, G.I.D.C., VAPI
Ph. : (0260) 424889



अ. नं. १९७... ता. ३/२/०४ श. २००००-
 अडे रुपिया सी. २. २००००-
 वे सांघडा साथे रुपिया २००००/- ते आशेव
 श्री ... २००००/- ... २००००/-
 रडे. डि. २. २००००/- ता. डि. २. २००००/- ने येयाडा आधो.

0000 656534

PRD

488 / 1-11

2004

लेनारनी सही.....

C.M. Prasad
 सी. एम. प्रसाद
 पतसाडी अंपा, हुंभार्याड,
 डि. ला. पारडी.
 ला. नं. ५/०३

Serial No.: 488
 Presented at the Office
 of the sub registrar Pardi
 between the hours of

4 and 5 on the 9th
 Day of February 2004

For CHANDAN STEEL LTD.

(Signature)
 Director
 (VIJAY C CHANDAN)

Keshwade 9-2-2004
 (SD) K. I. Shalkh
 Sub Registrar, Pardi.

Receipt No.: 2416397
 Received fees under Rs.
 Registration Fees 5700/-
 Photo Fee : (11) 110/-

Postage

Total 5810/-

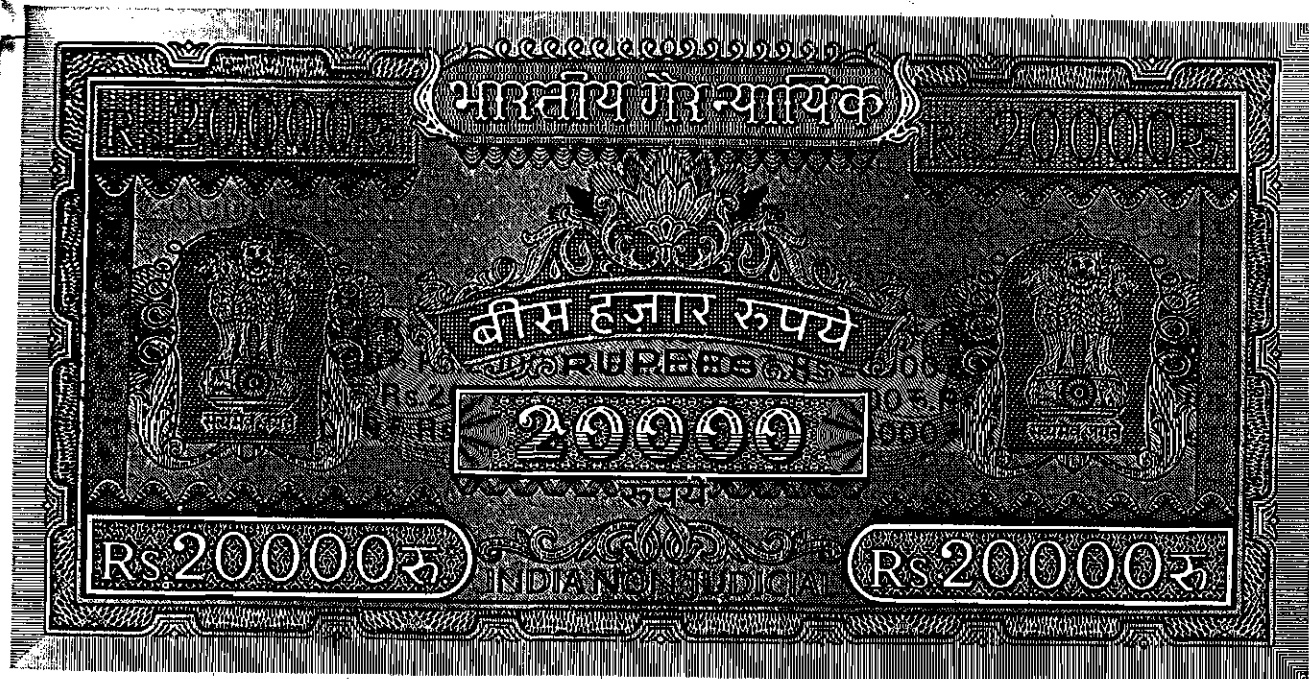
Keshwade 9-2-2004
 (SD) K. I. Shalkh
 Sub Registrar, Pardi.

SALE DEED

CONSIDERATION OF Rs. 3,75,000/-

Stamp Rs. 42,000/-

This indenture of sale is made and executed at
 this day of February 2004.



अ. नं. १०५..... ता. ३१/१०/०४ रा. २२/११/०४.....
 अंके इधिया ०१/२२/०४.....
 वे सांघला साथे इधिया ०२/११/०४..... ते आशरोज
 श्री २२/११/०४..... २२/११/०४.....
 रहे. २२/११/०४..... ता. २२/११/०४..... ने येयाला आधो.

0000 656535

लेनारनी सही.....

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2004

सी. अम. प्रजापति
 पलसाडी आया, हुलारवाड,
 जिला पारडी.
 ला. नं. ५/०३

(2)

BETWEEN

GUJARAT STATE FINANCIAL CORPORATION incorporated under the State Financial Corporation Act (LXIII of 1951) having it's head office at Udyog Bhavan, Block No. 10, Sector - 11, GH-4, Gandhinagar - 382017 hereinafter called 'the vendor' (which expression shall mean and include unless the context otherwise so requires, the vendor, it's successors and or assigns) of the 'FIRST PART'.

AND

M/s. CHANDAN TUBES & METALS PVT. LTD. which is subsequently amalgamated with M/s. CHANDAN STEEL LTD. as per the order passed by the Honorable HIGH COURT OF GUJARAT AT AHMEDABAD on

1000Rs.



अ. नं. ९९५ ता. ३१/१०/०२ रु. १०००
अंके रुपिया ९९५.००
वे सांघाला साथे रुपिया ९९५.०० ते आग्रहो
श्री ९९५.००
रहे. ता. ने वेद्याल आधो.

वेनारनी सदी.....

PRD

488 / 3-11

2004

C. M. Pradyumn
सी. एम. प्रद्युम्न
पलसाडी आंधा, गुलाव्याड,
दिल्ला पारडी.
ला. नं. ५/०३

(3)

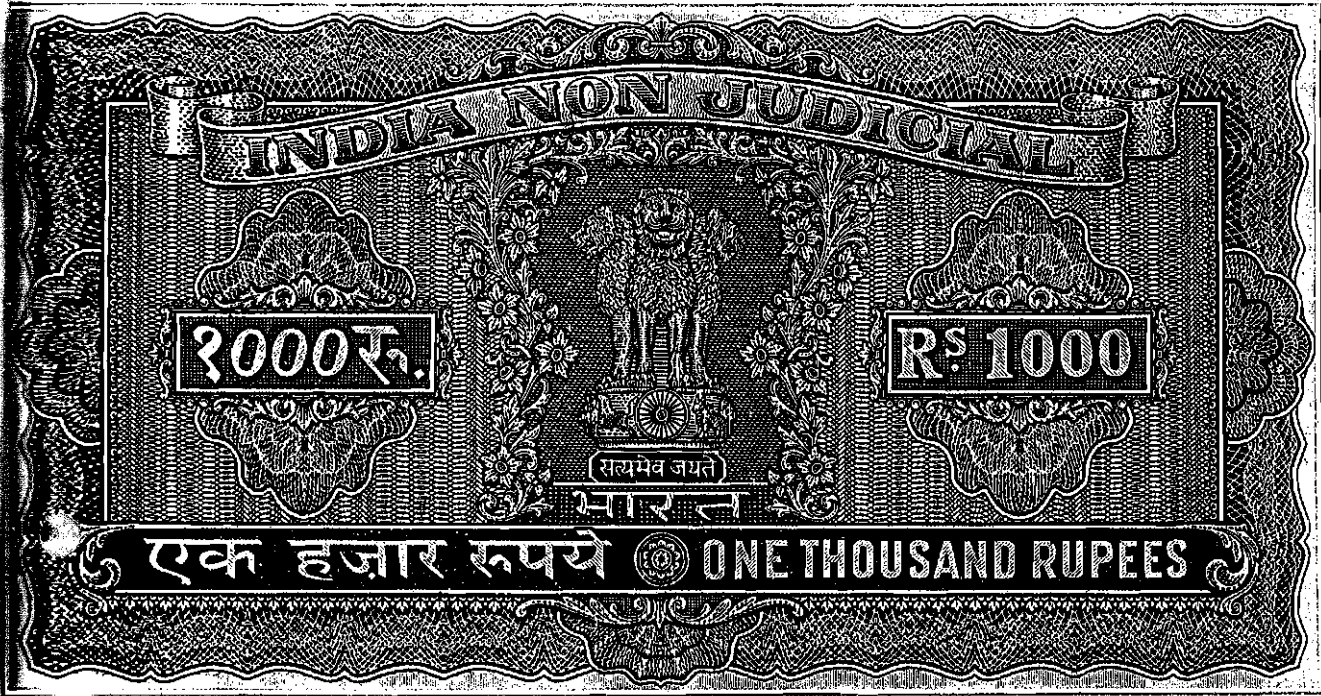
8th April, 2002 and it is a company
incorporated under the Company's Act and
having its incorporation No. 11-54206 of 1989

and having it's Registered office at 170 / 172, Kika street, Gulawadi,
Mumbai - 400 002 hereinafter called 'THE PURCHASER' (which
expression shall unless it be repugnant to the context or contrary to the
meaning thereof be deemed to mean and include the purchaser and its
successors, heirs and assigns) of the 'SECOND PART'

WHEREAS

M/s. B. P. SYNTHETICS having its factory premises at Sr. No. 204/P &

1000Rs.



अ. नं. १७५... ता. ३१/१०/०४... रा. १०००.....
अडे इधिया
२ सांधला साधे इधिया ते आशरोध
श्री
रहे. ने येद्याआ आधो.

लेनारनी सही.....

C.M. Pujari
सी. एम. पुजारी
पलसाडी ओपा, हुंलारवाड,
डिल्ला पारडी.
ला. नं. ५/०३

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(4)

(GUJARAT) hereinafter called "THE INDUSTRIAL CONCERN" is inter-alia the owner/lesser of the property consisting of plot

of the land bearing Plot No. 48 & 49/2, GIDC, UMBERGAON. Dist. BULSAR (GUJARAT) together with factory building and other structure thereon, a more particularly described in the schedule hereunder written and hereinafter called THE SAID PROPERTY.

The said industrial concern had executed an equitable mortgage by deposit of title deeds of the said property, for securing the Term loan lent & advanced by the Gujarat state Financial Corporation, a Vendor, together with interest, expenses and other charges thereon. The said Industrial



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(5)

Vendor together with interest and expenses accrued thereon from time to time. The said Industrial concern did not pay the installments of principal and interest etc., as per the terms of repayment, inspite of repeated demands and notices issued from time to time by the vendor. As per the provisions of section - 29 of the State Financial Corporation's Act - 1951, hereinafter referred to as 'THE ACT' the vendor became entitled to take over the possession of the mortgaged and hypothecated properties and to transfer the said properties for realisation of its dues and accordingly the Vendor took over the possession of the properties of the said Industrial concern in pursuant to the provision of section - 29 of the State Financial Corporation's Act - 1951 and offers were invited for sale of the properties of the Industrial concern by inserting necessary advertisement in various newspapers.

The offer made by the purchaser was the highest and it was for an amount Rs. 3,75,000/- and the same offer was accepted by the vendor in its Tender Committee Meeting held on 28/7/93 subject to the terms and conditions stipulated in letter of acceptance No. GSFC/REC. SECTION/SALE/B-559/10150 DTD.13/08/1993.

The purchaser has made full payment of the purchase price along with interest and Other charges accrued thereon as per certificate dated 08/12/1995 issued by the Accounts Branch of the vendor.

The vendor BOTH HEREBY acknowledge the said payment and acuity, exonerate and discharge the purchasers in respect of the said payment, The total consideration of the land and building comes to Rs.3,75,000/- and this SALE DEED is therefore executed in respect of the said properties.

NOW THIS INDENTURE THEREFORE WITNESSETH THAT:

- 1) In pursuance to the letter of acceptance of offer dated 13/08/1993 and in consideration of the purchaser having already paid the amount of Rs. 3,75,000/- the vendor BOTH HEREBY sale



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(6)

transfer and assign to the purchaser M/s.
CHANDAN STEEL LTD. all rights, title and
interest of the Industrial concern in the

properties mentioned in the Schedule hereunder written on "AS IS
WHERE IS" basis and subject to the same right as of the Industrial
concern by Virtue of the provision of section-29 of the Act, with all
other legal and incidental rights of the properties sold, transferred,
conveyed and assigned to the purchaser.

- 2) The purchaser shall get the same title, right and interest as 'The
Industrial Concern' possessed in respect of the properties -subject
matter of sale and shall enjoy the said uninterrupted by the vendor
and/or any other person claiming through by or under the said
parties.
- 3) The total sale consideration of Rs. 3,75,000/- Rupees Three Lacs
Seventy-five Thousand Only received by the vendor, The charge on
the properties subject matter of sale in favour of the vendor stand
discharged and cancelled on execution of this sale-deed in favour
of the purchaser.
- 4) The vendor confirm and declare that charge created by deposit of
title deeds in respect of the properties of the Industrial Concern
stand satisfied and discharged and the properties therefore are sold
without any encumbrance and/or charge of the vendor.
- 5) The purchaser hereby confirm that all the liabilities/dues of private
sector/government/semi-Govt./GEB/A.E.C/Telephone-
authority/Gram-panchayat or any other authority shall be borne
by The purchase/s, hereafter.
- 6) The purchaser hereby confirms that the stamp duty is to be borne
by the purchaser and in case of Stamp Duty/Penalty is levied by
the Competent Authority in future shall be borne by the Purchaser.
- 7) The vendor has handed over the title deeds as under to the
purchaser. :-

1. Original allotment letter No. 479/dated/18th May, 1986 allotting



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(7)

2. Original possession advice letter No. 480 dated 15th May, 1983, issued by GIDC authority to Shri S. J. Rajani.
3. Original Agreement for Sale dated 18th May, 1986 executed between Shri S. J. Rajani & GIDC.
4. Supplementary agreement dated 3rd February, 1986 executed between GIDC, Shri S. J. Rajani and M/s. B. P. Synthetics.
5. Certified copy of lease deed dated 6th May 1986 executed by GIDC authority in favour of M/s. B. P. Synthetics in respect of Plot No. 48 & 49 (2), admeasuring 1663 sq. mtrs situated at GIDC Estate, Umbergaon.
6. Original Registration Receipt bearing No. 24262 & 24263 dated 23/05/1986 for Rs. 591/- and 61/- issued by sub-registrar, Pardi evidencing that document No. 5 was lodged for Registration in duplicate.

THE SCHEDULE HEREUNDER REFERRED TO :

DESCRIPTION OF IMMOVABLE PROPERTIES.

All the piece or parcel of free hold/lease hold land admeasuring about 1663 Sq. Mtrs. Bearing Survey No. 204/P&255/P Plot No. 48 & 49/2 Situated at GIDC Tal. ^{Umbergaon} Umbergaon Dist. Bulsar together with all construction and superstructures thereon, which are bounded as under. ^{Shed construction area 200 sq. mtrs.}

On or towards North : Plot No. 47 and waste land

On or towards South : 100 Ft. Road.

On or towards East : Plot No. 48 + 49/1.

On or towards West : Waste land.

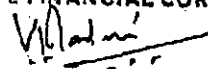
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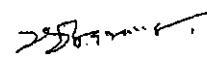
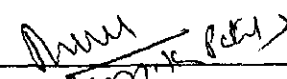
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(8)

IN WITNESS WHEREOF THE parties hereto
have hereinto set and subscribed their
respective hands in the day, Month and year
hereinabove written.


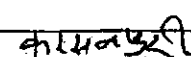
SIGNED AND DELIVERED BY THE)
WITHIN NAMED GUJARAT STATE FINANCIAL)
CORPORATION-through its Authorised)
Officer i.e. Dy. Gen. Manager, Valsad For GUJARAT STATE FINANCIAL CORPORATION
Shri V. S. PATEL 
DY. GEN. MANAGER, VALSAD

In the presence of :

1. 
(V. P. KARASIYA) Tr. Off (F)
2. 
(V. S. PATEL)

SIGNED AND DELIVERED BY THE)
WITHIN NAMED Shri VIJAY C. CHANDAN } For GHANDAN STEEL LTD.
Director of the company for and on behalf Of } 
M/s. CHANDAN STEEL LIMITED. } Director.

In the presence of :

1. 
(PRAVIN C. JAIN)
2. 




M/s. Chandan Steel Limited
Director Vijay Churnilal Chandan
Age-36 Years Business Residing
at Mumbai 504 Churnilok-A
97 Nepchan Road Mumbai-6

Executing Party
Admits Execution

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2004


(VIJAY C CHANDAN)

Pravtn. C. Jain
Business Residing
at UMBERGUM DIST. WALUD.

And Known to the Sub Registrar
State that they Personally
Known the above executary and
Identify him /them.



(PRAVIN C. JAIN)

Date - 9th February 2004


(SD) K. I. Shaikh


Sub Registrar, Pardi. 9-2-2004

Received Form No.: 11/S. 32-A of
The Bombay Stamp Act.
on 9 '2 '2004

Pending for 32-A of
Bombay Stamp Act-1958
Dt:- 9-2-2004


SUB REGISTRAR
PARDI

9-2-2004


K. I. Shaikh
Sub Registrar,
PARDI. 9-2-2004

Aged above- Adult Services

PRD

And Knowr to the Sub Registrar
State that they Personally
Known the above executary and
Identify him /them.

2004

identically then them and was known by S.R

Walden

Phenyl anion

SUB-REGISTRAR, PARDI

રહેમપ કચ્છી મુલ્યાંકન તારીખ કચેરી
 દસ્તાવેજ નંબર અને વર્ષ... ૨૦૦૪... લેખક જાણવેલ
 બ. રૂ. ૩૫૫.૦૦૦/- નહીં કરવામાં આવેલ જમીન બ. રૂ. ૬૪૫.૦૦૦/-
 બી. ૬૪૫.૦૦૦/- ૨. ૬૪૫.૦૦૦/- ૩. ૬૪૫.૦૦૦/-
 તારીખી બાજી બેનર વિનંત મુજબ તારીખની રકમ રૂ. ૬૪૫.૦૦૦/-
 (અંકે રૂ. ૬૪૫.૦૦૦/- મુલ્યાંકન કરવામાં આવેલ છે) રકમ રૂ. ૨૫૦/-
 (અંકે રૂ. ૨૫૦/- મુલ્યાંકન કરવામાં આવેલ છે) મુલ્યાંકન છે.
 રાખવામાં આવેલ રકમની મુજબ રહેમપ કચ્છી રૂ. ૨૦૦૦/- (અંકે
 રૂ. ૨૦૦૦/- ૨. ૨૦૦૦/- ૩. ૨૦૦૦/-) રકમ રૂ. ૨૫૦/- (અંકે
 રૂ. ૨૫૦/- મુલ્યાંકન કરવામાં આવેલ છે) મુલ્યાંકન રહેમપ
 અધિભિયમની વહેંચણી હેતુ રૂ. ૨૦૦૦/- મુજબ રહેમપ

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~~सुभाष चंद्रबोर छिंदवनी कलकत्ता उर-कनी
कायवाली प्रमुख असाद तथा जेनास
दोन म. नायम कडीकडर साकेम दरेप
कुमुदी सुव्यांकन तंत्र बलसाद तरहणी
सुभाषराज भाग्यता नोधिवा कुंभ कथी,~~

~~ALL RIGHTS RESERVED~~

..... નંબરની બુકનાં
..... નંબરે નોંધ્યો




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2004

અંગત સ્ટેમ્પ એકઠની કલમ ૩૨-કની
કાર્યવાહી પૂર્વધર્મ અસર તથા એરેક્સ
કોમ્પેક્સ ન પામ કલેક્ટર સાહેબ સ્ટેમ્પ
કેમ્પ્સી મળ્યાંકન તથા વજરાક તરફથી
આજરેજ મળતા નોંધવા હુકમ કર્યો,


અખ રજીસ્ટ્રાર, &
પારડી.

Registered No: 488
of Book No: 1
Date: 23/8/2004


C.P.G. Jodang
SUB REGISTRAR, PARDI





Ph.No.0260-423934-2432670
Fax No.0260-2420502
GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION
(A Govt. of Gujarat Undertaking)
Office of the Divisional Manager,
Administrative office building
Plot No.C-5 101, GIDC Char Rasta,
GIDC VAPI-396195.

BY RPAD

NO.GIDC/DM/VPI/TRF/QTR/UMG/3221

DI: 119 JUL 2004

OFFICE ORDER

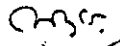
Sub: Transfer of plotNo, 48+49/2 at Umergam Indl. Estate.

A Plot of land No.48+49/2 admeasuring about 1663 sq. mtrs. was allotted to **M/s B. P. Synthetics.**

The lease deed executed on 6/5/86. The said plot so mortgaged with GSFC, purchased by M/s Chandan Steel Limited from GSFC and executed sale deed with GSFC and registered the same with sub-Registrar Pardi on 9/2/2004.

Permission for transfer the said plot has been given by the Divisional Manager, GIDC, Vapi as per letter No. 2989 dtd 14/7/2004.

The purchaser has fulfilled all the terms and conditions of the said letter. The plot is now therefore stands transferred in the name of **M/s.Chandan Steel Limited.** With effect from 16/7/2004.


DIVISIONAL MANAGER
GIDC, VAPI.

✓ To,
M/s Chandan Steel Ltd.
Plot No, 35 & 36,
GIDC, Vapi.

Copy to :

- 1) Executive Engineer, GIDC, Vapi.
- 2) Dy. Executive Eng. GIDC, Umergam.
- 3) Sr.A.O. GIDC, Vapi.
- 4) NAO. GIDC, Umergam.

Copy E.W.C. to: Manager GSFC, Valsad.