

AGREEMENT

SALE - DEED

AGREEMENT FOR SALE

POWER OF ATTORNEY

DOCUMENT No.

DOCUMENT DATE

PURCHASER'S NAME & ADDRESS

SELLER'S NAME & ADDRESS

Mrs. Bharati D. Chauhan
(B.Com., LL.B.) (Advocate)

LEGAL ADVISER

Off. : Plot No. C-8, Manmandir, Nr. Morarji Circle, G. I. D. C. VAPI
Ph. & Telefax : (0260) 241 0515. Cell : 098253 18113

Resi. : B/402, Rajmandir Co. Op. Hsg. Soc. Ltd., Koparli Road, Gunjan,
G. I. D. C. VAPI Ph. : (0260) 242 4889

પહોંચ નંબર:

૨૦૧૦૧૦૬૦૦૦૩૩૧

દસ્તાવેજ નંબર:

૨૧૧

દસ્તાવેજ વર્ષ:

૨૦૧૦

તા. ૭

માહે: ૧

સને ૨૦૧૦

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

અવેજ RS.૪૬૮૦૦૦.૦૦

રજુ કરનારનું નામ Shri Ashwin H. Rajawat Authorized signatory of M/s.

નીચે પ્રમાણે ફી પહોંચી Chandan Steel Ltd.

રજીસ્ટ્રેશન ફી	.....	.....	.....	.....	.....	૩. પેસા
નકલ કરવાની ફી સાઈડ/ફોલીયો	.....	.....	.....	.....	.....	૪૬૮૦
શેરોની નકલ કરવા માટે ફી	.....	.....	.....	.....	.....	૧૪૦
ટપાલ ખર્ચ	.....	.....	.....	.....	.....	૦
નકલો અથવા યાદીઓ (કલમો ૬૪ થી ૬૭)	.....	.....	.....	.....	.....	૮૦
શોધ અગર તપાસણી	.....	.....	.....	.....	.....	૦
દંડ કલમ-૨૫	.....	.....	.....	.....	.....	૦
કલમ-૩૪ (કલમ-૫૭)	.....	.....	.....	.....	.....	૦
નકલ ફી ફોલીયો	.....	.....	.....	.....	.....	૦
ઈન્ડેક્સ-૨ ફી	.....	.....	.....	.....	.....	૦
આ સિવાયની બાબતોની ફી	.....	.....	.....	.....	.....	૦

કુલ એકદર રૂ.

૪૮૦૦

(અંકે રૂપિયા ચાર હજાર નવસો પુરા.)

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના દિવસે તૈયાર થશે અને-----આવશે.

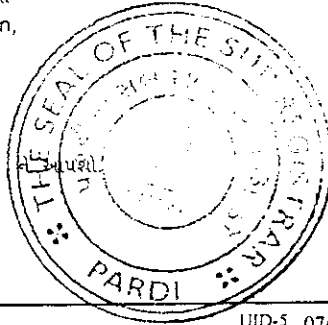
નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલજો
Plot No. ૩૪, ૩૫, ૩૬ GIDC Umbergaon,
Ta. Umbergaon, Dist. Valsad.

અગર

રજુ કરનારની સહી
[Signature]



[Signature]
કે. આર. વડે

સબ રજીસ્ટ્રાર

પારડી

સબ રજીસ્ટ્રાર પારડી

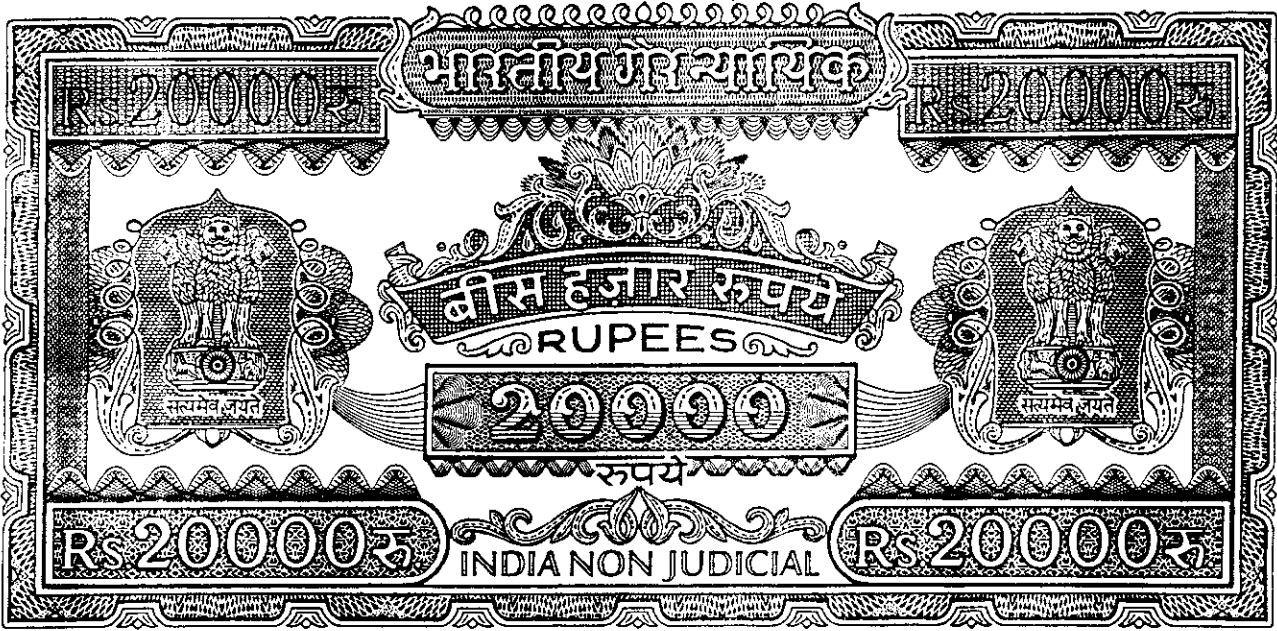
સબ રજીસ્ટ્રાર પારડી

Valsad

IGR - NIC 39462703515521542

UID-5 07/01/2010 14:30:44

B. D. Chauhan (Advocate).



ગુજરાત GUJARAT

060357

... ૨૬૧૫૮/૪૫૧.૦૫/૦૧/૧૦ રૂ. ૨૦,૦૦૦/-
 અંકે રૂપિયા..... ૮૧૧૧.૦૮૨૨૨૧
 નો સ્ટેમ્પ ન સાધાય સાથે રૂ. ૨૩,૫૦૦/-
 અંકે રૂ. તેલોડા ૦૮૨૨ ખાંચકાંતો બુસ. ૧ તે આલે રોજ
 શ્રી... ચાંદન વટી (૧)
 રહે... જી. શ્યામ (૧) જી. રા. (૧) મુને વેનગાં આપ્યો.
 હસ્તા: દીક્ષાજીવણી વેનગાંની સહી D. C.

B. C.

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CONVEYANCE DEED

SUM OF RS. 4,68,000/-

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ગુજરાત ગુજરાત GUJARAT

B 576463

માં નં. ૨૬૬૫૮/૫ તા. ૦૫/૦૧/૧૦ રૂ. ૧૦૦૦/-
અંકે રૂપિયા ૨૫૦૦/-
નો સ્ટેમ્પ જરૂર પાડાયેલો રૂ. ૧૩,૫૦૦/-
અંકે રૂ. ૧૦૦૦/- આપવામાં આવેલો રૂ. ૧૦૦૦/-
શ્રી ૨૬૬૫૮/૫ ની
રહે ૨૬૬૫૮/૫ ની હિસ્સામાંથી રૂ. ૧૦૦૦/- આપ્યો
હસ્તક. ૨૬૬૫૮/૫ ની હિસ્સામાંથી રૂ. ૧૦૦૦/-

B/C

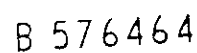


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THIS DEED OF CONVEYANCE made on this 6th day of January 2010, BETWEEN

Contd..3..



ગુજરાત GUJARAT

ॐ न. २६६१ पाठ्य ना. ०५/०१/१९३१. १०००६-
 अंके शिपिना. ॥ अंके ८०१ ६११
 नी स्ट्रेम ४ सापण साणे ३. २३, ५०८
 अंके ३. १६११ ८०११ पांयसा ६११ ते आले रोख
 श्री. २१६१ २२११ ८११
 २६ १०. ११११ ११. ११११ ११११ ११११ ११११
 ११११ ११११ ११११ ११११ ११११ ११११ ११११ ११११

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M/s. **Umbergaon Rubbers Pvt. Ltd.**, a company incorporated under the Companies Act, 1956 and having its registered office at GIDC, Umbergaon, Dist. Valsad, represented through its authorized signatory **Shri Shashi Kapoor Kashiv**, hereinafter called as "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include, successors of ONE PART. PAN

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The Hire Purchase Agreement has been



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

ગુજરાત GUJARAT

A 177575

BTC

શ્રી નં. ૨૬૧૫/૧૫ તા. ૦૫/૦૯/૭૦ રૂ. ૫૦૦/-
અંકે રૂપિયા ૫૦૦/-
નો સ્ટેમ્પ ના સાધણ સાથે રૂ. ૨૩,૫૦૦/-
અંકે રૂ. લેવકીશન, ૮૦૦૩ આયમનિ ૨૨૧ ને આલે રોજ
શ્રી વ્યંદન દેવીશ બી
રહે જી. વ્યા. ૬/૧૨/૧૧ કોણાકને લેવાયુ આયો
વસ્તુક દિ. ૨૬/૧૦/૧૧ લેવાયુ રૂ. ૨૮

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WHEREAS :-

Originally Umbergaon G.I.D.C. had allotted the Shed No. J-11, GIDC Umbergaon in the name of M/s. Manoj Engineering works, dated on 15/05/1973 vide allotment order No. GIDC/ ALT /UMG /1511.

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The Hire Purchase Agreement has been executed on dtd. 07/10/1974 and a vacant and peaceful possession of above said plot was handover to the M/s. Manoj Engineering works, by the GIDC vide Possession Receipt

above said letter M/s. Manoj Engineering works, became lawful owner of said plot. And subsequently applied for the change of name in the Gujarat Industrial Development Corporation and thereafter GIDC agreed and approved the change of name to M/S. UMBERGAON RUBBERS PVT. LTD. vide there Letter No. 2916, dated 19/05/1976.

Conveyance deed dated 24/07/1992 made between Gujarat Industrial Development Corporation (hereinafter referred "THE LESSOR") one part and M/S. UMBERGAON RUBBERS PVT. LTD., herein called "LESSEE") of the other part and registered with the sub registrar of Pardi vide Document No. 1831, duplicate document No. 1832 and GIDC demised unto M/S. UMBERGAON RUBBERS PVT. LTD., an industrial serial Shed No. J-11, admeasuring 1289.00 sq. mtrs., in the Umbergaon Notified Industrial Area, bearing revenue survey No. 255/P, situated, lying and being within the village limits of Dehri, Tal. Umbergaon, Dist. : Valsad, for a period of 99 years, for an industrial purpose subject to the observance and performance of the covenants and conditions contained in the said indenture of lease dated 24/07/1992.

The M/S. UMBERGAON RUBBERS PVT. LTD. became a lawful lessee, occupier and possessor of an Industrial Shed No. J-11, admeasuring 1289.00 sq. mtrs., with 155.71 Sq. Mtrs. old building structure thereon in the Umbergaon Notified Industrial Area, bearing revenue Survey No. 255/P, situated, lying and being within the village limits of Dehri, Tal. Umbergaon, Dist.: Valsad (more particularly described in the Schedule hereunder written and hereinafter called as "THE SAID SHED") therefore M/S. UMBERGAON RUBBERS PVT. LTD. is holding the clear and marketable title of said shed.

ANDWHEREAS the M/S. UMBERGAON RUBBERS PVT. LTD. applied to the GIDC Umbergaon for transfer the said Industrial Shed No. J-11, in favour of the M/S. UMBERGAON RUBBERS PVT. LTD. The said transfer application has been granted and provisional transfer order passed in favour of M/S. CHANDAN STEEL LTD.. vide Provisional Transfer Order No. 6630 on 11/12/09. With certain condition to be full fill before transfer order.

ANDWHEREAS the VENDOR had paid all the dues up to 2009 of the GIDC Vapi as per Provisional Transfer Order and this Conveyance Deed also executed between the parties to comply to Provisional Transfer Order.

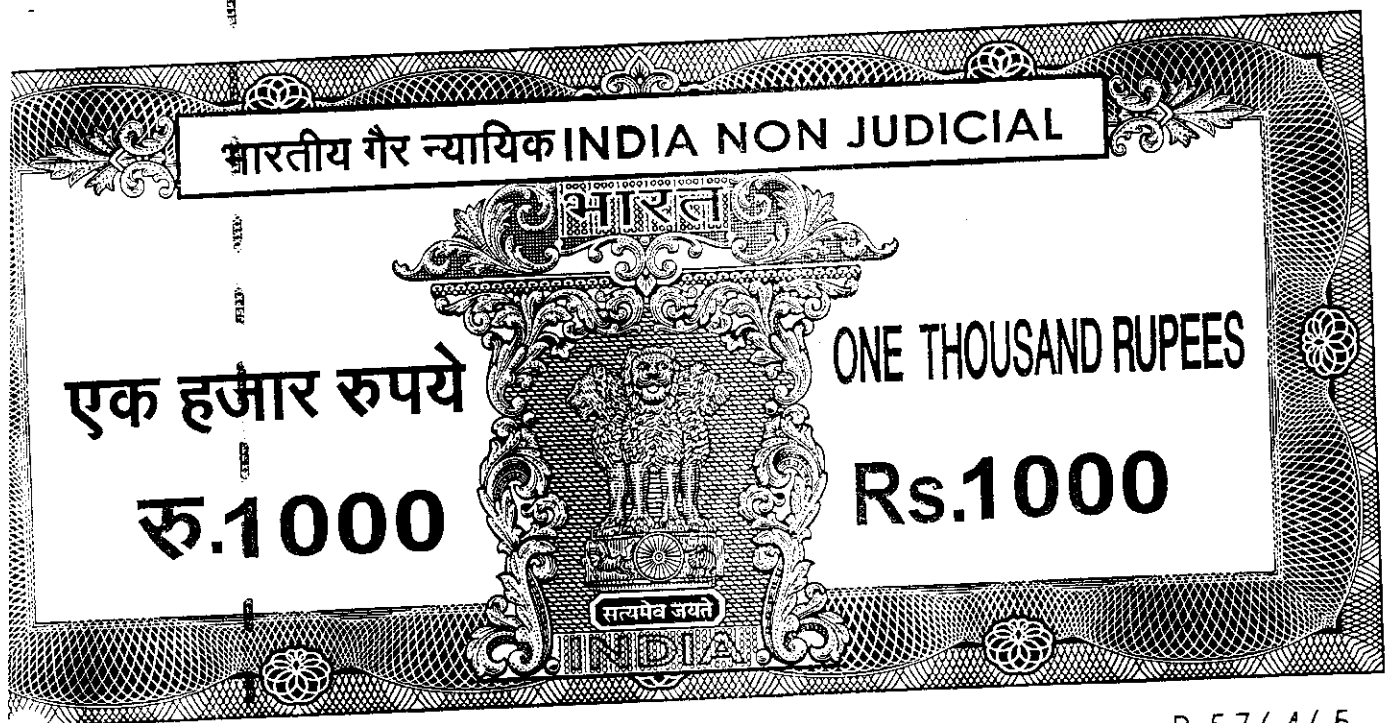
The Vendors thus become fully entitled to the said property by virtue of the abovementioned documents.

The Purchaser and the Vendors have arrived into a transaction where under the Vendors have agreed to transfer and surrender all their right, title and interest in and over the said entire plot, said property, etc. to and in favour of the Purchaser.

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राज. गुजरात GUJARAT

B 576465

मं. ५. २००५/०९/१० रु. १०००/-

अंके इधिया... २५६००२

नो. २३, ५००/-

अंके ३१... २३, ५००/-

श्री... २३, ५००/-

रु. २३, ५००/-

वस्तु... २३, ५००/-

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AND

M/s. Chandan Steel Ltd., a company incorporated under the Companies Act, 1956 and having its factory at Plot No. 34,35,36, GIDC, Umbergaon, Dist. Valsad, represented through its authorized signatory, **Shri Ashwin Haresh Rajwat**, hereinafter referred to as the 'PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors, executors, administrators and assigns) of the OTHER PART; PAN AAACC 4713 B.

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The Vendors and the Purchaser are executing separate deed of conveyance in respect of the said property, i.e. the said plot admeasuring 1289 sq. meters and the shed having constructed area of 155.71 sq. meters and shall be registering the said Deed of Conveyance by paying requisite stamp duty.

As far as the said buildings constructed upon the said plot of land, the Vendors are the absolute owners thereof and are sufficiently titled to sell, transfer and convey the same to the Purchaser; and have, accordingly, negotiated the consideration and upon negotiations, the parties have agreed to the figure of lumpsum consideration of **Rs. 4,68,000/-** (Rupees Four Lac Sixty Eight thousand only). In fact, prior to the execution hereof, the Purchaser has paid the said amount to the Vendors and since the entire payment is received by the Vendors, the Vendors are executing this deed of Conveyance in respect of the said buildings, which are more particularly described in the Schedule hereunder written.

The parties hereto are now therefore desirous of recording the terms and conditions of the sale, conveyance and transfer of all the right, title and interest of the Vendors in the said buildings to and in favour of the Purchaser herein. The terms and conditions whereof are appearing hereinafter.

NOW THIS DEED WITNESSETH that in consideration of receipt of lumpsum monetary consideration of **Rs. 4,68,000/-** (Rupees Four Lac Sixty Eight Thousand only). by the Vendors, the receipt of which the Vendors doth hereby admit and acknowledge and discharge, release and acquit the Purchasers herein from the payment thereof and/or any part thereof);

THEY the Vendors doth hereby sale, grant, release, convey and transfer unto the Purchasers right, title and interest in and over all that the said building, hereditaments and building more particularly described in the Schedule hereunder written and premises or any part thereof belonging or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate rights, title, interest, property, claim and demand whatsoever at law and in equity of the Vendors of, in and to the said land hereditaments and building and every part thereof TO HAVE AND TO HOLD ALL and singular the said buildings hereby granted, released, conveyed and assured or expressed so to be with their appurtenances unto and to the use of the Purchasers forever subject to the payment of all rents, rates, taxes, assessments, dues and duties now or hereafter to become payable to the Government of Gujarat or any other public body in respect thereof;

AND THE Vendors doth hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them made, done, omitted or executed knowingly or willingly suffered to the contrary; the Vendors now hath in them self good right and absolute power to grant, sale, transfer, release, convey and assure said buildings unto and to the use of the Purchasers in manner aforesaid;

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AND THAT the Vendors doth hereby hand over the vacant, peaceful, lawful, practical and physical possession of the said buildings to the Purchasers herein, free from all and every encumbrances and/or charges and with absolutely clear and marketable title;

AND THAT the Purchasers doth hereby receive and accept the aforesaid possession and doth hereby acknowledge its receipt;

AND THAT hereafter it shall be lawful for the Purchasers from time to time and at all times to peacefully and quietly hold, possess and enjoy the said buildings hereby granted with their appurtenances and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or from or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them;

AND THAT the Vendors doth hereby sufficiently save, defend, keep harmless and indemnified the Purchasers herein of, from and against all estates, charges and encumbrances whatsoever either already or be hereafter had, made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for him;

AND further that the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said building hereby granted or any part thereof by, from, under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, thing, matters and assurances in the law whatsoever for assuring the said building granted unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required and the Vendors doth hereby covenant with the Purchasers that the Vendors hath not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said building in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever;

AND THAT the Vendors further declare and assure the Purchasers that the said buildings, more particularly have been constructed by them with due approvals from G.I.D.C. and other competent authorities and that the same have not been treated or declared as illegal or unauthorized buildings by any authorities for any purposes whatsoever;

AND THAT the said buildings have been duly assessed for the purpose of taxes and that upto date taxes and other outgoings in respect of the said buildings have been fully and completely paid by the Vendors to all the competent authorities and that they are not at all in arrears of any such dues; etc.

AND THAT the Vendors doth hereby further assure and covenant with the Purchasers that they the Purchasers shall henceforth be entitled to the benefits of the said building, particularly to the benefits of FSI, TDR and/or to such other benefits.

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AND THAT the Vendors shall not claim any compensation or additional consideration against such benefits or shall not raise any objection or obstruction in the enjoyment of/appropriation of such benefits by the Purchasers;

AND THAT the Vendors lastly declare and assure the Purchasers that they shall execute all such other and further documents, deeds, applications, affidavits, etc. for more perfectly securing the right, title and interest of the Purchasers in and over the said building;

AND THAT, this Deed of Conveyance shall be lodged for registration with Sub-Registrar of Assurances, Pardi and the Vendors undertakes to attend the office of the Sub- Registrar, for admitting the execution of this Deed; AND THAT the Vendors further undertakes to produce all such relevant documents pertaining to the said building, which shall be required to be produced and attached to this Deed at the time of registration of this Deed;

AND THAT the Vendors simultaneously to the execution of this Deed handed over to the Purchasers herein all the original documents of title pertaining to the said building;

AND THAT the Vendors doth hereby assure the Purchasers that all the taxes, cess, charges for electricity and water and all other outgoings payable in respect of the said building till the date of this conveyance have been paid by the Vendors and in case if any of such charges are found to be due and payable any time hereafter, then the Vendors shall upon knowledge thereof immediately pay to the respective authorities;

AND THAT the Vendors doth hereby give its irrevocable consent to the Purchasers, not only to peacefully hold and possess the said building, but to develop the said building by demolishing the presently standing structure thereon and by constructing a thereon with due approval of the said G.I.D.C. and local authorities;

AND THAT the Vendors lastly covenant with the Purchasers that for effecting necessary changes in the Records of Right maintained by the said Corporation, G.E.B. and/or such other Government offices of local bodies, etc., the Vendors shall render their fullest co-operation by executing and signing all such relevant applications, forms of transfer, etc. and/or by doing all such pursuant acts, deeds, etc.

SCHEDULE **Description of Property**

ALL THAT piece and parcel of Industrial **Shed No. J-11**, plot of land admeasuring **1289.00 square meters**, having constructed area of **155.71 sq. meters**. thereon, lying, being and situate at village **Dehri** in Gujarat Industrial Estate at Umbergoan, District Valsad, in the state of Gujarat, bearing **revenue Survey No. 255/p.** ounded as follows:

On or towards North	: Industrial Plot No. 46.
On or towards South	: Industrial Shed No. J-12.
On or towards East	: Estate Road.
On or towards West	: Industrial Plot No. 47/p.

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IN WITNESS WHEREOF, the parties hereto have here unto set and subscribe their respective hands and seals the 6th day of, the month of January the year 2010.

Signed, Sealed & Delivered
By the within named "THE VENDOR"



Shashi

Shri Shashi Kapoor Kashiv,
Authorized signatory of M/s. Umbergaon Rubbers Pvt. Ltd.

Signed, Sealed & Delivered
By the Within named "THE PURCHASER"



Ashwin
Shri Ashwin H. Rajwat
Authorized signatory of M/s. Chandan Steel Ltd.

In the presence of ...

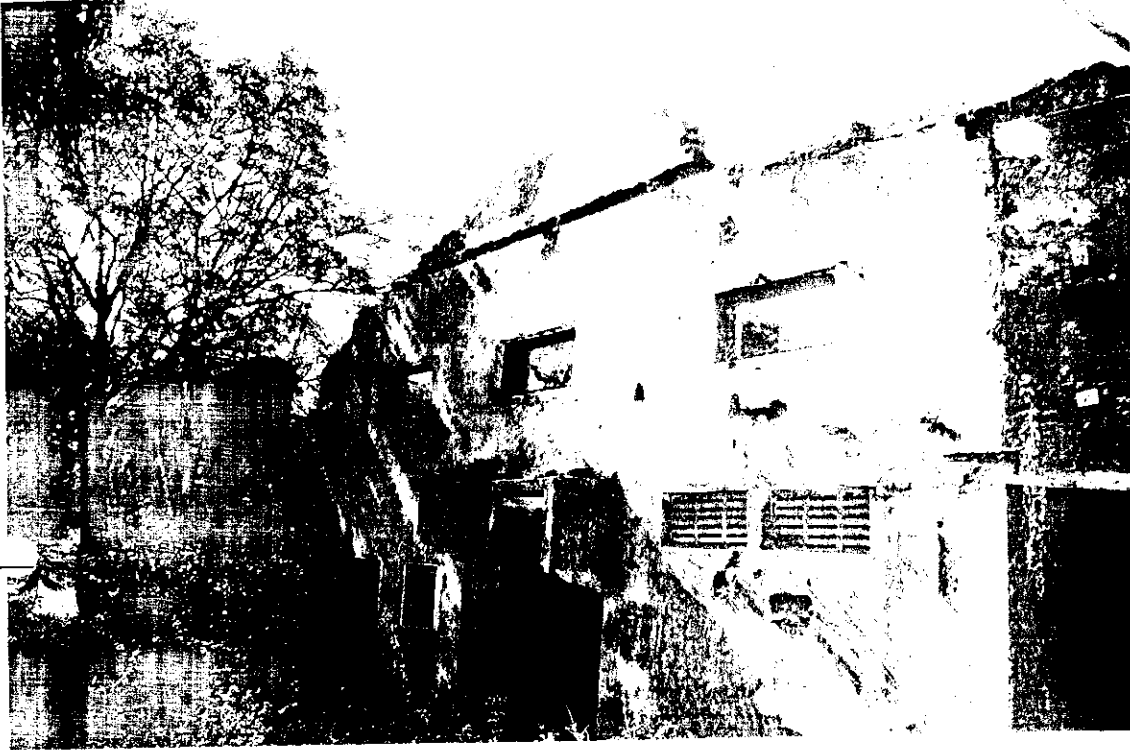
1. *Hussein Kapadia*



D. Singh

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Industrial Shed No. J-11
GIDC, Umbergaon, Dist. Valsad

"THE VENDOR"



Shashi

Shri Shashi Kapoor Kashiv,
Authorized signatory of M/s. Umbergaon Rubbers Pvt. Ltd.

"THE PURCHASER"



Ashwin

Shri Ashwin H. Rajwat *Rajawat*
Authorized signatory of M/S. Chandan Steel Ltd.

Ashwin

Serial No. **211**
presented of the office of the
Sub-Registrar of Sub Registrar Pardi
between the hour of **2** to **3**
on date **07/01/2010**

Receipt No :- **201010600331**
Received Fees as following Rs.
Registration Fees. **4680**
Fee for photography (**14**) **140**
Postage Fee :- **80**

TOTAL :- 4900



(Rupees Four Thousand Nine Hundred Only)

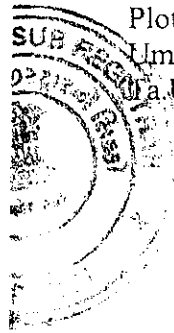
[Signature]
Shri Ashwin H. Rajawat Authorized
signatory of M/s. Chandan Steel Ltd.

[Signature]
(K. I. Patel)
Sub Registrar
Sub Registrar Pardi

PRD
211 12 13
21 10

[Signature]
(K. I. Patel)
Sub Registrar
Sub Registrar Pardi

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
1	Executant Shri Shashi Kapoor Kashiv Authorized signatory of M/s. Umbergaon Rubbers Pvt. Ltd. (Business) GIDC Umbergaon. Ta. Umbergaon. Dist. Valsad.	45			<i>[Signature]</i>
2	Claimant Shri Ashwin H. Rajawat Authorized signatory of M/s. Chandan Steel Ltd. (Business) Plot No. 34, 35,36 GIDC Umbergaon. Ta. Umbergaon, Dist. Valsad.	36			<i>[Signature]</i>



Executing Party
admits execution

[Signature]

[Signature]

1. Bharti D. Chauhan (Advocate)
Vapi, Ta. Pardi, Dist. Valsad.



Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

1. BD Chauhan

P.D.		
211	13	13
2010		

Day 7 of Month January - 2010

K. I. Patel

(K. I. Patel)
Sub Registrar
Sub Registrar Pardi

Produced Form No.1
for finalise the Marketvalue.
Date : 07/01/2010

K. I. Patel

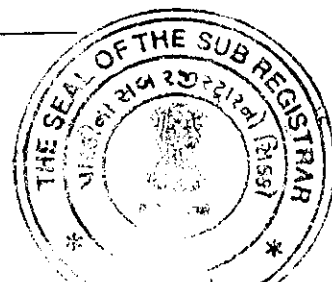
(K. I. Patel)
Sub Registrar
Sub Registrar Pardi



Registered No. 211 Book No. 1
Date : 07/01/2010

K. I. Patel

(K. I. Patel)
Sub Registrar
Sub Registrar Pardi



AGREEMENT

SALE - DEED

AGREEMENT FOR SALE

POWER OF ATTORNEY

DOCUMENT No.

DOCUMENT DATE

PURCHASER'S NAME & ADDRESS

SELLER'S NAME & ADDRESS

Mrs. Bharati D. Chauhan

(B.Com., LL.B.)

(Advocate)

LEGAL ADVISER

Off. : Plot No. C-8, Manmandir, Nr. Morarji Circle, G. I. D. C. VAPI
Ph. & Telefax : (0260) 241 0515. Cell : 098253 18113

Resi. : B/402, Rajmandir Co. Op. Hsg. Soc. Ltd., Koparli Road, Gunjan,
G. I. D. C. VAPI Ph. : (0260) 242 4889

પર્કાઈ નંબર: ૨૦૧૦૧૦૬૦૦૦૩૨૯

દસ્તાવેજ નંબર: ૨૦૯

દસ્તાવેજ વર્ષ: ૨૦૧૦

તા. ૭

માહે: ૧

સને ૨૦૧૦

દસ્તાવેજનો પ્રકાર માલિકી ફેરબત/વેચાણ

અવેજ Rs. ૬૦૦૦૦૦.૦૦

રજુ કરનારનું નામ Shri Ashwin H. Rajawat Authorized signatory of M/s. Chandan Steel Ltd.

નીચે પ્રમાણે કી પર્કોથી

રજીસ્ટ્રેશન કી	.....	.....	.....	.....	.....	૬૦૦૦
નકલ કરવાની કી સાઈડ/ગોલીયો	.....	.....	.....	.....	.....	૧૨૦
શેરોની નકલ કરવા માટે કી	.....	.....	.....	.....	.....	૦
ટપાલ ખર્ચ	.....	.....	.....	.....	.....	૮૦
નકલો અથવા યાદીઓ (કલમો ૬૪ થી ૬૭)	.....	.....	.....	.....	.....	૦
શોધ અગર તપાસણી	.....	.....	.....	.....	.....	૦
દંડ કલમ-૨૫	.....	.....	.....	.....	.....	૦
કલમ-૩૪ (કલમ-૫૭)	.....	.....	.....	.....	.....	૦
નકલ કી ફોલીયો	.....	.....	.....	.....	.....	૦
ઇન્ડેક્સ-૨ કી	.....	.....	.....	.....	.....	૦
આ સિવાયની બાબતોની કી	.....	.....	.....	.....	.....	૦

કુલ એકદર ૩.

૬૨૦૦

(અંકે રૂપિયા છ ઠગાર બરસો પુરા.)

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના દિવસે તૈયાર થશે અને-----આવશે.

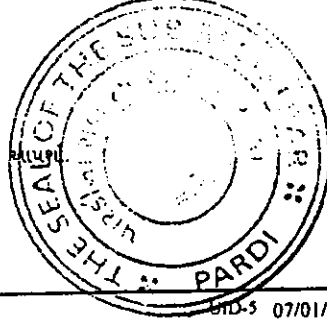
નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે
Plot No. ૩૪, ૩૫, ૩૬ GIDC Umbergaon,
Ta. Umbergaon, Dist. Valsad.

અગર

રજુ કરનારની સહી



(કે. આઈ. પટેલ)

સબ રજીસ્ટ્રાર

પારડી

સબ રજીસ્ટ્રાર પારડી

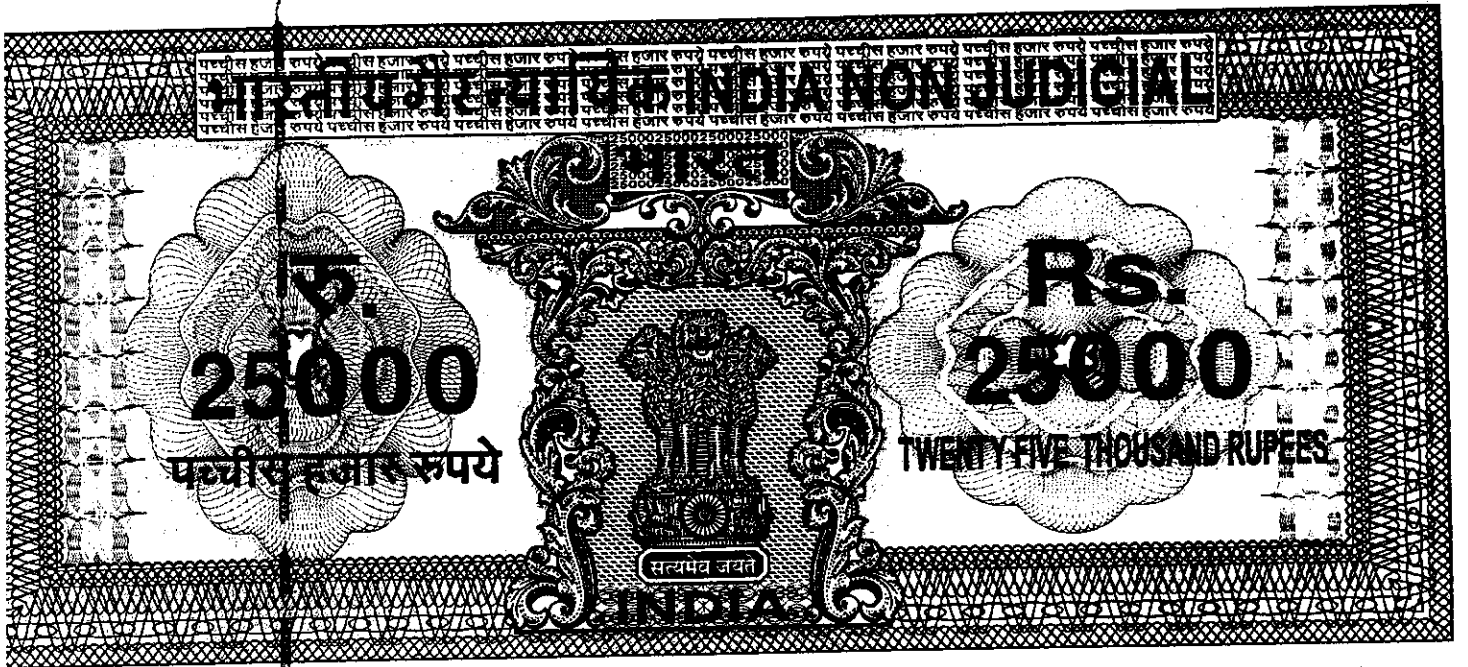
સબ રજીસ્ટ્રાર પારડી

Valsad

IGR - NIC 39462802515522642

07/01/2010 14:19:38

B D Chauhan
Adv.

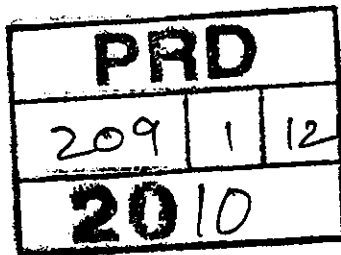


જરાત ગુજરાત GUJARAT

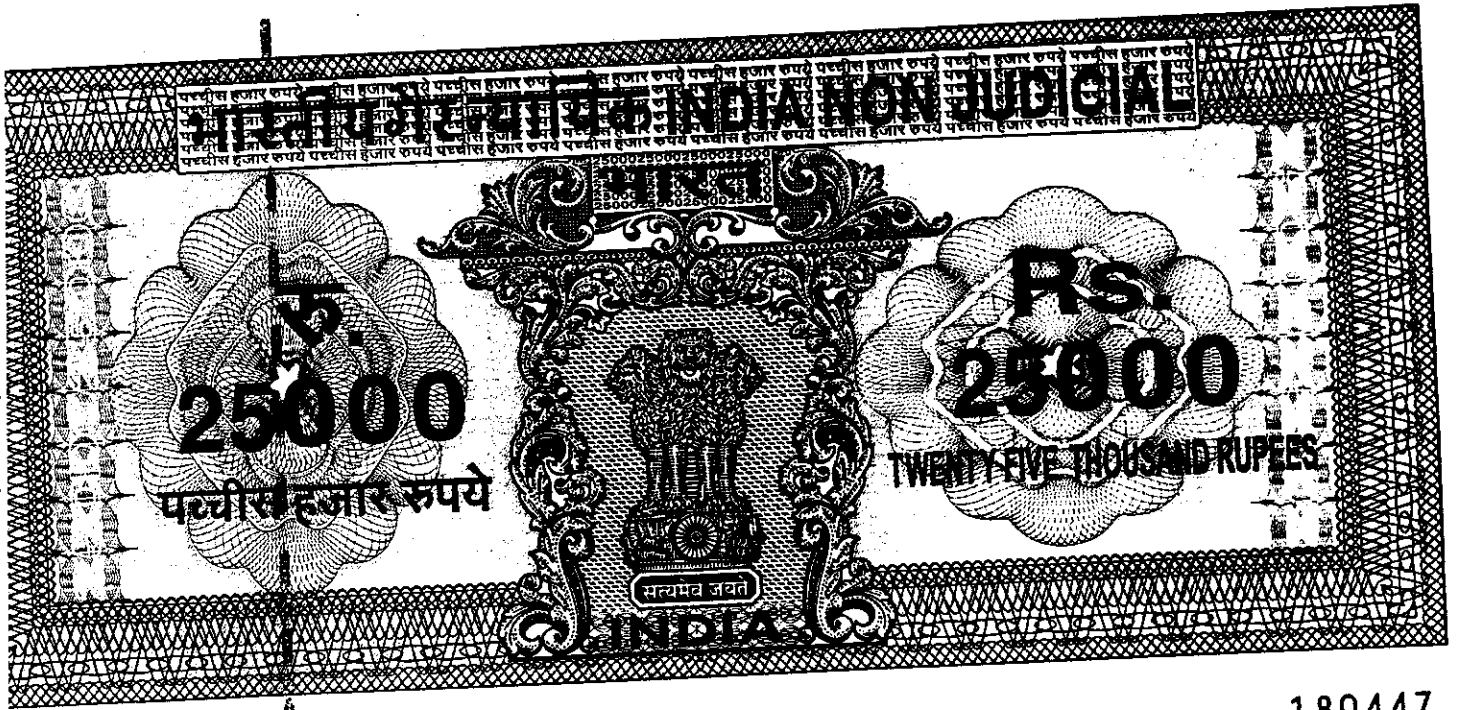
180414

૨૬૧૫૮/૫૫૦૫/૦૧/૧૦૩૧ ૨૫,૦૦૦/-
 અંકે રૂપિયા..... પચ્ચીસ હજાર રૂપિયા.....
 નો સ્ટેમ્પ નવ સાધોમ સાથે રૂા..... ૬૯,૫૦૦/-
 અંકે રૂા..... બેસોળસ હજાર પાંચસો પચ્ચીસ આલે રોજ
 શ્રી..... શાંદજી રાજીવ ભી.....
 રહે..... જી.આ.પી.વેલ્લી..... ડિંગરગામ ને વેચાણ આગ્યો.
 બસતક..... દામોદરભાઈ..... લેનારની સહી.....

Bar -
 ભારતી ડી. વેલ્લી
 સેમ્પ લેન્ડર, લા. નં. ૭૮૫
 ૧૨૨, શ્રી. બી. દેસાઈ ચેમ્બર,
 જી.આ.પી. વે. સી., વાપી.



DEED OF ASSIGNMENT
 Sum Of Rs. 6,00,000/-



જરાત ગુજરાત GUJARAT

180447

મંડે રૂપિયા : ૨૬૧૫૪/૫૫૦૫/૦૧/૧૦૩૧ ૨૫,૦૦૦/-
 નો સ્ટેમ્પ જ સાધી સારે રૂ. ૫૨૨/૨૧ ૦૫૧૧૨૧
 મંડે રૂ. ૬૧,૫૦૦/-
 શ્રી. જાંદલ જી. સી. લી.
 રહે. જુ. જા. હો. બી. જી. હિમશંકર ને વેચાણ આપ્યો.
 હસ્તાક્ષર દિ. ૬/૧/૨૦૧૦ વેનારની સહી. P. C.

BTJ
 ભારતી ડી. પટેલ
 સ્ટેમ્પ વેન્ડર, લા. નં. ૩/૬૫
 ૧૨૨, સી. બી. હેસાઈ ચેમ્બર્સ,
 જી. આઈ. ડી. સી., વાપી.

PRD		
209	2	12
2010		

..2..

THIS DEED OF ASSIGNMENT is made at : Umbergaon, Tal.: Pardi,
 Dist. : Valsad, on 6th day of January, 2010, BETWEEN



રાત ગુજરાત GUJARAT

184861

સં. નં. ૨૬૧૫/૧૫૦૫/૧૦૩૧... ૧૦,૦૦૦/-
 રૂપિયા... દસ હજાર રૂપિયા
 નો સ્ટેમ્પ ના સાધારણ સાથે રૂ. ૬૬,૫૦૦/-
 અકે રૂ. ૦૦૬૧૧.૬૮... વાણીજ્યોતી વેદાંતે આલે રોજ
 શ્રી... રૂ. ૬૬૫,૦૦૦/-
 રહે... જી.આઈ.ડી.સી. ઉમાશંકરને ગેરમાન આપ્યો
 હસ્તક... દિગ્ગજીભાઈ દેનારની પડી

બી.એ.
 ભારતી ડી.સી.
 સ્ટેમ્પ વેન્ડર, લા.નં. ૩/૬૫
 ૧૨૨, સી.બી.દેસાઈ ચેમ્બર્સ,
 જી.આઈ.ડી.સી., વાપી.

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2010		

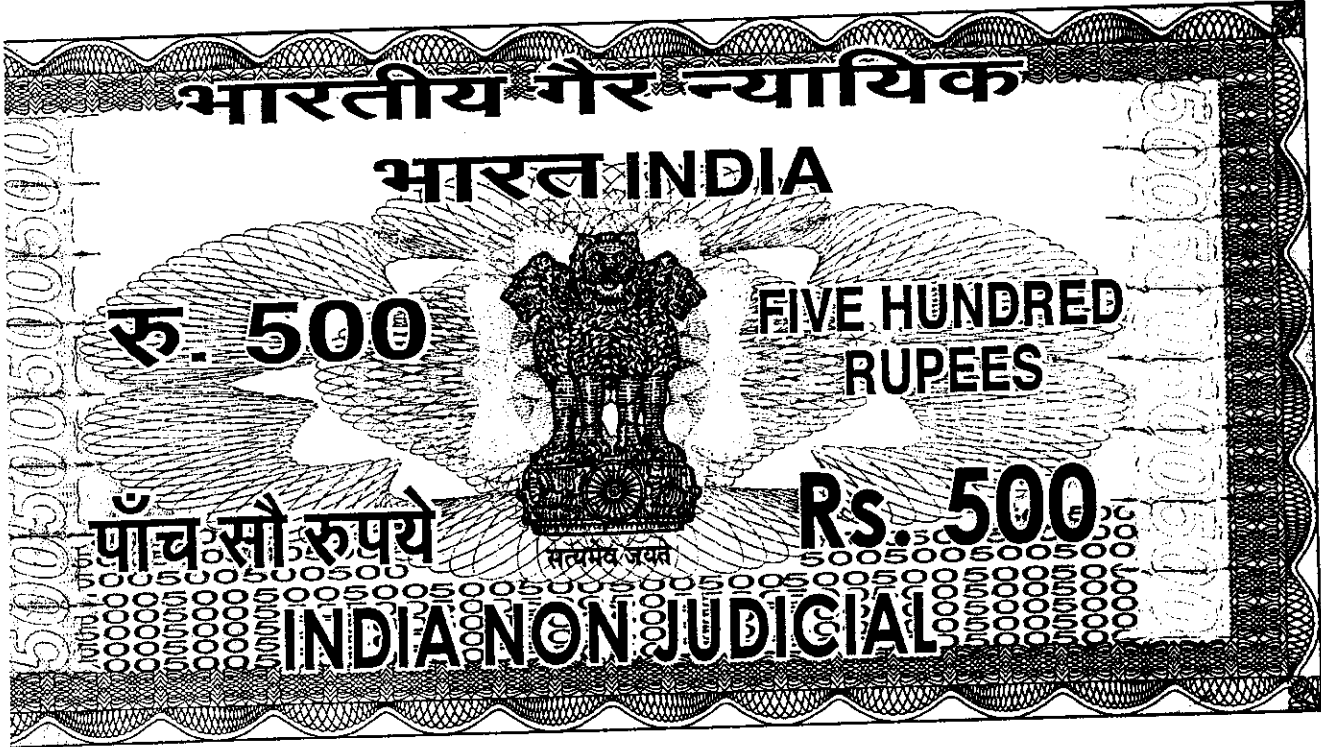
..3..

M/s. Umbergaon Rubbers Pvt. Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at GIDC, Umbergaon, Dist. Valsad, represented through its authorized signatory, Shri Shashi Kapoor Kashiv, hereinafter called as "THE ASSIGNOR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their present directors and director from time to time, all legal heirs their executors, administrators, successors and assignees) of FIRST PART.

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Contd..4..

Contd..5..

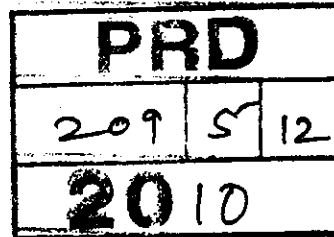


IN GUJARAT GUJARAT

A 177574

નં ન. ૨૬૧૫૬/૫તા. ૦૫/૦૧/૧૦ રૂ. ૫૦૦
 અંકે રૂપિયા..... પાંચસો રૂપિયા
 નો સ્ટેમ્પ જ સાપાત્ર સાથે રૂ. ૬૧,૫૦૦
 અંકે રૂ. ૭૫૬૧૬૬..... ૭૫૬૧૬૬ નાં રાશી લેવા તે આજે રોજ
 શ્રી..... શાંદન રવીલ લી
 રહે..... જી. આઈ. ડી. સી. હિંમતશાહ ને બેમાત્ર આપ્યો.
 હસ્તા..... દામોદરભાઈ.....

ભારતી ડી. સી. સી.
 સ્ટેમ્પ વેન્ડર, લા. નં. ૩૪૬૫
 ૧૨૨, સી. બી. દેસાઈ બેંકબર્સ,
 જી. આઈ. ડી. સી., વાપી.



..5..

WHEREAS :-

Originally Umbergaon G.I.D.C. had allotted the Shed No. J-11, GIDC
 Umbergaon in the name of M/s. Manoj Engineering works, dated on
 15/05/1973 vide allotment order No. GIDC/ALT/UMG/1511.
 Contd..6..

PRD		
209	7	12
2010		

..7..

Andwherease assignor agreed to transfer assignee all lease hold rights title interest and benefits of the above said Shed No. J-11 in favour of the assignee for total consideration of Rs. 6,00,000/- (Rupees Six Lac ~~Thousand~~ Only)

And the ASSIGNEE has paid the consideration amount Rs. 6,00,000/- (Rupees Six Lac ~~Thousand~~ Only) by cheque/cash on or before execution this deed. The ASSIGNOR herby acknowledge the above said amount and passes the receipt in favour of assignee.

NOW THIS DEED WITHNESSETH that in pursuance of provisional transfer order of GIDC the Assignors hereby assign unto the Assignee All that piece of Land of Industrial Shed No. J-11, situated at Notified Area, Umbergaon Industrial Estate of GIDC and were particularly described in the Schedule hereunder written TOGETHER with all rights liberties, privileges, easements and appurtenances whatsoever to the said Plot or any part thereof belonging or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estate right, title, interest, claim and demand whatsoever of than the Assignors in and to the said premises or any part thereof TO HOLD the said plot hereby assigned unto the Assignee in perpetuity subject to the payment of lease rent reserved by the said Deed of Lease dated 24/07/1992 and to the performance and observance of the Covenants and Stipulations therein contained and on the part of the Lessee part to be observed and performed and which henceforth on the part of the Assignee ought to be observed and performed.

And the Assignors covenant with the Assignee as follows :

The said Shed is now valid and subsisting lease of the said plot herein before expressed to be hereby assigned and is in no, wise void or avoidable.

- 1) That all the rents reserved and the covenants by the Assignor and the conditions contained in the said Deed of Lease have been paid observed and performed up to the date of these presents.
- 2) That the Assignor has right and absolute power to assign the said shed unto the Assignee for the term and in the manner aforesaid.
- 3) That it shall be lawful for the Assignee from time to time and at all times hereafter during the said term to peaceably and quietly hold, posses and enjoy the said shed hereby assigned or expressed so to the with the appurtenances and received the rents and profits thereof for their own use and benefit without any eviction, interruption, claim or demand whatsoever from or by the Assignors or from by any other person or persons lawfully or equitably claiming by under or in trust for them.
- 4) That the said Plot is free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Assignors well and sufficiently saved defended kept harmless and indemnified of from and against all estates charges and encumbrance

Contd..8..

PRD		
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2010		

..6..

The Hire Purchase Agreement has been executed on dtd. 07/10/1974 and a vacant and peaceful possession of above said plot was handover to the M/s. Manoj Engineering works, by the GIDC vide Possession Receipt

By above said letter M/s. Manoj Engineering works, became lawful owner of said plot. And subsequently applied for the change of name with the Gujarat Industrial Development Corporation and thereafter GIDC agreed and approved the change of name to M/S. UMBERGAON RUBBERS PVT. LTD. vide there Letter No. 2916, dated 19/05/1976.

By lease deed dated 24/07/1992 made between Gujarat Industrial Development Corporation (hereinafter referred "THE LESSOR") one part and M/S. UMBERGAON RUBBERS PVT. LTD., (therein called "LESSEE") of the other part and registered with the sub registrar of Pardi vide Document No. 1829, duplicate document no. 1830 and GIDC demised unto M/S. UMBERGAON RUBBERS PVT. LTD., an industrial serial Shed No. J-11, admeasuring 1289.00 sq. mtrs., in the Umbergaon Notified Industrial Area, bearing revenue survey No.255/P, situated, lying and being within the village limits of Dehri, Tal. Umbergaon, Dist. : Valsad, for a period of 99 years, for an industrial purpose subject to the observance and performance of the covenants and conditions contained in the said indenture of lease dated 24/07/1992.

The M/S. UMBERGAON RUBBERS PVT. LTD. became a lawful lessee, occupier and possessor of an Industrial Shed No. J-11, admeasuring 1289.00 sq. mtrs., with old building structure thereon in the Umbergaon Notified Industrial Area, bearing revenue Survey No. 255/P, situated, lying and being within the village limits of Dehri, Tal. Umbergaon, Dist.:Valsad (more particularly described in the Schedule hereunder written and hereinafter called as "THE SAID SHED") therefore M/S. UMBERGAON RUBBERS PVT. LTD. is holding the clear and marketable title of said shed.

ANDWHEREAS the M/S. UMBERGAON RUBBERS PVT. LTD. applied to the GIDC Umbergaon for transfer the said Industrial Shed No. J-11, in favour of the M/S. UMBERGAON RUBBERS PVT. LTD. The said transfer application has been granted and provisional transfer order passed in favour of M/S. CHANDAN STEEL LTD.. vide Provisional Transfer Order No. 6630 on 11/12/09. With certain condition to be full fill before transfer order.

ANDWHERAS the ASSIGNOR had paid all the dues up to 2009 of the GIDC Umbergaon as per Provisional Transfer Order and this Deed Of Assignment also executed between the parties to comply to Provisional Transfer Order.

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

Contd.. 7..



Industrial Shed No. J-11
GIDC, Umbergaon, Dist. Valsad

PRD		
209	9	12
2010		

"THE ASSIGNOR"

Shri Shashi Kapoor Kashiv,
Authorized signatory of M/s. Umbergaon Rubbers Pvt. Ltd.



"THE ASSIGNEE"

Shri Ashwin H. Rajwat
Authorized signatory of M/S. Chandan Steel Ltd.



2010

..8..
whatever made executed occasioned or
suffered by the Assignors or by any other
person or persons having or lawfully claiming
by from under or in trust for them.

That the Assignors and all persons or lawfully claiming by from under or
in trust for then shall and will from time to time and all times hereafter
during the said term at the request and cost of the Assignee do and
execute or cause to be done and executed all such further and other
lawful and reasonable acts deeds, things, matters and reasonable acts,
deeds, things, matters and assurances in the law whatever for further
more perfectly and absolutely assuring the said shed hereby assigned or
expressed so to be and every part thereof unto and to be and every part
thereof unto and to the use of the Assignee for the residue of the said
term and in matter afore said as shall or may be reasonably required.

:: THE SCHEDULE OF ABOVE REFERED TO:

All that piece or parcels of land known as an Industrial Shed
No. J-11, admeasuring 1289.00 sq. mtrs., in the Umbergaon Notified
Industrial Area, bearing revenue Survey No. 255/P, situated, lying
and being within the village limits of Dehri, Tal. Umbergaon,
Dist.:Valsad which is bounded as follows :- (as per Lease Deed)

On or towards North	: Industrial Plot No. 46.
On or towards South	: Industrial Shed No. J-12.
On or towards East	: Estate Road.
On or towards West	: Industrial Plot No. 47/p.

IN WITNESS WHEREOF, the parties hereto have here unto set and
subscribe their respective hands and seals the 6th day of, the month
of January, the year 2010.

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



Shri Shashi Kapoor Kashiv,
Authorized signatory of M/s. Umbergaon Rubbers Pvt. Ltd.

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



Shri Ashwin H. Rajwat
Authorized signatory of M/S. Chandan Steel Ltd.

In the presence of...

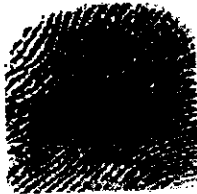
1.. Hareesh K. K. K.

2.. D. Singh

Contd.9.

Serial No. **209**

presented of the office of the
Sub-Registrar of Sub Registrar Pardi
between the hour of **2** to **3**
on date **07/01/2010**



Receipt No :- **2010106000329**

Received Fees as following Rs.

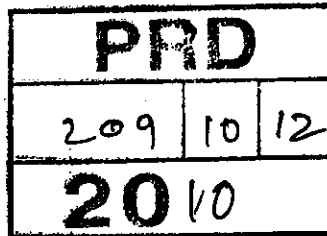
Registration Fees.	6000
Fee for photography (12)	120
Postage Fee :-	80

TOTAL :- 6200

(Rupees Six Thousand Two Hundred Only)

[Signature]
Shri Ashwin H. Rajawat Authorized
signatory of M/s. Chandan Steel Ltd.

[Signature]
(K. I. Patel)
Sub Registrar
Sub Registrar Pardi



[Signature]
(K. I. Patel)
Sub Registrar
Sub Registrar Pardi

no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
----	------------------------	-----	------------	------------------	-----------

Executant

Shri Shashi Kapoor Kashiv
Authorized signatory of M/s.
Umbergaon Rubbers Pvt. Ltd.
(Business)
GIDC Umbergaon,
Ta. Umbergaon, Dist. Valsad.
PAN No. AABCU 0554 D

45



[Signature]

Claimant

Shri Ashwin H. Rajawat
Authorized signatory of M/s.
Chandan Steel Ltd. (Business)
Plot No. 34, 35, 36 GIDC
Umbergaon,
Umbergaon, Dist. Valsad.
PAN No. AAACC 4713 B

36

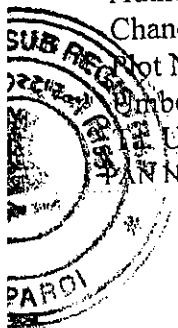


[Signature]

**Executing Party
admits execution**

[Signature]

[Signature]



Verified PAN No/GIR No as per
Income Tax Rules 1962.

Executant No. **AA BCU 05549**

Claimant No. **AAAC 4713B**

Conformer No. **-**

Date: **6-1-2010**

Qij

Sub Registrar Pardi

Registered No. **209** Book No. **1**

Date: **07/01/2010**

Qij

(K. I. Patel)

Sub Registrar
Sub Registrar Pardi

PRD		
209	11	12
2010		



1. Bharti D. Chauhan (Advocate)
Vapi, Ta. Pardi, Dist. Valsad.



Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

1. BDC

Day 7 of Month January - 2010

K. I. Patel

(K. I. Patel)

Sub Registrar
Sub Registrar Pardi

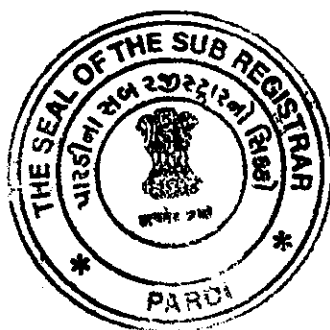
PRD		
209	12	12
2010		

Produced Form No.1
for finalise the Marketvalue.
Date : 07/01/2010

K. I. Patel

(K. I. Patel)

Sub Registrar
Sub Registrar Pardi



J-12

CONVEYANCE DEED
FOR
SHED NO.J/12
AT
G.I.D.C. UMBERGAON

BETWEEN

GUJARAT INDUSTRIAL DEVELOPMNT CORPORATION,
UDYOG BHAVAN, BLOCK-4, SECTOR NO.11 'GH' ROAD,
GANDHINAGAR.

AND

M/s. CHANDAN STEEL LTD.

504, SUKH SAGAR, N.S.PATKAR MARG, MUMBAI-400 007.

(A)

Receipt No.: 5323212
Received Fees under Rs.
Registration Fees 30/-
Phot. Fee 100/-
Postage 20/-
TOTAL 100/-

Serial No. 2109
Presented at the Office of The Sub
Registrar Pardi Camp Umbergaon
between the hands of
1 and 2 on the 20th
day of July 2010 2000
and Photograph and Fingerprint
affixed

Sub Registrar, Pardi

40517/141391
Serial No. 30/1/2010
Date
Name Chandan Steel Ltd

Ass Mumbai
Rs. 100/-
One Hundred only

IND BANK LTD. (VAPI CDDC)
GUJ/SOS.AUTH/AV/76/2006

Duplicate

CONVEYANCE DEED

FOR CHANDAN STEEL LTD.

Authorized Signatory

Sub Registrar, Pardi

This Indenture made on the 20th day of
month July of the year Two Thousand
(2010) between the Gujarat Industrial Development
Corporation a Corporation constituted under its Head Office
Udyog Bhavan Block No.4, Sector 11, Gandhinagar (hereinafter

INDUSIND BANK LTD
SHRINATHJI CHAMBERS
VAPI - 396 195
GUJ/SOS/AUTH/AV/76/2006

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GUJARAT
INDIA

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called "The Corporation" 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 "J"-type Shed No.12 GIDC, Umbergaon-396 171, a firm registered under "**COMPANIES**" Act and having its registered office at 504 Sukh Sagar, N.S.Patkar Marg, Mumbai-400 007 (hereinafter called "The Holder" which expression shall, unless the context does not so admit include his nominee heirs/executors/ administrators and assigns/or/ successors in business and assigns) of the other part.

WHEREAS the Holder, having occupied "J" Type of Shed No.12, standing on plot No. 48/p, & 49/p in the **Umbergaon** Notified Area /Estate of the Corporation under agreement for sale executed on **26/03/1975 & Supplementary Agreement has been executed on 06/05/1976 & 28/01/2010** has duly fulfilled and complied with the terms and condition specified in the said agreement and has made full payment amounting to **Rs. 49,200/-** (Rupees Forty nine thousand two hundred only) towards the price of the aforesaid shed, which he had to pay in pursuance of the said agreement for sale and the disposal of property regulations.

AND WHEREAS under the clause (3) of the said Agreement for sale the Corporation has agreed to transfer the shed No. **J/12**, to the Holder by a conveyance deed and to grant lease hold rights in respect of the plot of land on which the said shed No. **J/12**, stands by executing a lease deed.

* AND WHEREAS the Holder has paid documental charges in regard to these presents amounting to **Rs.2,500/-**(Rupees Two thousand five hundred Only).

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IT IS HEREBY AGREED BY AND
BETWEEN THE PARTIES AS UNDER :

- 1) The holder hereby accept to hold the property in the form of shed namely "J" type of shed No.12, situated in the **Umbergaon** Notified Industrial Area at **Umbergaon** in the District of **Valsad** and more particularly defined in Schedule- "A" hereunder. Written and boundaries whereof are for greater clearances delineated in the plan schedule "B" hereto Annexed and thereon colored hatched in red subject to the following stipulation.
 - a) The terms of the holding will be co-extensive will the terms of the lease hold right of the holder referred to in clause (d) below :
 - b) The holder shall have to right of using the common portion and common services along with the holders of the other sheds in the said industrial area during the said terms subject to the regulations of the corporation for the time being in force.
 - c) In addition if an any outstanding dues come to light at a later date due to discrepancy in accounts the holder would be responsible to make good such dues with interest on the corporation furnishing the details of such outstanding dues.
 - d) In pursuance of the lease deed executed between the Corporation and the Holder, the holder shall be acquiring and holding the lease hold rights of the land on which the said shed stands.
 - e) The Holder hereby absolves the corporation of all the liabilities in respect of any rates taxes, charges and assessments of every description which are now or at any time hereafter be assessed charged or imposed upon the said property by the State Government or Central Government.



f) The Corporation had issued an Allotment letter No. **3458** dtd.

07/12/1973 & Final Transfer Order No. 3001, dtd. 19/5/1977 & Final transfer order No. GIDC/ RM/ VPI/ SHD/ FTO/UMG/8932 dtd. 29/01/2010, In respect of the said shed. The Condition stipulated in the said allotment letter and in the lease deed dtd. 20. 7. 2010 (which shall be deemed to be forming part of there presents by which the said property stands have been granted to the Holder shall mutates mutandis apply to this conveyance and the Holder shall be bound to observe them and the shall not do permit anything to be done in contravention of the said conditions.

g) The Corporation may provide the fire fighter services in some of the estates as an amenity. In case of non-provision or any delay or non-availability of fire fighter at the time of fire, the purchaser will not claim any losses/damages due to this.

2. The Corporation covenants that the Holder Performing and observing the conditions herein contained shall peacefully hold and enjoy the said property during the said term except for any lawful interruption or disturbance by the Corporation or any person lawfully claiming under it. The conveyance 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.

In witness whereof the Corporation has caused
SHRI A. K. PATEL, ASSISTANT MANAGER, an officer authorized
by it to set his hand and affix the common seal hereto on its
behalf and the holder has set his hand and seal hereto on day
and year first above written.



SCHEDULE
(Description of shed)

"J" Type of Shed No. 12, built-up on plot No. 48/P, 49/P In the Umbergaon Notified Industrial Area/Estate consisting on revenue survey No. 255/p, within the Village Limits of Dehri Taluka: Umbergaon, District- Valsad, containing by admeasurements 1203 Sq. Mtrs.(Builtup Area 155.71 Sq.mtrs.) or there about and bounded as follows, that is to say:

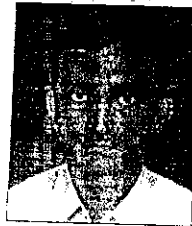
On or towards the North by : "J" type Shed No.11.

On or towards the South by : "J" type Shed No.13.

On or towards the East by : 80'.5". wide Road.

On or towards the West by : Plot No.48 + 49/1

SIGNED,SEALED & DELIVERED
BY SHRI A. K. PATEL,
ASSISTANT MANAGER AN
OFFICER OF THE G.I.D.C. VAPI.



Asstt. Manager
G.I.D.C., VAPI.



In the presence of.....

1. Name (Full Name in Block Letters) : *SHRI A. M. PATEL*
Age : *43*
Occupation : *Service*
Address : *GIDC, office, Vapi*
Signature : *[Signature]*

2. Name (Full Name in Block Letters) : *SHRI V. H. RASPAI*
Age : *56*
Occupation : *Service*
Address : *GIDC Office, Vapi*
Signature : *[Signature]*

/6/

SIGNED, SEALED & DELIVERED BY
BY M/S. CHANDAN STEEL LTD.



FOR CHANDAN STEEL LTD.

Signature
Authorised Signatory



In the presence of.....

1. Name (Full Name in Block Letters) : Dharanendrasing Chauhan
Age : 41
Occupation : Business
Address : Vapi
Signature : *DC*
2. Name (Full Name in Block Letters) : Shiva K. Jambekar
Age : 35
Occupation : Service
Address : Vapi
Signature : *Shu*

...7/-

Shri K.M.PATEL, (Power of Attorney Holder of Shri A. K. Patel, Assistant Manager, GIDC, Vapi, executing party – Adult-Service) Ault-Service-Vapi-admits Execution by Shri A. K. Patel, Assistant Manager, GIDC, Vapi.

BY M/S. CHANDAN STEEL LTD.
Through its Authorized signatory
SHRI Ashwin Rajwade
Executing party – Adult-Business-
Ault-Business-Umbergaon-
admits Execution by
M/S. CHANDAN STEEL LTD.



Executing Party
Admits Execution

GIDC 142 (K.M. Patel)



Ashwin



1. Name : Hemal m. Pandya
Age : 26
Occupation :
Address : Vapi

2. Name : Known to me Sub Registra.
Age : State that they Personally
Occupation : Known the above executary
Address : and identify him / them

H. m. Pandya (M)
Wf B.D. Chaudhary (M)



20-7-2010

Sub Registrar, Pardi

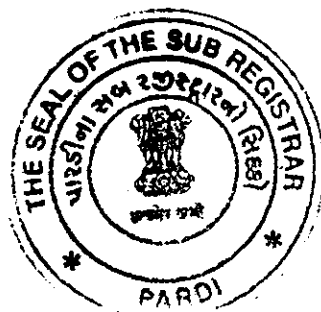


M/S. Chandan Steel Ltd.

Registered No. 7108
of Book No. 1
Date 20/7/2010

Gen

SUB REGISTRAR PARDI.



Duplicate of
Document Registered
at Sr. No. 7108
Date 20-7-2010

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SUB REGISTRAR
PARDI

LEASE DEED
FOR
SHED NO. J/12
AT G.I.D.C.
UMBERGAON

LESSOR

GUJARAT INDUSTRIAL DEVELOPMENT
CORPORATION
UDYOG BHAVAN, SECTOR NO.11, 'GH'
ROAD, GANDHINAGAR.

LESSEE

M/S. CHANDAN STEEL LTD.

504, Sukh Sagar, S.N. Patkar Marg,
Mumbai-400 007.

20

M/S. Chandan Steel Ltd.

100/-

Receipt No.: 5323210
Received Fees under Rs.
Registration Fees 30/-
Photo Fee -
Postage - 20/-
TOTAL 100/-

Serial No. 7107
Presented at the Office of The Sub.
Registrar Pardi Camp Umbergaon.
between the 1st of 2 on the 20th
day of July 2010 200
and Photograph and Fingerprint
affixed

Sub Registrar, Pardi

40516/184397
Serial No. Date 30.6.10
Chandan Steel Ltd.



Address Member
Rs. 100/-
Rs. One hundred on
SINE 30.6.10 (VAPLE 007)
No. GUSOSIAUTHA/762006
DUPLICATE

DR CHANDAN STEEL LTD

LEASE DEED

Authorised Signatory

THIS INDENTURE OF LEASE made at Vapi
the 20th day of the month of July
the year Two Thousand Ten (2010) between
GUJARAT INDUSTRIAL DEVELOPMENT
CORPORATION a Corporation constituted under the

Sub Registrar, Pardi

INDUSIND BANK LTD
SHRINATHJI CHAMBERS
VAPI - 396 195
GUSOSIAUTHA/762006
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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 referred to as "The
Corporation" which terms and 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 Shed No.J/12, GIDC, Vapi – 396 195. A firm
registered under "COMPANIES" Act and having its
registered office at 504, Sukh Sagar, N.S.Patkar Marg,
Mumbai-4007. (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 under the conveyance deed executed on
20.7.2010 between the lessor (referred as "The
Corporation" in the said deed) and the lessee(referred as
"The Holder" in the said deed). The lessee has become
the Holder of "J" Type of Shed No. **J/12**, in the
Umbwergaon Notified Industrial Area and has been
entitled to acquire lease hold rights in the plot of land on
which the said shed stands.

AND whereas the lessee has paid **RS.8,301/-** by way of
allotment price of the said plots calculated at **Rs.6/- +**
15% F.C. per Sq,. Mtrs and has agreed to take the said
plot on lease on the terms and conditions herein after
appearing. And whereas the lessee has paid the
documental charges in regard to their presents amounting
to **Rs. 1,000/-** (Rupees One thousand Only).

NOW THIS INDENTURE WITNESSES AND IT IS
MUTUALLY AGREED BY AND BETWEEN THE
PARTIES HEERETO AS FOLLOWS :-

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- 1) In consideration of the sum of **RS.8,301/-** (Rupees Eight thousand three hundred One Only)

paid by the Lessee to the lessor as premium price and of the rent hereby reserved and of the covenant and agreements on the part of the lessee here in after contained, the lessor both hereby demise unto the lessee all that piece of land admeasuring about **1286 Sq. Mtrs.** on which "J" Type of shed No.**J/12**, having floor area **155.71 Sq. Mtrs.** Stands with open space, and bearing **Plot No.48/p & 49/p** in the **Umbergaon** Notified Industrial Area . at **Umbergaon**, village **Dehri** Taluka – **Umbergaon** District – **Valsad** and delineated in the plan hereto annexed together with all rights, privileges, easements, advantages and appurtenances whatsoever thereto belonging except and reserving the lessor all mines and minerals in and under the piece of land hereby demised to hold the piece of land hereby demised (herein after referred to as "The demised premises") to the lessee for a term of 99 years computed from the 7th day of month of **December** of the Year One Thousand Nine Hundred Seventy three (1973), subject nevertheless to the provisions of the Bombay land revenue code, 1879 and the rules there under **PAYING THEREFORE** yearly on or before **31st** day of **March** during the said term unto the lessor at the office of the Managing Director or as otherwise required the rent of Rs. **2/-** (Rupees Two Only) provided that at the end of 99 Years computed from the date as hereinbefore mentioned the lessee 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 hereinafter provided, the lessor shall have the right to increase the sum of yearly rent as hereinbefore 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 the conditions on the part of the lessee herein

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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 the same covenants, provision and stipulations terms and conditions except this clause of renewal and except as to the amount of rent which the lessor shall be entitled to increase by 100 percent as stipulated above.

The party of the second part shall have to fill up at least 80% posts by local persons in their Industrial Units and for Manager and supervisory cadres, at least 50% posts are to be filled up by local persons. The expression "Local Persons" shall mean a person domiciled in Gujarat State for minimum 15 years shall be continued as local persons.

2. The Lessee hereby covenants with the lessor as follows: -

- a) That during the term of this lease, the lessee shall pay to the lessor the rent hereby reserved at the time and in the manner aforesaid.
- b) CONDITIONS TO BE OBSERVED IN ERECTING BUILDING ACT.

That no building or erection to be erected hereafter and 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, and details therefore, shall have been previously submitted by the lessee, in triplicate to the Executive Engineer, of the lessor

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(hereinafter referred to as the Executive Engineer, which expression shall include any other officer 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 observed and conform to the building conditions of the lessor and all byelaws rules and regulations of the local authority 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 provided further that no building erection or structure (except a compound walls and steps and garages and necessary adjunct thereto shall be erected on any portion of the demised premises outside the building line shown in the plan.

c) TO OBTAIN LICENCES ETC.

That he will obtain and renew all necessary licenses and permits and pay all license and other fees and cesses and taxes in respect of the demised premises by reason of their being used for the purpose and / or demised premises by reasons of their being used for the purpose and/or any of them and to observe and perform all local police, and Municipal rules and regulations in connection with such use.

d) TO PAY, RATES, TAXES CHARGES, :-

That he will pay all existing and future taxes, cesses rates, assessments and outgoing 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, the present land revenue assessment of the land leased does not exceed **Rs.1,768/-**(Rupees one thousand Seven hundred Sixty eight Only) per Annum.

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He will also pay to the lessor in the manner determined by the lessor service charge of whatever description (including charges for the supply of water, lessee's share of the expenses of maintenance of road and other common facilities and services) charged against the lessee by the lessor. As regards supply of water he shall abide by the conditions laid down in that behalf by the lessor from time to time provided that in the case of a taxes cesses, rate or assessment as is required to be paid to the lessor an amount equal to such tax, cess, rates, 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)
1st 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 would pay the water charges for the quantity equal to 70% of the above-mentioned quantity irrespective of consumption, if demand is more than 50,000 liters per day. The payment for minimum charges for 70% of the demands quantity shall commence after the utilization period for plot/ shed is over as under from the date of allotment.

- 1) Plots having area upto 10,000 Sq. Mtrs. : 2 years.
- 2) Plots having area more than 10,000 Sq. Mtrs. : 3 years or earlier specifically mentioned by the applicant.

For shed, the utilization period is to be considered 1 year from the date of allotment. The water charges would be payable at the prevailing water rates of the Estate for the financial year as fixed by the Corporation from time to time and on failure to pay the minimum charges, the licence/lease shall be subject to the actions including termination of agreement and the subsequent steps.

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e) **NOT TO EXCAVATE :**

That he will not make any excavation upon any part of the demised premises nor remove any stone, sand gravel, clay or earth, therefore except for the purpose of executing any work pursuant to the terms of this lease.

f) **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.

g) **SANITATION :**

That he shall 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 maintain in force for the time being and that he shall 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 surrounding clean and in good conditions to the satisfaction of the Executive Engineer and shall not without the previous permission in writing of the Executive Engineer permit any labourers or worker to reside upon the demised premises and in the event of such consent being given shall comply strictly with terms thereof.

Failure on the part of the licensee/ purchaser/lessee to comply with the provision of any 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

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recovery and shall 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".

- gg) 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 relevant 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.

ggg) **PROVISION OF SERVICES, AMINITIES, FACILITIES:**

The lessee shall be free to obtain any service amenity or facilities like water, Drainage,

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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 separately 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 the lessor to the lessee construe it as hiring of, or contract for supply of such services. 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.

h) **To repair,**

That through out the said terms the lessee shall at his expense 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 drain compound walls and fences thereto belonging and all fixtures and addition thereto.

i) **TO ENTER & INSPECT:**

That he shall on a week's previous notice in that behalf permit the Lessor or the Managing Director officer or the Executive Engineer and the officer surveyors, workmen 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 pairs thereof and if upon such inspection it shall appear that any repairs are necessary they or any of them may by notice to the lessee call upon him to execute the repairs and upon his failure to do so within a reasonable time the lessor may execute

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them at the expense in all respects of the lessee.

J) NUISANCE:

That he shall not do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents or other premises in the vicinity.

K) USER :

That he will use the demised premises only for the purpose of manufacturing of **S.S.Tube** factory & matter 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, Effluvia, Dust Smoke Gas, Noise, Vibration or fire hazards is declared 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

l) 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.

- m) That at the expiration or sooner determination of the said term the lessee will quietly deliver up to the lessor the demised premises and all

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erections and buildings then standing or being thereon PROVIDED ALWAYS that the lessee

shall be at liberty if he shall have paid the rent and all municipal and taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration or determination of the said term to remove and 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 leveled and put in good order and conditions to the satisfaction of the lessor.

FOR POWER SUPPLY:-

- (1) For obtaining power supply, concerned 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.
- 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 cannot seek relief of deferment of payment towards installment for delay in availability of power.



(n) **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 these 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 person. 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

he Bank or as the case may be the financial Institutions concerned.

c) 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 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.

(d) 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.

- e) 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 rights are to be mortgaged in favour of financial institutions for securing the financial assistance/loan to be obtained by other associated units of the lessee situated outside the GIDC Estate.

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 CONVENENTS:**

If the said rent hereby reserved or any installment 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 covenants 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 layout of the Umbergaon Notified Industrial Area/Estate, the building condition of the lessor and any 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

15/...

lessee shall have no
right to require the
enforcements thereof or

any of them against the lessor, or any person claiming
under the lessor. The Corporation had issued an
Allotment letter No. 3458 dtd. 07/12/1973 & final
Transfer Order No. 3001 dtd. 19/05/1977 & F.T.O.
No. GIDC/RM/VPI/SHD/FTO/UMG/8932 dtd.
29/01/2010 and also handed over possession on
07/12/1973. The terms and conditions of the said
allotment letter will form part of this agreement &
Supplementary Agreement executed on 06/05/1976 &
28/01/2010.

6. MARGINAL NOTES:

The Marginal notes do not form part of the lease and
shall not be referred to for construction or interpretation
thereof.

7. STAMP DUTY :

The Stamp duty and registration charges payable in
respect of this indenture and the duplicate thereof shall
be borne by the lessee. The lessee shall retain the
duplicate of this indenture and the original indenture
shall remain with the lessor.

**8. Further you will have to strictly follow the terms and
conditions of Gujarat Pollution Control Board,
Gandhinagar.**

16/...



SCHEDULE

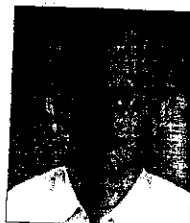
(Description of Shed)

All that Piece of land Known as Plot No.48/P & 49/P (Shed No.J/12), in the Umbergaon Notified Industrial area consisting Revenue survey Nos. 255/P, within the village Limits of Dehri Taluka : Umbergaon, District- Valsad, containing by admeasurements 1203 Sq. Mtrs. or thereabout and bounded as follows, that is to say :

On or towards the North by : "J" type shed No. 11.
 On or towards the South by : "J" type Shed No. 13.
 On or towards the East by : 80'.5" wide road.
 On or towards the West by : 48 + 49/1.

In witness whereof the Lessor has caused SHRI A. K. PATEL, ASSISTANT MANAGER, 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 A. K. PATEL,
 ASSISTANT MANAGER AN
 OFFICER OF THE G.I.D.C. VAPI.



Milal
 Asstt. Manager
 G.I.D.C., VAPI.



In the presence of.....

1. Name (Full Name in Block Letters) : SHRI A. M. PATEL
 Age : 43
 Occupation : Service
 Address : GIDC, office, Vapi
 Signature : *[Signature]*

2. Name (Full Name in Block Letters) : SHRI V. H. RASPALE
 Age : 56
 Occupation : Service
 Address : GIDC Office, Vapi
 Signature : *[Signature]*

SIGNED, SEALED & DELIVERED

BY M/S. CHANDAN STEEL LTD.

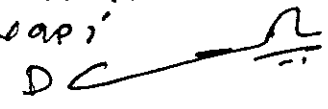
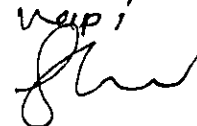


FOR CHANDAN STEEL LTD.

Authorised Signatory



In the presence of.....

1. Name (Full Name in Block Letters) : Dharmendra Chauhan
 Age : 41
 Occupation : Business
 Address : Vapi
 Signature : 
2. Name (Full Name in Block Letters) : Shiva K. Jarnakar
 Age : 35
 Occupation : Service
 Address : Vapi
 Signature : 

Shri K.M.PATEL, (Power of Attorney Holder of Shri A. K. Patel, Assistant Manager, GIDC, Vapi, executing party – Adult-Service) Ault-Service-Vapi-admits Execution by Shri A. K. Patel, Assistant Manager, GIDC, Vapi.

BY BY M/S. CHANDAN STEEL LTD.
Through its Authorized Signatory
Shri Ashwin Rajawade
Executing party -Age:
Adult:Occupation:Business:
Adult-business-Umbergaon-Address:
504, Sukh Sagar, N.S.Patkar Marg,
Mumbai-400 007.

Executing Party
Admits Execution

GIDC 12 (K.M. Patel)

Signature

1. Name : Hemal. m. paraga (A.M.)
Age : 26
Occupation :
Address : vapi

2. Name : Known to me Sub Registrar
Age : State that they Personally
Occupation : Known the above executary
Address : and identify him / them

H. m. paraga (A.M.)
1107 B-2 Chandra (A.M.)

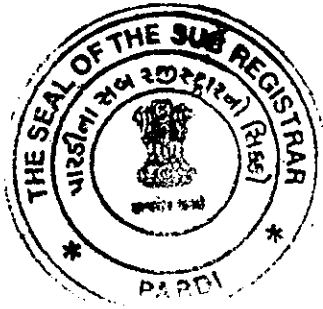


Sub Registrar, Pardi



Registered No. 7106
of Book No. 1
Date 20/7/2010

Ues
SUB REGISTRAR PARDI.



Duplicate of
Document Registered
at Sr. No. 7106....
Date 20-7-2010

Ues
SUB REGISTRAR
PARDI



DUPLICATE

LEASE DEED
FOR
SHED NO. J/13
AT G.I.D.C.
UMBERGAON

LESSOR

GUJARAT INDUSTRIAL DEVELOPMENT
CORPORATION
UDYOG BHAVAN, SECTOR NO.11, 'GH'
ROAD, GANDHINAGAR.

LESSEE

M/S. CHANDAN STEEL LTD.

SHED NO J/13, GIDC, UMBERGAON,
TAL.UMBERGAON, DIST. VALSAD.

20

M/s. Chandan Steel Ltd.

13
①

100

Receipt No.: 5323214
Received Fees under Rs.
Registration Fees 301
Phot. Fee
Postage 201
TOTAL 1002

Serial No. 7111
Presented at the Office of The Sub
Registrar Parli Camp Umbergaon
between the days of 1st and 2nd on the 20th
day of July 2010 2010
and Photograph and Fingerprint
affixed

Gen
SUB REGISTRAR, PARDI

FOR CHANDAN STEEL LTD.

Signature
Authorised Signatory



Date 12.07.2010
Chandan Steel Ltd
Mumbai
100
One hundred only
CHANDAN STEEL LTD. (NAT. GIDC)
REGISTRATION NO. 76/2006

Duplicate

Gen
SUB REGISTRAR, PARDI

LEASE DEED

THIS INDENTURE OF LEASE made at Vapi
the 20th day of the month of July
the year Two Thousand Ten (2010) between the
GUJARAT INDUSTRIAL DEVELOPMENT
CORPORATION a Corporation constituted under the

INDUSTRIAL DEVELOPMENT LTD
SHRINATHJI CHAMBERS
VAPI - 396 195
GUJ/SO/AUTH/AV/5/2006
181397
JUL 12 201
R. 0000100/-PB566
STAMP DUTY GUJARAT
15.4

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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 referred to as "The Corporation" which terms and 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 Shed No.J/13, G.I.D.C., UMBERGAON- 396 171. A firm registered under "**COMPANIES**" Act and having its registered office at Plot No.35, GIDC, Umbergaon. (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 under the conveyance deed executed on 20.7.2010 between the lessor (referred as "The Corporation" in the said deed) and the lessee(referred as "The Holder" in the said deed). The lessee has become the Holder of "J" Type of Shed No. 13, in the **UMBERGAON** Notified Industrial Area and has been entitled to acquire lease hold rights in the plot of land on which the said shed stands.

AND whereas the lessee has paid **Rs.9,023/- (Rupees Nine thousand Twenty three only)** by way of allotment price of the said plots calculated at **Rs.6/- per Sq., Mtrs.+ 25% F.C.** and has agreed to take the said plot on lease on the terms and conditions herein after appearing. And whereas the lessee has paid the documental charges in regard to their presents amounting to **Rs. 1,000/- (Rupees One thousand Only)**.

NOW THIS INDENTURE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEERETO AS FOLLOWS :-

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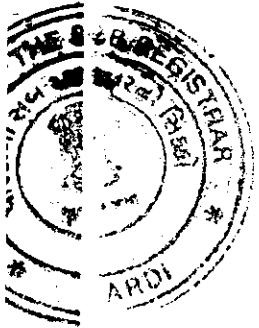


3/...

1) In consideration of the sum of **Rs.9,023/- (Rupees Nine thousand twenty three only)** paid by the Lessee to the lessor as premium price and of the rent hereby reserved and of the covenant and agreements on the part of the lessee here in after contained, the lessor both hereby demise unto the lessee all that piece of land admeasuring about **1203 Sq. Mtrs.** on which "J" Type of shed No.13, having floor area **155.71 Sq. Mtrs.** Stands with open space, and bearing **Plot No.49/1** in the **Umbergaon** Notified Industrial Area at **Umbergaon** village **Umbergaon** Taluka – **Umbergaon** District – **Valsad** and delineated in the plan hereto annexed together with all rights, privileges, easements, advantages and appurtenances whatsoever thereto belonging except and reserving the lessor all mines and minerals in and under the piece of land hereby demised to hold the piece of land hereby demised (herein after referred to as "The demised premises") to the lessee for a term of 99 years computed from the **22nd** day of month of **October** of the Year One Thousand Nine Hundred Seventy three (1973), subject nevertheless to the provisions of the Bombay land revenue code, **1879** and the rules there under **PAYING THEREFORE** yearly on or before **31st** day of **March** during the said term unto the lessor at the office of the Managing Director or as otherwise required the rent of **Rs. 2/- (Rupees Two Only)** provided that at the end of 99 Years computed from the date as hereinbefore mentioned the lessee 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 hereinafter provided, the lessor shall have the right to increase the sum of yearly rent as hereinbefore 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 the conditions on the part of the lessee herein

4/....



4/....

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 the same covenants, provision and stipulations terms and conditions except this clause of renewal and except as to the amount of rent which the lessor shall be entitled to increase by 100 percent as stipulated above.

The party of the second part shall have to fill up at least 80% posts by local persons in their Industrial Units and for Manager and supervisory cadres, at least 50% posts are to be filled up by local persons. The expression "Local Persons" shall mean a person domiciled in Gujarat State for minimum 15 years shall be continued as local persons.

2. The Lessee hereby covenants with the lessor as follows: -

a) That during the term of this lease, the lessee shall pay to the lessor the rent hereby reserved at the time and in the manner aforesaid.

b) CONDITIONS TO BE OBSERVED IN ERECTING BUILDING ACT.

That no building or erection to be erected hereafter and 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, and details therefore, shall have been previously submitted by the lessee, in triplicate to the Executive Engineer, of the lessor

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(hereinafter referred to as the Executive Engineer, which expression shall include any other officer 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 of making any such alteration or addition the lessee shall observed and conform to the building conditions of the lessor and all byelaws rules and regulations of the local authority 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 provided further that no building erection or structure (except a compound walls and steps and garages and necessary adjunct thereto shall be erected on any portion of the demised premises outside the building line shown in the plan.

c) TO OBTAIN LICENCES ETC.

That he will obtain and renew all necessary licenses and permits and pay all license and other fees and cesses and taxes in respect of the demised premises by reason of their being used for the purpose and / or demised premises by reasons of their being used for the purpose and/or any of them and to observe and perform all local police, and Municipal rules and regulations in connection with such use.

d) TO PAY, RATES, TAXES CHARGES, :-

That he will pay all existing and future taxes, cesses rates, assessments and outgoing 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, the present land revenue assessment of the land leased does not exceed **Rs.1648/-**(Rupees One thousand six hundred forty eight Only) per Annum.

6/...



6/...

He will also pay to the lessor in the manner determined by the lessor service charge of whatever description (including charges for the supply of water, lessee's share of the expenses of maintenance of road and other common facilities and services) charged against the lessee by the lessor. As regards supply of water he shall abide by the conditions laid down in that behalf by the lessor from time to time provided that in the case of a taxes cesses, rate or assessment as is required to be paid to the lessor an amount equal to such tax, cess, rates, 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)
------	-----------------------------

1st year :	1000 Lit. per day,
2 nd year :	1000 Lit. per day.
3 rd year :	1000 Lit. per day.
Onward. :	1000 Lit. per day.

Even if he fails to consume water to the extent mentioned above, he would pay the water charges for the quantity equal to 70% of the above-mentioned quantity irrespective of consumption, if demand is more than 50,000 liters per day. The payment for minimum charges for 70% of the demands quantity shall commence after the utilization period for plot/ shed is over as under from the date of allotment.

- 1) Plots having area upto 10,000 Sq. Mtrs. : 2 years.
- 2) Plots having area more than 10,000 Sq. Mtrs. : 3-years or earlier specifically mentioned by the applicant.

For shed, the utilization period is to be considered 1 year from the date of allotment. The water charges would be payable at the prevailing water rates of the Estate for the financial year as fixed by the Corporation from time to time and on failure to pay the minimum charges, the licence/lease shall be subject to the actions including termination of agreement and the subsequent steps.

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e) **NOT TO EXCAVATE :**

That he will not make any excavation upon any part of the demised premises nor remove any stone, sand gravel, clay or earth, therefore except for the purpose of executing any work pursuant to the terms of this lease.

f) **ACCESS ROAD:**

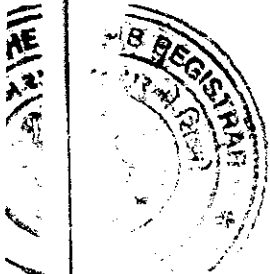
That the Lessee having at his own expense constructed an access road leading from the main road to the demised premises will at all times hereafter maintain the same in good Order and condition to the satisfaction of the Executive Engineer.

g) **SANITATION :**

That he shall 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 maintain in force for the time being and that he shall 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 surrounding clean and in good conditions to the satisfaction of the Executive Engineer and shall not without the previous permission in writing of the Executive Engineer permit any labourers or worker to reside upon the demised premises and in the event of such consent being given shall comply strictly with terms thereof.

Failure on the part of the licensee/ purchaser/lessee to comply with the provision of any 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

8/...



recovery and shall to pay
regular drainage cess as
fixed by the Corporation
from time to

gg) 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 relevant 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.

The lessee shall be free to obtain any service amenity or facilities like water, Drainage,



9/...

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 separately 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 the lessor to the lessee construe it as hiring of, or contract for supply of such services. 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.

h) **To repair,**

That through out the said terms the lessee shall at his expense 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 drain compound walls and fences thereto belonging and all fixtures and addition thereto.

i) **TO ENTER & INSPECT:**

That he shall on a week's previous notice in that behalf permit the Lessor or the Managing Director officer or the Executive Engineer and the officer surveyors, workmen 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 pairs thereof and if upon such inspection it shall appear that any repairs are necessary they or any of them may by notice to the lessee call upon him to execute the repairs and upon his failure to do so within a reasonable time the lessor may execute

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them at the expense in all respects of the lessee.

J) NUISANCE:

That he shall not do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents or other premises in the vicinity.

K) USER :

That he will use the demised premises only for the purpose of manufacturing of **S.S.Tube** factory & matter 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, Effluvia, Dust Smoke Gas, Noise, Vibration or fire hazards is declared 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

l) 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.

m) That at the expiration or sooner determination of the said term the lessee will quietly deliver up to the lessor the demised premises and all

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11/...

erections and buildings then standing or being thereon PROVIDED ALWAYS that the lessee

shall be at liberty if he shall have paid the rent and all municipal and taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration or determination of the said term to remove and 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 leveled and put in good order and conditions to the satisfaction of the lessor.

FOR POWER SUPPLY:-

- 
- (1) For obtaining power supply, concerned 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.

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- 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.
- 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 cannot seek relief of deferment of payment towards installment for delay in availability of power.

(n) **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 these 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 person. 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. &

13/...

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(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) 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 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.

(d) 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.

e) 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 rights are to be mortgaged in favour of financial institutions for securing the financial assistance/loan to be obtained by other associated units of the lessee situated outside the GIDC Estate.

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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 CONVENENTS:**

If the said rent hereby reserved or any installment 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 covenants 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 layout of the **UMBERGAON** Notified Industrial Area/Estate, the building condition of the lessor and any 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



15/...

lessee shall have no right to require the enforcements thereof or any of them against the lessor, or any person claiming under the lessor. The Corporation had issued an Allotment letter No. 3119 dtd. 22/10/1973 & final transfer order No. 8933 Dtd. 29/11/2010, Corrigendum order No. 1127 dtd. 05/06/2010 and also handed over possession on 23/10/1973. The terms and conditions of the said allotment letter will form part of this agreement & Supplementary Agreement has been executed on 28/10/2010 & Deed of Rectification on dtd.25/06/2010.

6. MARGINAL NOTES:

The Marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

7. STAMP DUTY :

The Stamp duty and registration charges payable in respect of this indenture and the duplicate thereof shall be borne by the lessee. The lessee shall retain the duplicate of this indenture and the original indenture shall remain with the lessor.

8. Further you will have to strictly follow the terms and conditions of Gujarat Pollution Control Board, Gandhinagar.

16/...



16/...

SCHEDULE

(Description of Shed)

All that Piece of land Known as **Plot No.49/1** ("J" type Shed No.13), in the **Umbergaon** Notified Industrial area consisting Revenue survey Nos. **255/P**, within the village Limits of **Umbergaon**, Taluka : **Umbergaon** District-**Valsad**, containing by admeasurements **1203 Sq. Mtrs.** or thereabout and bounded as follows, that is to say :

On or towards the North by : Shed No.J/12.

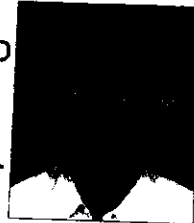
On or towards the South by : 100' Road.

On or towards the East by : 80' Road.

On or towards the West by : Plot No. 48 + 49/1.

In witness whereof the Lessor has caused **SHRI A. K. PATEL**, ASSISTANT MANAGER, 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 A. K. PATEL.
ASSISTANT MANAGER AN
OFFICER OF THE G.I.D.C. VAPI.



Asstt. Manager
G.I.D.C., VAPI.



In the presence of.....

1. Name (Full Name in Block Letters) : **SHRI A. M. PATEL**
Age : **43**
Occupation : **Service**
Address : **GIDC, office, Vapi**
Signature :

2. Name (Full Name in Block Letters) : **SHRI V. H. RAJPAL**
Age : **56**
Occupation : **Service**
Address : **GIDC Office, Vapi**
Signature :

/17/

SIGNED, SEALED & DELIVERED

M/s. Chandan Steel Ltd.



FOR CHANDAN STEEL LTD.

[Signature]
Authorised Signatory



In the presence of.....

1. Name (Full Name in Block Letters) : Dharmendra Chauhan
Age : 41
Occupation : Business
Address : Vapi
Signature : *[Signature]*
2. Name (Full Name in Block Letters) : Shiva K. Jambale
Age : 35
Occupation : service
Address : Vapi
Signature : *[Signature]*

...18/-

/ 18 /

Shri K.M.PATEL, (Power of Attorney Holder of Shri A. K. Patel, Assistant Manager, GIDC, Vapi, executing party - Adult-Service) Ault-Service-Vapi-admits Execution by Shri A. K. Patel, Assistant Manager, GIDC, Vapi.

M/S. Chandan Steel Ltd.
Through its Authorized signatory
Shri Ashwin Rajawade
Executing Party -Age: Adult:
Occupation: Business: Umbergaon-
Address: Plot No.35,
G.I.D.C. Umbergaon,
Tal. Umbergaon, Dist. Valsad.



Executing Party
Admits Execution

GIDC 14 (K.M. Patel)

Ashwin Rajawade

1. Name : Humal m. parthiv (AFO)
Age : 26
Occupation : Advocate
Address : Vapi. Clo. B. D. Chavhan

2. Name :
Age :
Occupation :
Address :
Known to me Sub Registrar
State that they Personally
Known the above executary
and identify him / them

H. m. parthiv (AFO)
Prof. B. D. Chavhan

20-7-10
Cep
Sub Registrar, Valsad

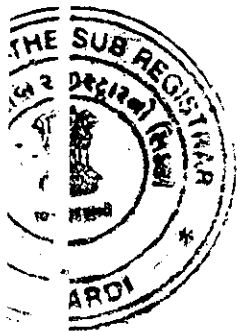
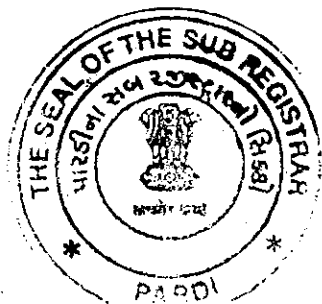


M/S. Chandan Steel Ltd.

Registered No. 7110
of Book No. 1
Date 20/7/2010

Ceen

SUB REGISTRAR PARDI.



Duplicate of
Document Registered
at Sr. No. 7110...
Date 20-7-2010

Ceen

SUB REGISTRAR
PARDI

100
DUPLICATE

CONVEYANCE DEED
FOR
SHED NO.J/13
AT
G.I.D.C. UMBERGAON

BETWEEN

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION
SECTOR-11, UDYOG BHAVAN,
GANDHINAGAR.

AND

M/S. CHANDAN STEEL LTD.

"Shed No. J/13, G.I.D.C. Umbergaon, Tal. Umbergaon, Dist. Valsad.

(9)

3/5

100

STP

Receipt No.: 5323916
Received Fees under Rs
Registration Fees 30/
Photo Fee

Postage: 20/
TOTAL 100/

Serial No. 7113
Presented at the Office of The Sub-
Registrar Pardi Camp Umbergaon
between the hours of 2 on the 20th
day of July, 2010
and Photograph and Fingerprints
affixed

40692/174396 Date 12-08-2010
Serial No. Chandan Steel Ltd
Name Mumbai

Sub REGISTRAR, PARDI

FOR CHANDAN STEEL LTD.
Authorized Signatory



100
One hundred only
CHANDAN STEEL LTD (WAPI GIDC)
G. GULF SOUTH/AV/76/2006

Duplicate



Sub REGISTRAR, PARDI

INDUSIND BANK LTD
SHRINATHJI CHAMBERS
WAPI - 396 195
GUISOS/AUTH/AV/76/2006

This Indenture made on the 20th day
month July of the year Two Thousand
(2010) between the Gujarat Industrial Development
Corporation a Corporation constituted under its Head
Udyog Bhavan Block No.4, Sector 11, Gandhinagar (hereinafter

40692 SPL ADH 174396 JUL 12 2010
15:42
0300100/-PB5667
INBIA
STAMP DUTY GUJARAT

2/...

called "The Corporation" which expression shall unless the context does not so admit include its successors and assigns) of the one part and

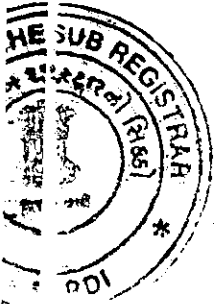
M/s. Chandan Steel Ltd. residing at "J"-type Shed No.13 GIDC, Umbergaon-396 171, a firm registered under "**COMPANIES**" Act and having its registered office at Plot No. 35, GIDC, Umbergaon (hereinafter called "The Holder" which expression shall, unless the context does not so admit include his nominee heirs/executors/ administrators and assigns/or/ successors in business and assigns) of the other part.

WHEREAS the Holder, having occupied "J" Type of Shed No.13, standing on plot No. 49/1 in the **Umbergaon** Notified Area /Estate of the Corporation under agreement for sale executed on **26/03/1975 & Supplementary Agreement has been executed on 06/05/1976 & 28/01/2010** & Deed of rectification on dtd. **25/06/2010** has duly fulfilled and complied with the terms and condition specified in the said agreement and has made full payment amounting to **Rs. 49,200/-** (Rupees Forty nine thousand two hundred only) towards the price of the aforesaid shed, which he had to pay in pursuance of the said agreement for sale and the disposal of property regulations.

AND WHEREAS under the clause (3) of the said Agreement for sale the Corporation has agreed to transfer the shed No. **J/13**, to the Holder by a conveyance deed and to grant lease hold rights in respect of the plot of land on which the said shed No. **J/13**, stands by executing a lease deed.

* AND WHEREAS the Holder has paid documental charges in regard to these presents amounting to **Rs.2,500/-** (Rupees Two thousand five hundred Only).

3/...



3/....

**IT IS HEREBY AGREED BY AND
BETWEEN THE PARTIES AS UNDER :**

- 1) The holder hereby accept to hold the property in the form of shed namely "J" type of shed No.13, situated in the **Umbergaon** Notified Industrial Area at **Umbergaon** in the District of **Valsad** and more particularly defined in Schedule- "A" hereunder. Written and boundaries whereof are for greater clearances delineated in the plan schedule "B" hereto Annexed and thereon colored hatched in red subject to the following stipulation.
 - a) The terms of the holding will be co-extensive will the terms of the lease hold right of the holder referred to in clause (d) below :
 - b) The holder shall have to right of using the common portion and common services along with the holders of the other sheds in the said industrial area during the said terms subject to the regulations of the corporation for the time being in force.
 - c) In addition if an any outstanding dues come to light at a later date due to discrepancy in accounts the holder would be responsible to make good such dues with interest on the corporation furnishing the details of such outstanding dues.
 - d) In pursuance of the lease deed executed between the Corporation and the Holder, the holder shall be acquiring and holding the lease hold rights of the land on which the said shed stands.
 - e) The Holder hereby absolves the corporation of all the liabilities in respect of any rates taxes, charges and assessments of every description which are now or at any time hereafter be assessed charged or imposed upon the said property by the State Government or Central Government.



4/...

4/...

f) The Corporation had issued an Allotment letter No. 3119 dtd. 22/10/1973 & Final Transfer Order No. 8933, dtd. 29/01/2010 & Corrigendum order No.1127 dtd. 05/06/2010, In respect of the said shed. The Condition stipulated in the said allotment letter and in the lease deed dtd. 20.7.2010 (which shall be deemed to be forming part of there presents by which the said property stands have been granted to the Holder shall mutates mutandis apply to this conveyance and the Holder shall be bound to observe them and the shall not do permit anything to be done in contravention of the said conditions.

g) The Corporation may provide the fire fighter services in some of the estates as an amenity. In case of non-provision or any delay or non-availability of fire fighter at the time of fire, the purchaser will not claim any losses/damages due to this.

2. The Corporation covenants that the Holder Performing and observing the conditions herein contained shall peacefully hold and enjoy the said property during the said term except for any lawful interruption or disturbance by the Corporation or any person lawfully claiming under it. The conveyance 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.

In witness whereof the Corporation has caused
SHRI A. K. PATEL, ASSISTANT MANAGER, an officer authorized by it to set his hand and affix the common seal hereto on its behalf and the holder has set his hand and seal hereto on day and year first above written.

5/....

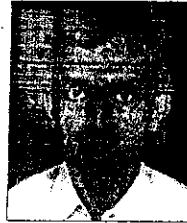


SCHEDULE
(Description of shed)

"J" Type of Shed No. 13, built-up on plot No. 49/1 In the Umbergaon Notified Industrial Area/Estate consisting on revenue survey No. 255/p, within the Village Limits of Dehri Taluka: Umbergaon, District- Valsad, containing by admeasurements 1203 Sq. Mtrs.(Builtup Area 155.71 Sq.mtrs.) or there about and bounded as follows, that is to say:

On or towards the North by : "J" type Shed No.12.
On or towards the South by : 100' wide road.
On or towards the East by : 80' wide Road.
On or towards the West by : Plot No.48 + 49/1

SIGNED, SEALED & DELIVERED
BY SHRI A. K. PATEL.
ASSISTANT MANAGER AND
OFFICER OF THE G.I.D.C. VAPI.



[Signature]
Asstt. Manager
G.I.D.C., VAPI.



In the presence of.....

1. Name (Full Name in Block Letters) : *SHRI A. M. PATEL*
Age : 43
Occupation : Service
Address : GIDC, office, Vapi
Signature : *[Signature]*

2. Name (Full Name in Block Letters) : *SHRI V. H. RAJPAL*
Age : 56
Occupation : Service
Address : GIDC Office, Vapi
Signature : *[Signature]*

/6/

SIGNED, SEALED & DELIVERED BY
BY M/S. CHANDAN STEEL LTD.



FOR CHANDAN STEEL LTD.

[Signature]
Authorised Signatory



In the presence of.....

1. Name (Full Name in Block Letters) : Dharmendra Chauhan
Age : 41
Occupation : Business
Address : Vapi
Signature : *[Signature]*
2. Name (Full Name in Block Letters) : Shiva K. Jamadar
Age : 35
Occupation : Service
Address : Vapi
Signature : *[Signature]*

...7/-



Shri K.M.PATEL, (Power of Attorney Holder of Shri A. K. Patel, Assistant Manager, GIDC, Vapi, executing party - Adult-Service) Ault-Service-Vapi-admits Execution by Shri A. K. Patel, Assistant Manager, GIDC, Vapi.

BY M/S. CHANDAN STEEL LTD.
Through its Authorized signatory
SHRI Ashwin Rajawade
Executing party - Adult-Business-
Ault-Business-Umbergaon-
admits Execution by
M/S. CHANDAN STEEL LTD.

Executing Party
Admits Execution

GIDC 14/ (K.M. Patel)

1. Name
Age
Occupation
Address

Hemant M. Pandya (A.H.)

26

Do.

Vapi

Adv B. D. Chaudhary

Solocate vapi

2. Name
Age
Occupation
Address

Known to me Sub Registrar
State that they Personally
Known the above executary
and identify him / them

H - M. Pandya (A.H.)
Adv B. D. Chaudhary (A.H.)

At 20-7-20
Ces
Sub Registrar, Pardi



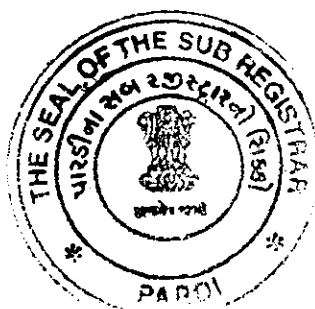
M/S. Chandan Steel Ltd.



Registered No. 7112
of Book No. 1
Date 20/7/2010

leen

SUB REGISTRAR PARDI



Duplicate of
Document Registered
at Sr. No. 7112
Date 20/7/2010

leen

SUB REGISTRAR
PARDI





Ph.No.0260-2432805-2432670
Fax No.0260-2420502
GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION
(A Govt. of Gujarat Undertaking)
Office of the Regional Manager,
Administrative office building
Plot No.C-5 101, GIDC Char Rasta,
GIDC VAPI-396195.

BY RPAD

NO.GIDC/RM/VPI/SHD/FTO/UMG/ 8884 Dt: /01/2010 28 JAN 2010

SUB : TRANSFER OF SHED NO. J-11 at Umbergaon Indl. Estate.

OFFICE ORDER

A Shed of land (No. J-11) admeasuring about 1289 Sq. Mtr./ "J" type of Shed No. 11 (alongwith the plot there under) was allotted to M/s Umbergaon Rubber Pvt Ltd, in Umbergaon Industrial Estate. The Agreement for Sale has been executed on dtd. 07/10/1974 & Lease Deed on 24/07/1992. The Lcensee Hire had applied to the Corporation for transfer of the said Shed in favour of M/S CHANDAN STEEL LTD.

FOR MFG OF S.S.TUBE.

The permission for transfer was given with certain terms and conditions have been stipulated by the Regional Manager, Vapi. as per letter No.GIDC/RM/VPI/SHD/PTO/UMG/6630 dtd. 11/12/2009.

Licensee/Hirer has paid all dues of the Corporation up to 2009-2010. He has also paid the Corporation's share in "Transfer Fee" in value of the land amounting to Rs. 78,340/- @ Rs.60/- Per Sq. Mtrs. The Deed Of Assignment & Conveyance Deed has been executed on 07/01/2010 between the Corporation/Hirer/Licensee and transferee. The Shed now therefore stands transferred in the name of M/S CHANDAN STEEL LTD, with effect from 20/01/2010. This transfer permission shall not to be considered as valid under the building bye-laws of the Corporation, if any unauthorized construction is carried out by Transferee. If any Un-authorized construction is carried out, the same shall not be considered that Corporation has regularized, the same, Transferee shall have to remove/demolish, none violative construction or shall have to be got approved from the Corporation. The water requirement as per transfer application for process 1000 Ltrs, for sanitation 1500 Ltrs. and for cooling 2000 ltrs./normal use only.

Transferee shall have to contact to N.A.O(W/S), GIDC/Umbergaon regarding change of name of water supply connection.


REGIONAL MANAGER
GIDC, VAPI

To:

1. M/S CHANDAN STEEL LTD.
PLOT NO. 34,35,36, GIDC,
UMBERGAON-396 171,
DIST. VALSAD.
2. M/s Umbergaon Rubber Pvt Ltd,
Shed No. J-11,
GIDC, Umbergaon-396 171.
Dist. Valsad.

Copy to:

- 1.The Ex.Engineer, GIDC, Vapi.
- 2.The Accounts Officer, GIDC, Vapi.
- 3.Dy.Ex.Engineer, GIDC Umbergaon
- 4.Notified Area Officer, GIDC, Umbergaon.



Ph.No.0260-2432805-2432670
Fax No.0260-2420502
GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION
(A Govt. of Gujarat Undertaking)
Office of the Regional Manager,
Administrative office building
Plot No.C-5 101, GIDC Char Rasta,
GIDC VAPI-396195.

BY RPAD

NO.GIDC/RM/VPI/SHD/FTO/UMG/ 8932 Dt: /01/2010

29 JAN 2010

SUB : TRANSFER OF SHED NO. J-12 at Umbergaon Indl. Estate.

OFFICE ORDER

A Shed of land (No. J-12) admeasuring about 1203 Sq. Mtr./ "J" type of Shed No. 12 (alongwith the plot there under) was allotted to M/s P.B.& Company, in Umbergaon Industrial Estate. The Hire Purchase Agreement was executed on 26/03/1975 & Supplementary Agreement executed on 06/05/1976. The Licensee Hire had applied to the Corporation for transfer of the said Shed in favour of **M/S CHANDAN STEEL LTD.**

FOR MFG OF S.S.TUBE.

The permission for transfer was given with certain terms and conditions have been stipulated by the Regional Manager, Vapi. as per letter No.GIDC/RM/VPI/SHD/PTO/UMG/5403 dtd. 30/10/2009.

Licensee/Hirer has paid all dues of the Corporation up to 2009-2010. He has also paid the Corporation's share in "Transfer Fee" in value of the land amounting to Rs. 72,180/- @ Rs.60/- Per Sq. Mtrs. The Supplementary Agreement has therefore been executed on 24/01/2010 between the Corporation/Hirer/Licensee and transferee. The Shed now therefore stands transferred in the name of **M/S CHANDAN STEEL LTD.** with effect from 24/01/2010. This transfer permission shall not to be considered as valid under the building bye-laws of the Corporation, if any unauthorized construction is carried out by Transferee. If any Un-authorized construction is carried out, the same shall not be considered that Corporation has regularized, the same, Transferee shall have to remove/demolish, none violative construction or shall have to be got approved from the Corporation. The water requirement as per transfer application for process 1000 Ltrs, for sanitation 1000 Ltrs. and for cooling 1000 ltrs./normal use only.

Transferee shall have to contact to N.A.O(W/S), GIDC/Umbergaon regarding change of name of water supply connection.

Encl :As Above


REGIONAL MANAGER
GIDC, VAPI

To:

1. **M/S CHANDAN STEEL LTD.**
PLOT NO. 35, GIDC,
UMBERGAON-396 171,
DIST. VALSAD.

2. **M/s P.B.& Company,**
Shed No. J-12,
GIDC, Umbergaon-396 171.
Dist. Valsad.

Copy to:

- 1.The Ex.Engineer, GIDC, Vapi.
- 2.The Accounts Officer, GIDC, Vapi.
- 3.Dy.Ex.Engineer, GIDC Umbergaon
- 4.Notified Area Officer. GIDC. Umbergaon.



Ph.No.0260-2432805-2432670
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GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION
(A Govt. of Gujarat Undertaking)
Office of the Regional Manager,
Administrative office building
Plot No.C-5 101, GIDC Char Rasta,
GIDC VAPI-396195.

BY RPAD

NO.GIDC/RM/VPI/SHD/FTO/UMG/

8933

Dt: /01/2010

29 JAN 2010

SUB : TRANSFER OF SHED NO. J-13 at Umbergaon Indl. Estate.

OFFICE ORDER

A Shed of land (No. J-13) admeasuring about 1095 Sq. Mtr./ "J" type of Shed No. 13 (alongwith the plot there under) was allotted to M/s P.B.& Company, in Umbergaon Industrial Estate. The Hire Purchase Agreement was executed on 26/03/1975 & Supplementary Agreement executed on 06/05/1976. The Licensee Hire had applied to the Corporation for transfer of the said Shed in favour of **M/S CHANDAN STEEL LTD.**

FOR MFG OF S.S.TUBE.

The permission for transfer was given with certain terms and conditions have been stipulated by the Regional Manager, Vapi. as per letter No.GIDC/RM/VPI/SHD/PTO/UMG/5404 dtd. 30/10/2009.

Licensee/Hirer has paid all dues of the Corporation up to 2009-2010. He has also paid the Corporation's share in "Transfer Fee" in value of the land amounting to Rs. 65,700/- @ Rs.60/- Per Sq. Mtrs. The Supplementary Agreement has therefore been executed on 28/01/2010 between the Corporation/Hirer/Licensee and transferee. The Shed now therefore stands transferred in the name of **M/S CHANDAN STEEL LTD.** with effect from 28/01/2010. This transfer permission shall not to be considered as valid under the building bye-laws of the Corporation, if any unauthorized construction is carried out by Transferee. If any Un-authorized construction is carried out, the same shall not be considered that Corporation has regularized, the same, Transferee shall have to remove/demolish, none violative construction or shall have to be got approved from the Corporation. The water requirement as per transfer application for process 1000 Ltrs, for sanitation 1000 Ltrs. and for cooling 1000 ltrs./normal use only.

Transferee shall have to contact to N.A.O(W/S), GIDC/Umbergaon regarding change of name of water supply connection.

Encl :As Above


**REGIONAL MANAGER
GIDC, VAPI**

To:

2. **M/S CHANDAN STEEL LTD.
PLOT NO. 35, GIDC,
UMBERGAON-396 171,
DIST. VALSAD.**

1. **M/s P.B.& Company,
Shed No. J-13,
GIDC, Umbergaon-396 171.
Dist. Valsad.**

Copy to:

- 1.The Ex.Engineer, GIDC, Vapi.
- 2.The Accounts Officer, GIDC, Vapi.
- 3.Dy.Ex.Engineer, GIDC Umbergaon
- 4.Notified Area Officer, GIDC, Umbergaon.