

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Officer, MIDC, Mahape, Millenium Business Park, Sector-I, Bldg.,2, Unit No.204, T.T.C. Indl. Area, Post-Kopar Khairane, Navi Mumbai-400 709.

No.MIDC/RO/MHP/TTC/D-40/ 3491,

Date : 29 JUN 2006

Sub :- Trans Thane Creek Industrial Area
Plot No.D-40
Request for grant of consent for sub-division &
transfer of sub-divided plot...

Read : Letters dated 31/10/2005, 18/11/2005 & 26/06/2006
from M/s.Beardsell Limited

Ref :- (i) This Office Letter No.MHP/TTC/D-40/3204 dated 15/06/2006.
(ii) Letter dated 22/06/2006 from M/s.Modison Private Limited.

O R D E R

Lease dated the 17th day of Decemebr 1981,

LESSEE :-

M/s.Beardsell Limited
(formerly known as M/s. Mettur Beardsell Limited)

FIRST TRANSFEREE :-

M/s.Modison Private Limited



By the above noted Lease executed by the Maharashtra Industrial development Corporation in favour of the Lessee, the Corporation in consideration of the stipulations and conditions on the part of the Lessee therein contained, granted in favour of the Lessee a Lease of the plot of Land bearing No.D-40 admeasuring 16544 m² and the building and erections erected thereon in the manner specified in the said Lease.

The name of Lessee Co. is changed from M/s.Mettur Beardsell Limited to M/s. Beardsell Limited under section 21 & 23 of the Companies Act-1956 and it is noted by the Corporation vide its letter dated the 18th day of September, 1989.

The Lessee i.e. M/s.Beardsell Limited in pursuance of Sub-clause (t) of the Clause 2 of the said Lease represented to the Corporation for grant to it of consent for sub-division of Plot bearing No.D-40 admeasuring 16544 m² into 2 parts i.e. Plot No.D-40 admeasuring 7450 m² & another Plot No.D-40/Part-2 admeasuring 9094 m² and allow to retain Plot No.D-40 admeasuring 7450 m² with the Lessee & transfer Plot No.D-40/Part-2 admeasuring 9094 m² in favour of M/s.Modison Private Limited (hereinafter called the "Transferee"). The Corporation has after due consideration of the said request of the Lessee, Plot No.D-40 admeasuring 16544 m² sub-divided into 2 parts i.e. Plot No. D-40 admeasuring 7450 m² & another Plot No.D-40/Part-2 admeasuring 9094 m² and allowed to retain Plot No.D-40 admeasuring 7450 m² with the Lessee and to transfer Plot No.D-40/Part-2 admeasuring 9094 m² in favour of the Transferee for setting up unit for manufacturing of Silver/Silver alloyed material for electrical switch gear industry subject to the following conditions:-

[a] The Lessee shall pay to the corporation by the Lessee of the sum of Rs.81,19,200/- (Rupees Eighty One Lakhs Nineteen Thousand Two Hudnred Only.) as and by way of DIFFERENTIAL PREMIUM which is paid on 28/06/2006 Vide D.R.No.646288.

[b] The Lessee shall deliver at their expenses a copy of Deed of Assignment to the Corporation as provided in the sub-clause (s) of clause 2 of the said Lease and such copy shall be furnished in duplicate.

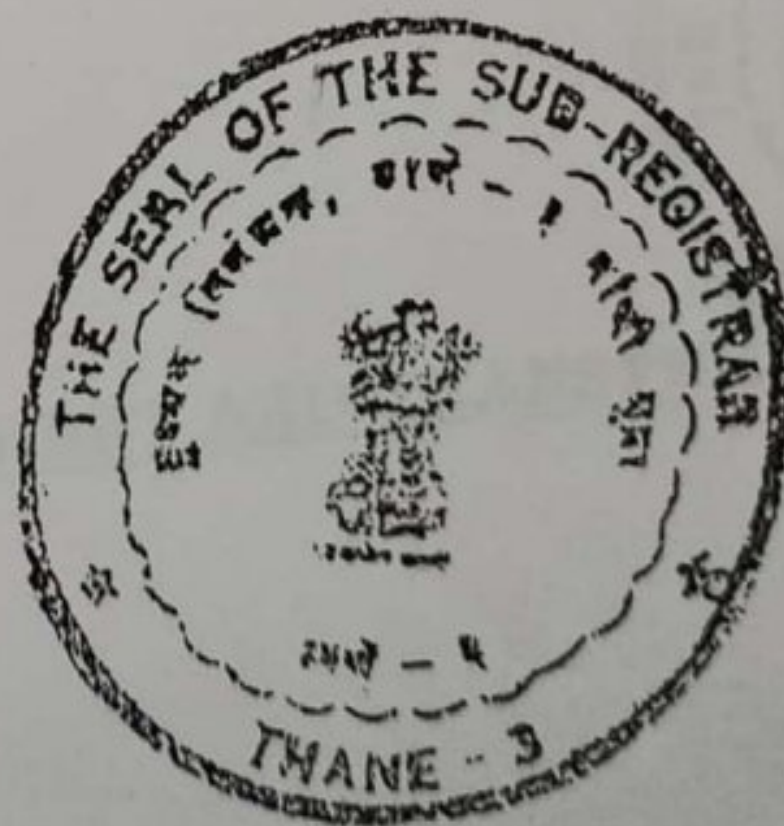
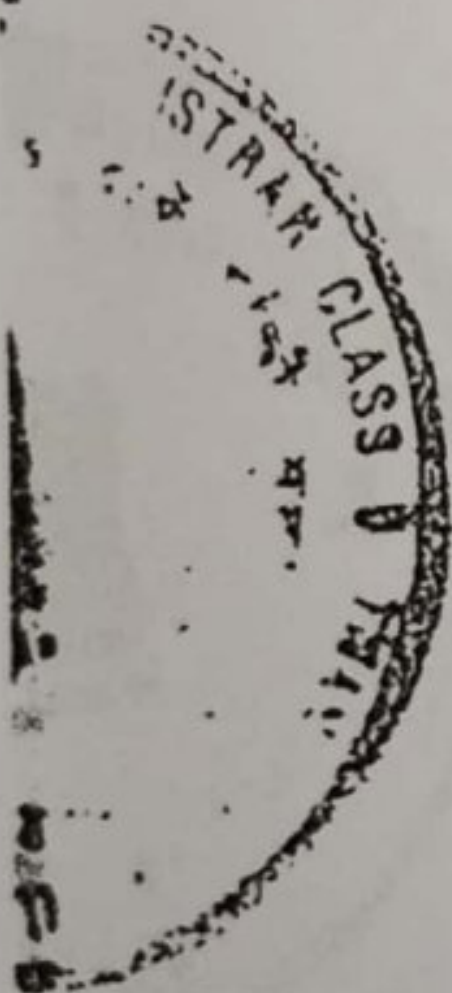
ट. न. न.-3
५६५९ १९८-२२
२००६

- [c] The transferee shall remove construction in the approach roads to the plots after taking appropriate permission from the Dy.Engineer, MIDC, Mahape, Sub-Dn. Mahape and provide storm water drain and maintain open spaces as per provisions of D.C. Rules.
- [d] The Transferee shall obtain and produce the MPCB's consent and NOC from Technical Advisor MIDC prior to commencement of production.
- [e] The Transferee shall obtain and produce IEM from Government of India.
- [f] The consent is restricted to the transfer and assignment of the said Lease in favour of the Transferee alone and in case the Transferee proposes to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land No.D-40/Part-2 or any part thereof the Transferee will have to make a fresh application for consent.



[Signature]
Area Manager
MIDC, Mahape
29/6/86

To
M/s.Beardsell Limited.,
47, Greams Road,
Chennai-600 006.



Factory :
C-40, T.T.C. Industrial Area,
Thane Belapur Road, P. O. K. U. Bazar,
Navi Mumbai, (Maharashtra) 400 705.
Tel.: 2761 4348 • Fax: 2768 1364
Email: thane.beardsell@gmail.com



BEARDSSELL LIMITED

Date - 12th March 2009

To,

Navi Mumbai municipal corporation
Property Tax Dept.
Turbhe Navi Mumbai - 400 705.

Ref - Property Tax B-15-377 -000 -NE 0002058129
NER-OD-0040-0002

Dear Sir,

We have total 16544 Sq.Mtrs land, out of 9094 Sq.Mtrs. Sold to
Modisons Pvt. Ltd. in 8 August 2006. *from 2006*

Kindly send revised Property tax for the Area 7450 Sq.Mtrs we
enclosed here with deed of Agreement & transfer, site plan, MIDC order for
your ready reference.

Yours faithfully,
For Beardsell Ltd.

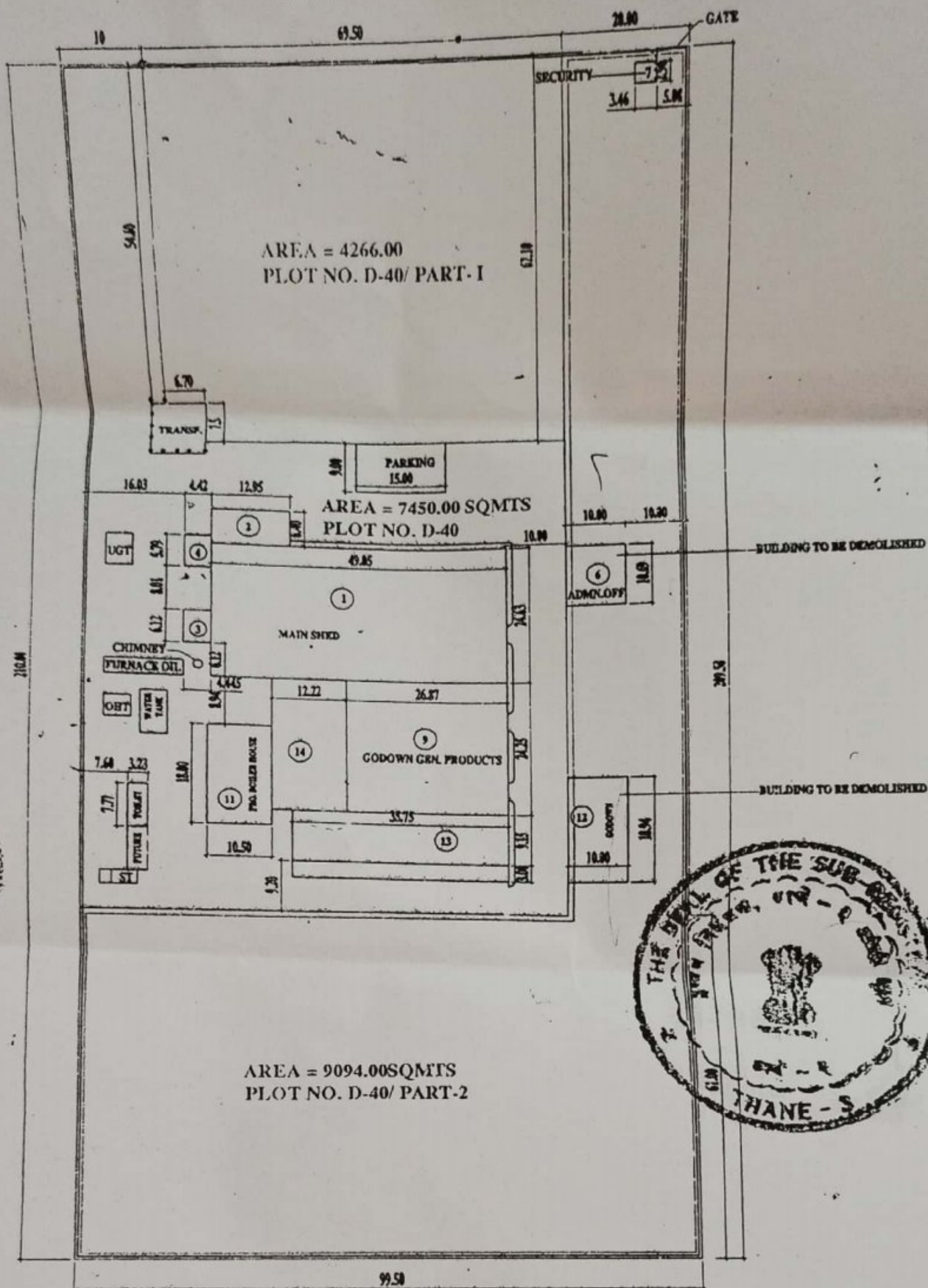
(Mr. Lancy D'Cunha)

Encl A.c.

12/3/09
लेखनिक
कर आकस्मिक विभाग
वडी मुंबई महानगरपालिका

Regd. Office: 47, Graemes Road, CHENNAI - 600 006.
Office : MUMBAI • AHMEDABAD • DELHI • KOLKATTA • CHENNAI • COIMBATORE
• BANGALORE • KOCHI • SECUNDERABAD • VISHAKAPATNAM

M. I. D. C. ROAD



SITE PLAN
SCALE - 1:500

LEGEND

- A) ENTIRE PLOT OWNED BY M/S . BEARD SELL LTD. SHOWN --- GREEN
B) PART AREA TRANSFERED TO M/S . MODI SON PVT. LTD. SHOWN --- RED
C) REMAINING PART AREA WITH M/S . BEARD SELL LTD. SHOWN

ट. न. न.-३
५६५९ १०-२२
२००६