



Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)

WATER RECEIPT

Customer Details

A/c Division

Ambernath (Barvi) Dam

Office

Addl. Murbad

Plot No.

H-21 ~ 00029155

Customer Name

M/S UNIVERSAL ENTERPRISES

State

Maharashtra

Water Receipt Details

Invoice No

SI25000137804

Invoice Date

15-05-2024

Payment Voucher

25AMD00000198

Payment Date

MIDC GST No.

27AAACM3560C1ZV

Received with thanks from M/S UNIVERSAL ENTERPRISES (4AMD). The sum of Rs. 5833.00 in words FIVE THOUSAND EIGHT HUNDRED AND THIRTY THREE by Online.

Sr. No.	Charge Name	Charge Amount	SGST	CGST	GST %	HSNSAC Code	Total Amount
1	Water Charges_L	2128.00	0.00	0.00	0.00	2201	2128.00
2	Service Charges	1299.00	117.00	117.00	18.00	998599	1533.00
3	Fire Charges	1840.00	166.00	166.00	18.00	999126	2172.00

The sum of - ₹ 5833.00

In word Rupees*** - FIVE THOUSAND EIGHT HUNDRED AND THIRTY THREE Only

Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)

WATER RECEIPT

Office
Addl. Murdab

Customer Details
A/c Division
Ambernath (Barvi) Dam
Plot No.
H-21 - 00029185
Customer Name
M/S UNIVERSAL ENTERPRISES

State
Maharashtra

Water Receipt Details
Invoice No
2125000137804
Invoice Date
15-05-2024

Payment Voucher
28AAMD00000188

Payment Date

MIDC GST No.
27AAACM356021V

Received with thanks from M/S UNIVERSAL ENTERPRISES (AAMD). The sum of ₹ 5833.00 in words FIVE THOUSAND EIGHT HUNDRED AND THIRTY THREE by Online.

Sl. No.	Charge Name	Charge Amount	GST Cost	GST Amount	Total
1	Water Charges	2125.00	0.00	0.00	2125.00
2	Service Charges	1299.00	117.00	117.00	1533.00
3	Fire Charges	1840.00	0.00	0.00	1840.00
					5833.00

BILL OF SUPPLY FOR THE MONTH OF Apr 2024

000002423281128

GSTIN: 27AA ECM2933K1ZB

Website : www.mahadiscom.in

KALYAN CIRCLE - II :545

BADLAPUR DIVISION : 004

MURBAD : 150 1

Consumer No. : 018012237479

Consumer Name : UNIVERSAL ENTERPRISES LTD

Address : H 21 KUDWALI MIDC MURBAD THANE
Murbad (CT)

Village : Pincode : 421401

BILL DATE	05-05-2024	2,390.00
DUE DATE	27-05-2024	
IF PAID UPTO	13-05-2024	2,360.00
IF PAID AFTER	27-05-2024	2,430.00
Last Receipt No./Date	/08-04-2024	
Last Month Payment	3,140.00	
Scale / Sector	Small Scale /Private Sector	

Email ID :	ENGINEERING WORKSHOP				
Mobile No. :	95*****12	Meter No.:	076-43046322	Seasonal :	N
Tariff :	37 LT-V B I	Connected Load (KW):	20.01 HP	Urban/Rural Flag :	U
Contract Demand (KVA) :	18.00	40% of Con. Demand(KVA) :	7.20	Feeder Voltage (KV) :	11
Sanctioned load (KW) :	20.01 HP			LIS Indicator :	N
DTC :	4150204	PC-MR-ROUTE-SEQ :	00-20-1253-9999	BU :	4456
				PC :	00
Date of Connection :	09-11-2020	Category :	LT Industry General upto 20 KW	GSTIN :	
Supply at :	LT	Elec. Duty :	10	PAN :	
Prev. Highest (Mth) :		Prev. Highest Bill Demand (KVA) :			
Security Deposit Held Rs. :	14,367.00	Addl. S.D. Demanded Rs. :	00.00		
Bank Guarantee Rs. :	0.00	S.D. Arrears Rs. :	00.00		

BILLING HISTORY

Bill Month	Consumption (Units)	Bill Demand (KVA)	Bill Amount
Mar 2024	318	0	3,177.08
Feb 2024	295	0	2,988.50
Jan 2024	343	0	3,382.06
Dec 2023	365	0	3,562.44
Nov 2023	376	0	3,652.63
Oct 2023	389	0	3,696.50
Sep 2023	355	0	3,423.20
Aug 2023	375	0	3,523.49
Jul 2023	392	0	3,657.40
Jun 2023	393	0	3,665.28
May 2023	411	0	3,807.05
Apr 2023	383	0	3,586.50

**CUSTOMER CARE Toll Free No.
1912, 1800-102-3435,
1800-233-3435**

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in>consumer portal>CGRF Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount. For registration visit at www.mahadiscom.in>consumer portal->Quick access->Go-green request

Scan this QR Code with BHIM App for UPI Payment



If paid by QR Code then Prompt Pay Discount/Delay Payment Charges will be adjusted in subsequent bill.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01018012237479**


- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Bill Amount: **2,390.00**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

आता नवीन औद्योगिक वीज जोडणी अधिक सुलभतेने

Ease of doing business

**नवीन वीज जोडणीसाठी
गरज केवळ दोनच दस्तऐवजाची**



महावितरण
महाराष्ट्र राज्य विद्युत वितरण कंपनी लिमिटेड

- * मालकी हक्क / वाहिवाटीचा पुरावा
- * जिल्हा उद्योग केंद्राचे प्रमाणपत्र
- सर्व प्रक्रिया ऑनलाईन (अर्ज भरणे, डिमांड नोटचा भरणे)

संपर्क :

महावितरणाच्या www.mahadiscom.in
या संकेतस्थळावरील ग्राहक वेब स्वयंसेवा
किंवा महावितरण मोबाईल ॲपचा वापर करावा

Important Message

- Consumers can pay online using Net Banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss> after registration.
- Submit / update your E-mail id and mobile number to Circle office for receiving prompt alerts through SMS.
- Submit / update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
- Special desk is operational for HT Consumers, please contact : htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be use for the address proof and as a proof of property ownership.
- For Any Payment to MSEDCL , ENSURE & INSIST for computerised receipt with unique system generated receipt number.
Do not accept handwritten receipts. Pay online to avoid any inconvenience.

CURRENT CONSUMPTION DETAILS

Reading Date	KWH	KVAH	RKVAH (LAG)	RKVAH (LEAD)	KW (MD)	KVA (MD)
Current 30-04-2024	18817.900	127737.300	1179.500	114685.400	1.820	1.860
Previous 31-03-2024	18498.300	127409.300	1137.000	114674.500		
Difference	319.600	0.000	0.000	10.900		
Multiplying Factor	1.000	1.000	1.000	1.000	1.000	1.000
Consumption	320.000	0.000	0.000	0.000	0.000	0.000
LT Metering	0.000	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000	0.000		
Assessed Consump	0.000	0.000	0.000		0.000	0.000
Total Consumption	320.000	0.000	0.000	0.000	0.000	0.000

BILLING DETAILS

Billed Demand (KVA)	0	@ Rs.	583	Demand Charges	583.00
Assessed P.F.		Avg. P.F.	0.000	Wheeling Charge @ 01.17	374.40
Billed P.F.	0.000	L.F.		Energy Charges	1,971.20
Consumption Type	Units	Rate	Charges Rs.	TOD Tariff EC	00.00
Industrial	320	6.16	1,971.20	FAC @ 00.45 Ps/U	144.00
Residential	0	0.00	0.00	Electricity Duty (07.50 %)	230.45
Commercial	0	0.00	0.00	other charges	00.00
E.D. on(Rs)	Rate %	Amount Rs.		Tax on Sale @ 19.04 Ps/U	60.93
3,072.60	7.5	230.45		P.F. Penal Charges/P.F. Inc.	00.00
0.00	0	0.00		Charges For Excess Demand	00.00
0.00	0	0.00			
TOD Zone	Rate	Units	Demand	Charges Rs.	Debit Bill Adjustment
2200 Hrs-0600 Hrs	00.00	137	2.00	0.00	00.00
0600 Hrs-0900 Hrs & 1200 Hrs-1800 Hrs	00.00	87	2.00	0.00	TOTAL CURRENT BILL
					3,360.00
					Current Interest 29-04-2024
					00.00
					Principle Arrears
					-975.89
					Interest Arrears
					00.00

rs - 1200 Hrs	00.00	21	1.00	0.00	Total Bill (Rounded) Rs.	2,390.00
Hrs-2200 Hrs	00.00	75	2.00	0.00	Delayed Payment Charges Rs.	42.05
Amount in Words	TWO THOUSAND THREE HUNDRED NINETY ONLY				Amount Payable 27-05-2024 After	2,430.00
					Amount Rounded to Nearest Rs. (10/-)	

Message:

#As per MERC Directive dtd.24/02/2021, cash payment of Rs.5000.00 and above will not be accepted by MSEDCL.
Online payment Facility - adopt for safe , easy and free online payment facility through <https://wss.mahadiscom.in/wss>
OR Mobile app - Mahavitaran & get discount of 0.25% (max Rs.500). For queries please contact helpdesk_pg@mahadiscom.in.
Interest on Sec. Deposit (SD) Rs. 969.77.
As per MERC order dt.24/02/2021, Monthly energy bill receipt in cash is limited to Rs.5000/- w.e.f 01/11/2021.
DIGITAL PAYMENT DISCOUNT OF Rs. 07.68 WILL BE CREDITED IN SUBSEQUENT BILL, IF PAID BY DIGITAL MODE ON OR BEFORE 27-05-2024
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.
As per MERC order for Case No 322 of 2019 revised Cheque Bounce charges of Rs. 750 or Bank charges whichever is higher will be applicable from 01 April 2020.
Message: Please refer copy of the bill for details./
As per Income Tax provision vide section 269 ST cash receipt of Rs.2.00 lakhs and above will not be accepted by MSEDCL against any type of Payment.
Prev Prompt Payment Credit:-28.99
Prev Digital Mode Payment Credit:-7.25
As per MTR order (226/2022) revised tariff for FY 2024-25 is effective from 01.04.2024.
This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.
Prompt Payment Discount: Rs. 30.73 , if bill is paid on or before 13-05-2024 .

CONDITIONS

1. The total bill amount of the bill may be remitted by a Crossed Demand Draft/Cheque drawn in favor of 'Maharashtra State Electricity Distribution Co. Ltd.' Whenever Security Deposit is demanded separate Cheque/Bank Draft should be sent.
2. The current bill is payable within fifteen days from the date of issue of the bill. Even if there is any discrepancy in the bill or any other clarification needed, consumers are requested to pay the billed amount in full provisionally or under protest subject to review and subsequent adjustment, so that payment of delayed payment charges is avoided.
3. This bill is issued subject to the provision of the 'Conditions and Miscellaneous charges for supply of Electrical Energy' of the company.
4. Please quote the Consumer Number on the back of the Cheque. The payment of this bill should be made at Company's office only.
5. If the cheque is sent by post, the same should be posted three clear days in advance of the due date.
6. If paid by Cheque/DD/Pay Order, then the Realization date should be considered as payment date.

Collection Hours : 10-30 to 16-00 Hours (Except on Bank Holidays, Sundays, 2nd and 4th Saturdays)

Follow us at:



CUSTOMER CARE Toll Free No.

1800-233-3435

1800-233-3435

Rules & Procedures for Consumer Grievance Redressal
is available at www.mahadiscom.in or consumer
helpline 1800-233-3435 or 020-2611-1111 or 020-2611-1112
or 020-2611-1113 or 020-2611-1114 or 020-2611-1115 or 020-2611-1116
or 020-2611-1117 or 020-2611-1118 or 020-2611-1119 or 020-2611-1120

Scan the QR Code, for quick access to the Consumer Grievance Redressal



For more information, please visit www.mahadiscom.in or call 1800-233-3435

For making energy bill payment through RTGS/NEFT mode

Bank Name: MSEDCL
Bank Account Number: MSEDCL181818181818

Customer Copy- Tax
Invoice Cum Receipt

Maharashtra Industrial Development Corporation
(A Government of Maharashtra Undertaking)



A/c Division:	Ambernath (Barvi) Dam	Tax Invoice Cum Receipt No.:	DV042180Q002735
Area:	Addl. Murbad	Date:	18-03-2024
State:	Maharashtra	MIDC GSTIN:	27AAACM3560C1ZV
Unit:	Sub Div Murbad (SD040)	Payment Mode:	Cheque
Received From:	4AMD (M/S UNIVERSAL ENTERPRISES)	Receiver's Address:	THANEADD.MURBAD INDL.AREA
Cheque No.:	775136	Cheque Date:	16-03-2024
Bank Name:	Indian	Location:	kalyan
GST Reg. No.:	27AAACU6089Q1ZG	Reverse Charges:	No
Remark:	Property Tax... 2023-24	Grampanchayat Name:	Kudavali
Bank ID:	042_BOM_03		

Part A: With Tax

Total

Part B: Without Tax

Sr.	Description	Property Tax Amt.	Amt Received	HSN/SAC	GST %	CGST	SGST	TDS %	TDS	Total Amt
1	Property Tax	47548.00	47548.00		0.00	0.00	0.00	0.00	0.00	47548.00
Total										47548.00

he sum of Rs. 47548

n word Rupees*** FORTY SEVEN THOUSAND FIVE HUNDRED AND FORTY EIGHT

Stamp

Click to
Deputy Engineer
MIDC, Sub Division,
Kalyan

Cheque(s) acceptance is subject to realisation

नमुना ९ (क) [नियम ३२ (५) पहा]

करांची मागणी पावती

ग्रामपंचायत कुडवली, दिनांक ०४/०३/२०२४

श्री. युनीव्हर्सल इन्टरप्रायजेस घर क्रमांक. १/४ यांजकडून

पुढील करांची रक्कम वसुलीयोग्य आहे.

वॉर्ड:- ३ क

रस्त्याचे नाव:- एम आय डी. सी. रोड
आर्थिक वर्ष:- 2023 - 2024

कराचे नांव	वसूल पात्र रकमा					
	थकवाकी		चालू		एकूण	
	रुपये	पै.	रुपये	पै.	रुपये	पै.
(१) घरपट्टी / खुली जागा / इतर :		०	४७५४८		४७५४८	
(२) दिवाबत्ती कर :		०		०		०
(३) आरोग्य कर :		०		०		०
(४) सामान्य पाणी पट्टी कर :		०		०		०
(५) दंड रक्कम :		०				
(६) वॉरंट फी :		०				
एकूण :		०	४७५४८		४७५४८	

दिनांक : ०४/०३/२०२४

सचिव/वसुली लिपिकाची अद्यक्षुद्धि

हे बील आपणास प्राप्त झाल्यापासून देय रकमांचा भरणा १५ दिवसाचे आत करावा. अन्यथा ग्रामपंचायत अधिनियमाच्या कलम क्र. १२१ (२) अन्वये आपल्यावर मागणी बेजावण्यात येईल. (३) दि. ३०/०९/२०२३ पूर्वी भरल्यास घरपट्टी करावर ५ टक्के सूट देणेत येईल व

टीप :- (१) या पावतीचा नमुना कार्बन प्रतिलिपी असावा. २) नमुने देण्यात येतील तेव्हा त्यावर पुस्तकाचे क्रमांक छापलेले असावेत.

1598/2024

नौदणी ३९ म.
Regn. 39 m.

दिनांक 9 APR 2024 सन २०

सादर करणाराचे नाव- पुकाई दिनांक १५/११/००

11	1
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P-25

125L	128L
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दुष्प्रवृत्तिनिवर्धक.
लिपीक.

सादरकर्ता

ये.का.मु.-५,००० पु. (१०० पानी)-१९.२०१३-पीए ४^२-(इए) १५९

0243340 इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणत.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.

१६. कर्मचाऱ्यांच्या वस्तूच्या विक्रीचे उत्पन्न (टोकलिंग)

दुय्यम निबंधक

दस्तऐवज परत केला.

ये.का.मु.-५,००० पु. (१०० पानी)-११-२०१३-पीए ४*- (इए) १५९

ORIGINAL

32
Certified up to of the Bombay Stamp Act 1933

the proper stamp duty of Rs 159.22

Rs Fifty thousand Nine hundred twenty my has been paid

in respect of the instrument vide challan No 35

dt 14-12-1993

Adjudication fee Rs. 25/2 (Twenty five only) has

been paid vide challan No 36 dt 14-12-1993

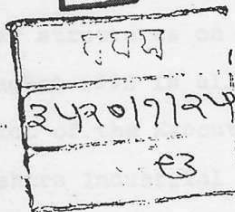
W. Adj. Case No. 24.21.93

Thane. Dt. 14/12/1993

Collector of Stamp Thane



जादा 9 नक्कल



THIS LEASE made at Thane, the 23rd
day of DECEMBER, One thousand nine
hundred and ninety three BETWEEN MAHARASHTRA
INDUSTRIAL DEVELOPMENT CORPORATION, a
Corporation constituted under the Maharashtra
Industrial Development Act, 1961 (MAH.III of
1962) and having its Principal Office at
Orient House, Adi Marzban Path, Ballard
Estate, Bombay- 400 038, hereinafter called
" the Lessor" (which expression shall unless
the context does not so admit, include its
successors and assigns) of the One Part; AND
MESSRS UNIVERSAL ENTERPRISES LIMITED, a
company incorporated under the Companies Act,

1956 and having its registered office at

...2.



30

.. 2 ..

15, India Exchange place, Calcutta-700 001,
hereinafter called " the Lessee" (which
expression shall unless the context does not
so admit include its successor or successors
in business and permitted assigns) of the
Other Part;

Recitals.

WHEREAS by an Agreement dated the 30th
day of July, 1992 and made between the Lessor
of the One Part and the Lessee of the Other
Part the Lessor agreed to grant to the Lessee
upon the performance and observance by the
Lessee of the obligations and conditions
contained in the said Agreement a Lease of
the piece of land and premises hereinafter
particularly described in the manner
hereinafter mentioned;

...3.

36

.. 3 ..

११५
२४०३२४
१९८३

AND WHEREAS although the work of construction of the factory building and other structures agreed to be constructed by the Lessee on the said land is still in progress the Lessee has requested the Lessor to grant to the Lessee a Lease of the said land which the Lessor has agreed to do on the Lessee undertaking to complete the said factory building and other structures on or before the 6th day of August 1995 in all respects to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area(hereinafter called " the Executive Engineer" which expression shall include any other officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned);



AND WHEREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs.8,400/-approximately per annum;

NOW THIS LEASE WITNESSETH as follows :-

- | | |
|---|-----------------------------|
| <p>1. In consideration of the premises and of the sum of Rs.4,19,500/-(Rupees Four lacs nineteen thousand five hundred only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants</p> | <p>Description of Land.</p> |
|---|-----------------------------|

...4.



and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land known as Plot H-21 in the Additional Murbad Industrial Area, within the village limits of Kudavali, and outside the limits of Municipal Council, in rural area, Taluka and Registration Sub-District Murbad, District and Registration District Thane, containing by admeasurement 5195 square metres or thereabouts and more particularly described in the First Schedule hereunder-written and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of Ninety Five years computed from the first day of August 1992 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor(hereinafter referred to as "the Chief Executive Officer" which expression

...5.

shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the first day of January in each and every year.



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

Covenants by the Lessee.

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

To pay rent.

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

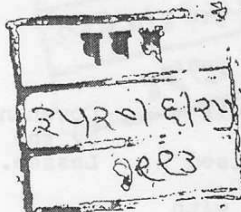
To pay rates and taxes.

c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs.2,600/-approximately per annum;

To pay fees or service charges.

3
...6.

Completion of
factory
building.



6

d) That the Lessee shall on or before the 6th day of August 1995 at its own expense and in substantial and workmanlike manner and in strict accordance with the plans, elevations, details and specifications approved by the Executive Engineer, in-charge of the said Industrial Area and the Building Regulations set out in the Second Schedule hereunderwritten build and completely finish fit for occupation to the satisfaction of the Executive Engineer the said building and other structures thereon on at least 2432.397 square metres of ^{built up} ~~plot~~ area for the use as an industrial factory with all requisite drains and proper conveniences thereto and shall obtain from the Executive Engineer a Building Completion Certificate to that effect.

Planting of
trees in the
periphery
of the plot.

e) The Lessee shall at its own expenses within a period of one year from the date hereof plant trees in the ~~1~~ open space of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term ~~here~~ hereby created under these presents. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part ~~the~~ thereof but within the demised premises.

Not to
excavate.

f) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose

...7.

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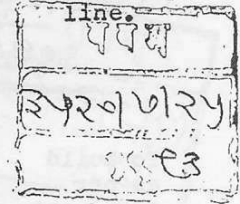
of executing any work pursuant to the terms of this lease.

g) Not to erect any building erection or structure except a compound wall and steps

Not to erect beyond building line.

and ~~any~~ garages and necessary adjuncts thereto as hereinafter provided on any

~~portion~~ portion of the said land outside the building line shown upon the said plan hereto annexed.



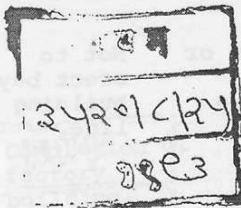
h) The Lessee having at its own expenses constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned).

Access Road.

i) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 and the rules made thereunder as also with any condition which may, from time to time be imposed by the Maharashtra Pollution Control Board constituted under the said Acts, as regards the collection treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Lessor against the

To comply with the provisions of Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.

...8.



83

consequences or any breach or non-compliance of any such provision or condition as aforesaid;

To build as per Agreement.

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

Plans to be submitted before building.

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

Indemnity.

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

Fencing during construction.

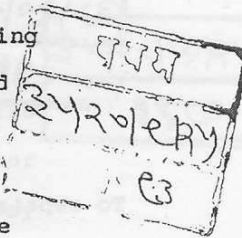
m) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other works.



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... 9 ...

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

To build according to rules.



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

Sanitation.

p) That no alterations or additions shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises

Alterations.

...10.



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or Architectural features thereof except with the previous approval in writing of the Executive Engineer.

To repair.

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

To enter and inspect.

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

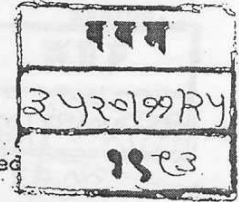
Nuisance.

s) Not to 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 of other premises in the vicinity.

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... 11 ...

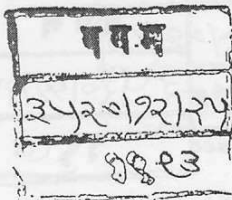
t) To use the demised premises only for User, the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunderwritten and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire hazards and shall duly comply with the directions which may from time to time be issued by the Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever.



u) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said land

Insurance.

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or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Delivery of possession after expiration.

v) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if it shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to itself all buildings erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections

...13.

or structures may have been removed.

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

Not to assign.

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

Assignments to be registered with the Lessor.

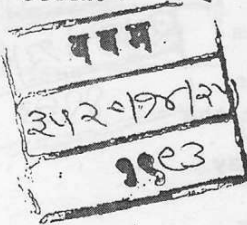
y) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said industrial area.

To give preference in employment of Labour.

...14.

re

Notice in
case of
death..



Recovery of
Rent, Fees, etc.
as Land
Revenue.

Rent, Fees
etc., in
arrear.

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

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

4. (a) If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry hereinbefore

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Lessee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Lessor against the Lessee.

(ii) In the alternative but without prejudice to sub-clause (i) above the Lessor may permit the Lessee to continue the demised premises in the Lessee's occupation on payment of such additional premium as may be decided upon by the Lessor or and;

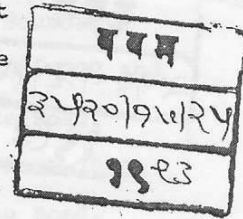
(iii) In the alternative but without prejudice to sub-clauses (i) and (ii) the Lessor may direct removal or alteration of any building or structure erected or used contrary to the condition of the grant within time prescribed in that behalf, such removal or alteration not being carried out and recover the cost of carrying out the same from the Lessee as an arrears of land revenue.

(c) All building material and plant which shall have been brought upon the demised premises by or for the Lessee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the demised premises and not part thereof other than defective or improper material (removed for the purpose of being replaced by proper material) shall be removed from the demised premises without the previous consent of the Chief Executive Officer of the Lessor until after the grant of the Completion Certificate mentioned in clause 2(d) hereof;



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

Lessor's covenant for peaceful enjoyment.



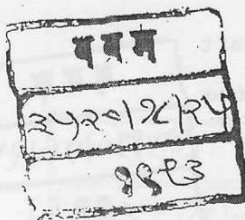
6. The Layout of the Additional Murbad Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessee shall have no right to require the enforcement thereof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

Alteration of Estate Rules.

7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a new Lease of the demised premises for a further term of Ninety Five years on payment of premium as

Renewal of Lease.

...18.



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Costs and
charges to
be borne by
the Lessee.

Marginal
Notes.

may be determined by the Lessor and with covenants, provisos and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

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

9. The marginal notes do not form part of the Lease and shall not be referred to for construction for interpretation thereof.

IN WITNESS WHEREOF SHRI KAMLAKAR G. SAWANT, the Regional Officer, Thane, of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Lessee hath caused its Common Seal to be affixed hereto the day and year first abovewritten.

FIRST SCHEDULE

(Description of Land)

All that piece or parcel of land known as Plot No.H-21 in the Additional Murbad Industrial Area, within the village limits of Kudavali and outside the limits of Municipal Council, in rural area, Taluka and Registration Sub-District Murbad, District and Registration District Thane, containing by admeasurement

...19.

5195 square metres or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-



- On or towards the North by : MIDC Boundary.
- On or towards the South by : Plot No.H-22 and Estate Road.
- On or towards the East by : Plot No.H-20 & Estate Road.
- On or towards the West by : Plot No.H-22 and MIDC Boundary.

which said boundaries were erroneously described in the said Agreement to Lease as follows, that is to say :-

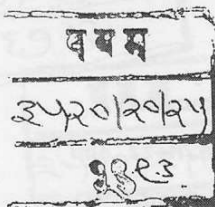
- On or towards the North by : MIDC Boundary.
- On or towards the South by : MIDC Road.
- On or towards the East by : Plot No.H-20 & MIDC Boundary.
- On or towards the West by : Plot No.H-22.

SECOND SCHEDULE

(Building Regulations)

1. The Building Regulations of 'A' class Municipal Council or the Building Regulations of the respective Local Authority/Planning Authority as amended from time to time will be Building Regulations applicable for development of the Plots in Industrial Area.
2. Periphery of the Plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It

...20.



.... 20

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shall not be used for obnoxious industries
a list whereof is attached.

4. The Lessee shall obtain a No Objection
Certificate from the Maharashtra Pollution
Control Board constituted under the Water,
(Prevention and Control of Pollution) Act,
1974 and Air (Prevention and Control of
Pollution) Act, 1981 as regards the water
pollution as also air pollution and shall
duly comply with the directions which may from
time to time be issued by the said Board for
the purpose of preventing any water or Air
Pollution and shall not commence any
construction on the said plot before obtaining
such No Objection Certificate.

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

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

7. Three sets of the specifications, plans,
elevations and sections as approved by the
Local Authority/ Planning Authority shall be

....21.

submitted to the Executive Engineer for record
and to enable him to grant no objection.

THIRD SCHEDULE

(List of Obnoxious Industries)

1. Fertiliser Manufacture from organic materials, provided however, that these provisions shall not apply to the manufacture of fertilisers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof;
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.
3. Ammonia Manufacture.
4. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosive or fire-works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products or pyroxylin.
14. Pyroxylin manufacture.





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- 15. Dye-Stuff and pigment manufacture.
- 16. Turpentine, paints, varnish or size manufacture or refining.
- 17. Garbage, offal or dead animals reductions dumping or incineration.
- 18. Stock-yard or slaughter or animals or fowls.
- 19. Tallow, grease or lard manufacture.
- 20. Tanning, curing or storage of raw hides or skins.
- 21. Wool pulling or scouring.
- 22. Yeast plant.
- 23. Paper and paper products.
- 24. Charcoal.
- 25. Manufacture of Viscose Rayon.
- 26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-~~effluent~~ effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



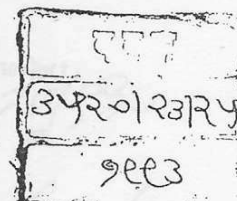
....23.

SIGNED, SEALED AND DELIVERED
by SHRI KAMLAKAR G. SAWANT,
the Regional Officer, Thane,
of the withinnamed
MAHARASHTRA INDUSTRIAL
DEVELOPMENT CORPORATION, in
the presence of :-



(K. G. SAWANT)
Regional Officer,
M. I. D. C. THANE-400 604.

1. Bleed
CS. H. Kamble
2. White
(MIL CHITRA US)



The Common Seal of the
abovenamed Lessee
MESSRS UNIVERSAL ENTERPRISES
LIMITED, was pursuant to a
Resolution of its Board of
Directors passed in that
behalf on the 9th day of
DECEMBER 1993, affixed
hereto in the presence of
SHRI K. P. NAWANDAR
Authorized Signatory
~~Director~~ of the Company who,
in token of having affixed
the Company's Seal hereto, has
set his hand hereto, in the
presence of :-

Universal Enterprises Limited

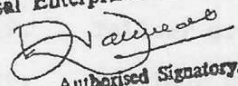
Drawn
Authorized Signatory.

1. S. K. Mishra (S. K. MISHRA)
2. S. K. Kamble CS. K. Kamble

बाकीक विहितप्रमाणों की चेकली दी -

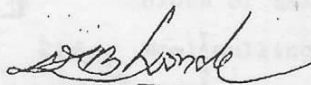
बोरपी की	५००० -
खोटी की (बले)	२०
बाबा की (कम २०)	३०
बाबा बलकम (कम १५)	३०
बादी	२
कुल	२०

बहुजन नंबर ३६२०
 १९९३ के ३४... बहिष्कारी
 २००० तारीख ११...
 १०... बाजपाये दरम्यान बुधन निबंध
 नुबई रावे कार्यालयत हजर केला.

Universal Enterprises Limited

 Authorized Signatory.

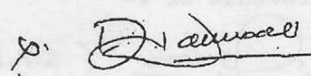
वधम
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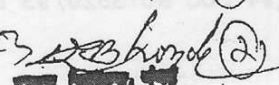

 बुधन निबंध, नुबई
 १० बहिष्कारी बुनामकी कल्याणबंदी
 निबंधनारे धर्म बहिष्कार बलकेला.

क्री कचरदास की नवंबर १९९३
 २३ का जोकरकी २००५/११. ६०१
 २०२ निरामना १३०१-५०१ ६०९
 १० मुनिकसिरी के २००५/१५०१०१ नि-यो नोमनेरी
 उभकती

कावेरिब कल देवार
 १०/५/९३
 प्रकाशित
 कलकत्ता ७०००१३



- १) के एम गोकुल जोकरकी २००५/११
 - २) के एम गोकुल जोकरकी २००५/११
- १ बाप बलकम बलकम
 १० बहिष्कारी बुनामकी कल्याणबंदी
 निबंधनारे धर्म बहिष्कार बलकेला.

२०१५/१३  S.R. Anshar

कार्यालयीन अभिलेखावरून पडताळणी केली
६० दिवस
लिपिक

को. ३०/२०१५-२०१६
आ. ३०/२०१५-२०१६
१९०८ मध्ये ८८ नव्या निवडणूक क्षेत्रे
मार्च २०१५ मध्ये जाहीर झाले. त्यांची पूर्त
१९०८ मध्ये ८८ नव्या निवडणूक क्षेत्रे
मार्च २०१५ मध्ये जाहीर झाले.
२०१५/१६

वचन
३५२०/२०१५
१९६३



वचन-३५२०/१६
१९६३
वचन-३५२०/१६
१९६३
वचन-३५२०/१६
१९६३

वचन-३५२०/१६
१९६३
वचन-३५२०/१६
१९६३
वचन-३५२०/१६
१९६३



मी नक्कल केली
मी वाचली
मी तपासली



सत्य प्रत
सह जिल्हा निबंधक
वर्ग-२ (अभिलेख)
मुंबई जिल्हा

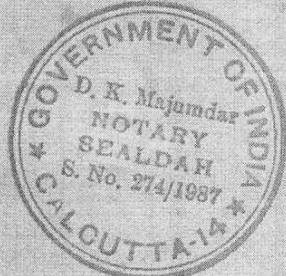
अर्ज क्रमांक १५९८/२०१५
२९/४/२०१५
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२९/४/२०१५
२९/४/२०१५

Decy

Private Limited or Public Limited Concern



To be used for Industrial Areas falling outside the limits of Local Authority
i. e. Municipal Corporation/ Councils/ Planning Authority like CIDCO/
BMRDA.



ORIGINAL

Thane
An Agreement made at ~~Bombay~~

the *30th* day of *July* One thousand nine
hundred and ninety *two* BETWEEN THE
MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a
Corporation constituted under the Maharashtra Industrial Development
Act, 1961 (Mah. III of 1962) and having its Principal Office at Orient
House, Adi Marzban Path, Ballard Estate, Bombay 400 038, hereinafter
called the "Grantor" (which expression shall, unless the context does not
so admit, include its successors and assigns) of the One Part AND

MESSRS. *Universal Enterprises Limited*

a Company incorporated under the Indian Companies Act VII of 1913,
Companies Act, 1956, and having its registered office at

~~131 G. M. H. Tower~~ *15, India Exchange Place*

~~Hariman Point, Bombay 400 001~~ *Calcutta-700 001*

hereinafter called "the Licensee" (which expression shall unless the context does not so admit includes their survivors or survivor and the heirs, executors, administrators and permitted assigns) of the Other Part :

Recitals

WHEREAS, the Licensee has applied to the Grantor for grant to it of a lease of the land and premises hereinafter described which the Grantor has agreed to grant to it upon certain terms and conditions.

AND WHEREAS, before signing this Agreement, the Licensee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Bombay (hereinafter called "the Chief Executive Officer"), the sum of Rs. 4,19,500/-

(Rupees Four Lac and Nineteen Thousand) being the amount of premium payable by the Licensee. -five hundred only)

NOW IT IS HEREBY MUTUALLY AGREED as follows :

Grant of
Licence

1. During the period of three years from the date hereof the Licensee shall have licence and authority only to enter upon piece of land described in the First Schedule hereunderwritten and delineated on the plan annexed hereto and thereon surrounded by a red-coloured boundary-line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until grant of such Lease as is hereinafter referred to, the Licensee shall be deemed to be a bare Licensee only of the premises at the same rent and subject to the same terms as if the Lease had been actually executed.

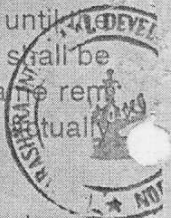
Not to
demise

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby contemplated shall be executed and registered but the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement.

Submission
of plans for
approval.

3. The Licensees hereby agree to observe and perform the following stipulations that is to say :-

(a) That they will within 18 months from the date hereof submit to the Executive Engineer, Maharashtra Industrial Development Corporation, in-charge of the said industrial area (hereinafter called "the Executive Engineer" which expression shall include any other officer to whom the duties and functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned) for his approval the specifications, plans, elevations, sections and details of the factory buildings hereby agreed by the Licensees to be erected on the said land and the Licensees shall at their own cost and as often as they may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the Executive Engineer and



will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the Executive Engineer and signed by him the Licensees shall sign and leave with him three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensees and the Executive Engineer

(b) The said plot of land shall be fenced in during construction by the Licensee at their expense in every respect.

Fencing during construction

(c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the land the subject of these presents nor until a No objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and the said plans and elevations shall have been so approved as aforesaid and thereafter they shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

No work to begin until plans are approved.

(d) That it shall within a period of 18 months from the date hereof commence, and within a period of three years from the said date at their own expense and in a substantial and workman like manner and with new and sound material and in compliance with all Municipal rules, bye-laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer and conformity to the building lines marked on the plan hereto annexed and the Building Regulations set out in the Second Schedule hereunder written; build and completely finish fit for occupation a building to be used as an industrial factory with all requisite drains and other proper conveniences thereto.

Time limit for commencement and completion of construction work.

(e) The Licensee shall at its own expense within a period of one year from the date hereof plant trees on the periphery of the said land (one tree per 200 sq. mtrs. and one tree at a distance of 15 metres on the frontage of road or part thereof) and shall maintain the trees so planted in good condition throughout the term hereby agreed to be created under these presents.

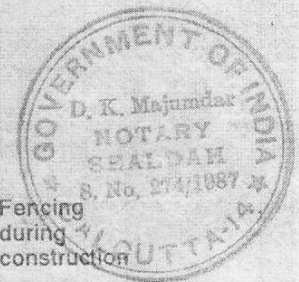
Planting of trees in the open space

(f) That it will pay all rates, taxes, charges, claims and outgoings chargeable against an owner or occupier in respect of the said land and any building erected thereon.

Rates and Taxes

(g) That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of a notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land

Fees of Service Charges to be paid by the licensee



revenue together with interest thereon at 15 per cent from the date of default in payment.



(h) That it will keep the Grantor indemnified against any act and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any local authority in respect of the said works or of anything done under the authority herein contained.

Sanitation

(i) That it shall observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being & shall provide sufficient latrine, accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Executive Engineer, and shall not, without the consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.

To comply with the Provision of Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention Control of Pollution) Act, 1981.

(j) The Licensee shall duly comply with the provisions of the Maharashtra (Prevention and Control of Pollution) Act 1974, and Air (Prevention and Control of Pollution) Act 1981, and the rules made thereunder as also with any conditions which may from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.



Excavation

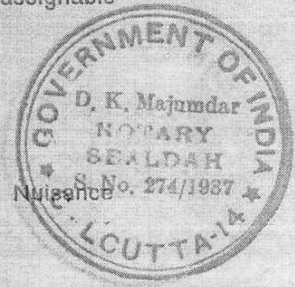
(k) That it will not make any excavation upon any part of the said land nor remove any stone, earth, or other material therefrom except so far as may, in the opinion of the officer authorised by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.

Insurance

(l) That it will as soon as any building to be erected on the said land shall be roofed insure and keep insured the same in the joint names of the Grantor and the Licensees against damage by fire in an Insurance Company having an office in Bombay and to be approved by the Chief Executive Officer for an amount equal to the cost of such building & will on request produce to the Chief Executive officer, the policy or policies of insurance and receipts for the payment of the last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

[Handwritten signatures]

(m) That it will not directly or indirectly transfer, assign sell, encumber or part with their interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.



(n) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibrations or fire-hazards, and shall duly comply with the directions which may from time to time be issued by the said Department of Environment Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia dust, smoke, gas or otherwise howsoever.

(o) That it shall at their own cost construct and maintain an access road leading from the Estate road to the said land in strict accordance with the specifications and details prescribed by the Executive Engineer.

Access
Road

(p) That in employing skilled and unskilled labour they shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said Industrial area.

Preference
in employ-
ment of
Labour

4. Should the Executive Engineer not approve of the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Chief Executive Officer may by notice in writing to the Licensee terminate this Agreement and if possession as a License has been given to the Licensee may re-enter upon the said plot of land and thereupon the plot shall be resumed to the Grantor.

Power to
terminate
Agreement

5. Until the factory building and works have been completed and certified as completed in accordance with clause 7 hereof the Grantor shall have the following rights and powers :-

Power of
Grantor

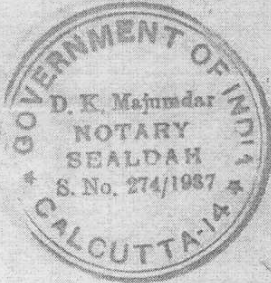
(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and servants of the Grantor acting under the directions of them at all reasonable times to enter upon the said premises to view the state and progress of the work and for all other reasonable purpose.

To enter
and
inspect

(b)(i) In case the Licensee shall fail to complete the said factory building within the time aforesaid and in accordance with the stipulations hereinbefore contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe

To resume
land

INDUSTRIAL CORPORATION



any of the stipulations on their part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said land and everything thereon and thereupon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee for the same, and without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee;

(ii) To continue the said land in the Licensee occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer, and

(iii) To direct removal or alteration of any building or structure erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrear of land revenue.

(c) All building materials and plant which shall have been brought upon the said land by or for the Licensees for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said land without the previous consent of the Chief Executive Officer until after the grant of the completion certificate mentioned in clause 7 thereof.



Extension
of time

6. Notwithstanding any such default as aforesaid, the Chief Executive Officer may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the factory building and the works for the said period mentioned in clause 3 (d) above if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee and thereupon the obligations hereunder of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period.

Grant of
Lease

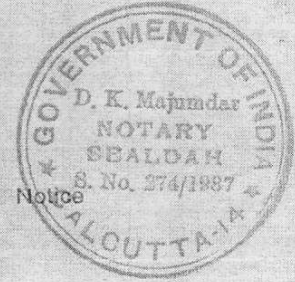
7. As soon as the Executive Engineer has certified that the factory building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said land and the factory building erected thereon for the term of ninety-nine / ninety-five years from the date hereof at the yearly rent of Rupee one.

[Handwritten signature]

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Schedule hereunder-written with such modifications and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate, also the lease and its duplicate shall be borne and paid by the Licensee alone.

Form of
Lease

9. All notices, consents and No Objection to be given under the Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.



10. The Grantor may at any time and from time to time alter the layouts, Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said land forms part and the Licensee shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.

Grantor
may alter
Estate
Rules

11. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

Marginal
Notices

12. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Building Regulations set out in the Second Schedule and the General Estate Regulations hereunder written the former shall prevail.

Conflict
between
Agree-
ment and
Rules

13. For the purposes of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer / the Regional Officer / the General Manager (Legal) / the Area Manager and any other officer specially authorised by the Chief Executive Officer.

IN WITNESS WHEREOF Shri . M. A. Sawant

the Chief Executive Officer, Jt. Chief Executive Officer / the Deputy Chief Executive Officer / the Regional Officer / the General Manager-DIG and Ex-Officer / the Area Manager of the Maharashtra Industrial Development Corporation has for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensee have set their respective hands hereunto the day and year first above written.



FIRST SCHEDULE (Description of Land)

All that piece of land known as Plot No. (s) H-21
in the Add. Murbad Industrial
Area, within village limits of Kudavadi and within
the limits of _____ Municipal Council/outside
the limits of _____ Municipal Council, Taluka
Murbad District Thane containing by
admeasurement 5195 Square Metres or there-
abouts and bounded as follows, that is to say -

on or towards the north by - MIDC Boundary
on or towards the south by - MIDC Road
on or towards the east by - Plot H-20 & MIDC Boundary
on or towards the west by - Plot H-22

SECOND SCHEDULE (Building Regulations)

1. The Building Regulation of "A" class Municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area.
2. The Licensee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or thereof.
3. The Licensee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is set out in the Third Schedule hereunder written.
4. The Licensee shall obtain a No Objection Certificate from the Department of Environment Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981, as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Department Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Local Authority / Planning Authority and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local Authority / Planning Authority



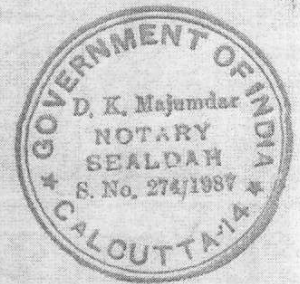
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorised by the Grantor shall allocate this obligation suitably.

7. 3 set of the specifications, plans elevations and sections as approved by the Local Authority/ Planning Authority shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(List of Obnoxious Industries)

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire-works.
11. Fat rendering.
12. Fat, tallows, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxylin manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.



24. Charcoal.

25. Manufacture of Viscose Rayon.

26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

FOURTH SCHEDULE (Form of Lease)

THIS LEASE made at _____ the _____ day of _____ One Thousand nine hundred and _____ BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATIONS, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah. III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Bombay - 400 038, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part AND MESSRS. _____

a Company incorporated under the Indian Companies Act VII of 1913/ Companies Act 1956 and having its registered office at _____

hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include its successor or successors in business and permitted assigns) of the Other Part :

Recitals, WHEREAS by an Agreement dated the _____ day of _____ 199 _____ and made between the Lessor of the One Part and the Lessees of the Other Part the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement a lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

AND WHEREAS pursuant to the said Agreement the certificate of completion thereby contemplated has been granted :

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government Revenue, the Lessor's share of ceases and the owner's share of Municipal or Village Panchayat rates or taxes which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. _____ (Rupees _____) approximately per annum :

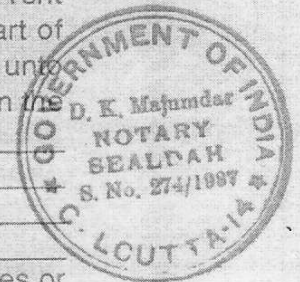


NOW THIS LEASE WITNESSETH as follows :-

1. In consideration of the premises and the sum of Rs. _____ Description of land.
(Rupees _____)

only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee ALL that piece of land known as plot No. _____ in the Industrial Area, and within/outside the limits of _____ Municipal Council, within the Village limits of _____ Taluka and Registration sub-District _____ District and Registration District _____

containing by admeasurement _____ square metres or thereabouts and more particularly described in the First Schedule hereunderwritten and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of _____ years computed from the first day of _____ 19 _____ subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer" which expression shall include any other Officer to whom the duties or function of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.



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

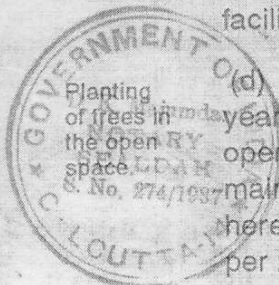
(a) During the said term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deduction. To pay rent.

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

(c) Throughout the said term hereby created to pay to the Lessor from time to time such recurring fees in the nature of service charges Drainage cess as may from time to time prescribed by Government of Maharashtra under Maharashtra Industrial Development Act, 1961 or To pay fee or service charges.

[Handwritten signature]

Rules framed there under in respect of the amenities or common facilities provided by the Lessor.



(d) The Lessee / shall at its / own expenses within a period of one year from the date hereof plant trees in the marginal space to be kept open to sky of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. Atleast one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.

Not to excavate.

(e) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond building line.

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

Access Road.

(g) The Lessee having at their own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and conditions to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation in charge of said Industrial Area (hereinafter referred to as "Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned)

To comply with the provisions of Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981.

(h) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act 1981, and the rules made thereunder as also with any condition which may from time to time be imposed by the Maharashtra Pollution Control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To build as per agreement.

(i) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except the Maharashtra Pollution Control Board as provided in the said Building Regulations.

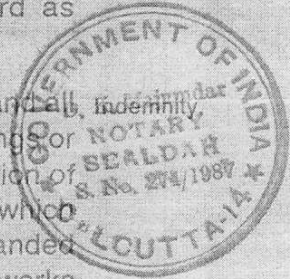
Plans to be submitted before building.

(j) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessees in triplicate for scrutiny of and be permitted in writing by the Executive Engineer, and a No Objection Certificate shall have been obtained from



the Maharashtra Prevention of Water Pollution Control Board as provided in the said Building Regulations.

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



(l) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said Building Regulations and to all bye-laws, rules and regulations of the Municipality / 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.

To build according to rules.

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

Sanitation

(n) That no alterations or additions shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous permission in writing of the Executive Engineer and in accordance with the Building Regulations set out in the Second Schedule hereunder written.

Alterations

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

To repair

(p) To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable time of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect to state of

To enter and inspect

INT. COMPANY

repairs 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 them to execute the repairs and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

(q) Not to 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 of other premises in the vicinity.

User

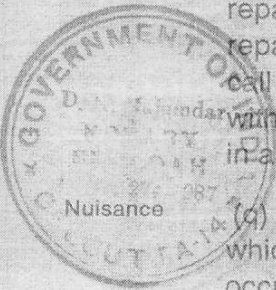
(r) To use the demised premises only for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunder-written and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Control Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever.

Insurance

(s) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer, and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Delivery of possession after expiration

(t) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor, the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if they shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections and structures and



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

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

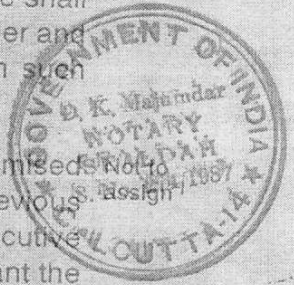
(v) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice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

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

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

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

4. If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry



[Handwritten signature]

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

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

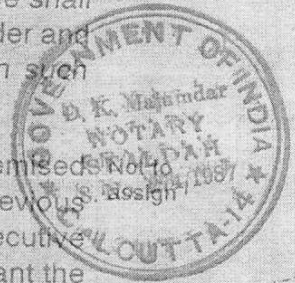
(v) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice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

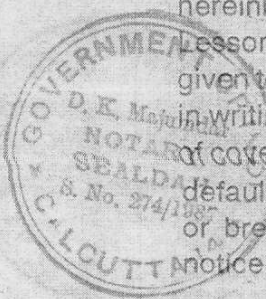
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hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

Lessor's
Covenant for
peaceful
enjoyment.

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

Registration
of
estate rules

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

Renewal of
Lease

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

Cost and
charges to
be borne
by the
Lessee

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

Marginal
Notes.

9. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF Shri

the General Manager (Legal)/ Regional Officer of Maharashtra Industrial Development Corporation has, for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf



and the Lessee has set his/her hand thereto the day and year first above written.

FIRST SCHEDULE

(Description of land)

All that piece or parcel of land known as Plot No. _____
the _____ Industrial Area within the Village _____
limits of _____ and within/outside the limits of Municipal Council _____
Taluka and Registration, Sub-district _____

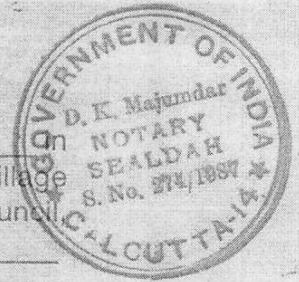
_____ District and Registration District _____ containing by admeasurement _____ Square Metres or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say -

- On or towards the North by _____
- On or towards the South by _____
- On or towards the East by _____
- On or towards the West by _____

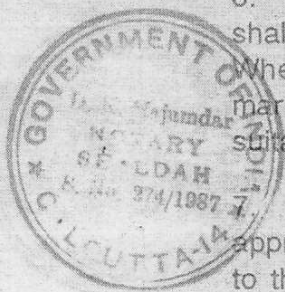
SECOND SCHEDULE

(Building Regulations)

1. The Building Regulation of 'A' class municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area.
2. The periphery of the plot shall be utilised for the purpose of planting trees. Atleast one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is attached.
4. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorised by the Lessor and no additions or alterations to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
5. The Lessee shall obtain a No Objection Certificate from the Department of Environment Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 & Air (Prevention and Control of Pollution) Act 1981, as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Department Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.



[Handwritten signature]



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

3 sets of the specifications, plans elevations and sections as approved by the Local Authority / Planning Authority shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(List of Obnoxious Industries)

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire-works.
11. Fat rendering.
12. Fat, tallows, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxylin manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.



24. Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

SIGNED, SEALED AND DELIVERED

by Shri M. A. Sawant

The Chief Executive Officer / the Deputy Chief Executive Officer / the Regional Officer / the General Manager (Legal) / General Manager DIC and Ex-office Regional Officer the Area Manager of the withinnamed Maharashtra Industrial Development Corporation in the presence of -

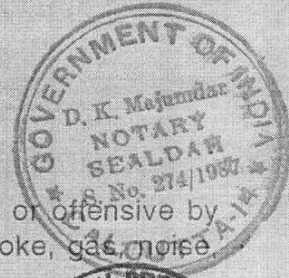
- (1) Shri V. L. Naubthye
R.O., Thane
- (2) Shri A. K. Pednekar
Regional office Thane

The Common Seal of the above named Licensee
MESSRS Universal Enterprises Limited

was pursuant to a Resolution of its Board of Directors passed in that behalf on the 15th day of July 1992 affixed hereto in the presence of Shri K. P. Nawandar and Shri -
Manager
Director / Directors of the Company

who, in token of having affixed the Company's Seal has set his hand/ have set their respective hands hereto, in presence of ---

- (1) N. K. B. B. B. B.
4 Bygack Street
Calcutta 70
- (2) Jagmohan B. B.
13 Halwasi Road
Calcutta -



M. A. Sawant
Area Manager 30/7/92
Maharashtra Industrial Development Corporation

UNIVERSAL ENTERPRISES LTD.

Director

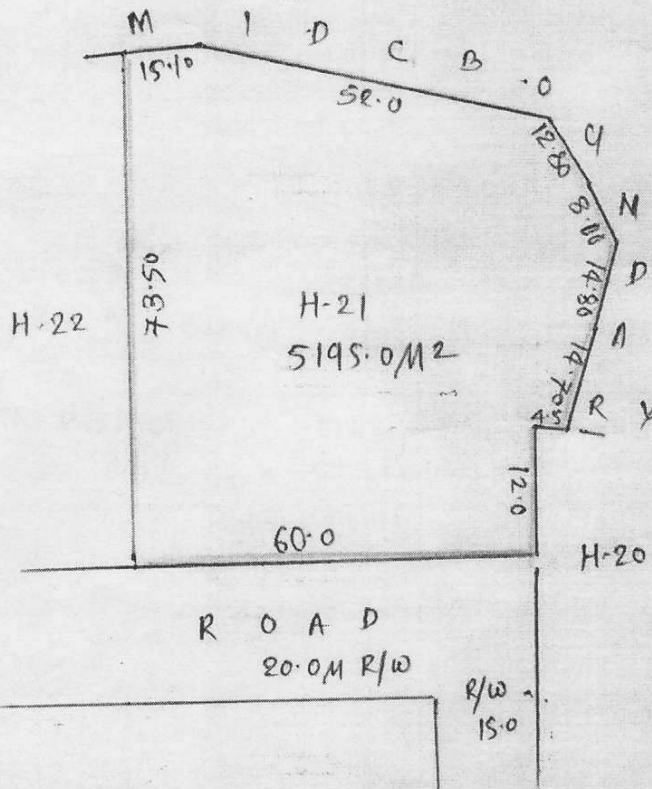
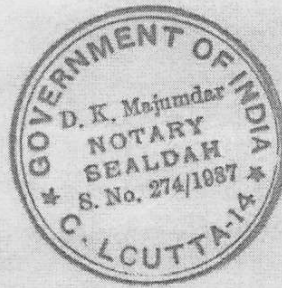
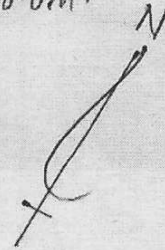
Notary Seal

Signature of Notary

27 JUL 1992

ADD-MURBAD INDUSTRIAL AREA
VIL-KUDAVALI, TAL-MURBAD
DIST. THANE

SCALE 1CM=10.0M.



P. Malhotra
SURVEYOR
Regional Office, M.I.D.C.
THANE-400604.



Area Manager

Maharashtra Industrial Development Corporation

UNIVERSAL ENTERPRISES LTD.

Director.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Thane Marol Indl. Area,
Mahakali Caves Road,
Andheri (East),
B O M B A Y : 93.

BY R. P. A. D. :

No. MIDC/ROT/L/A-MRB/H-21/

Dated : 30/7/92

To,

M/s. Shri Universal Enterprises Ltd.,
15 India Exchange Place,
Calcutta - 700 001.

SUB : Addl. Murbad Indl. Area.

Plot No. H-21
Handing over of possession.

Sir,

The Agreement to Lease in respect of the above mentioned plot has been executed with you on 30/7/92. It has been decided to hand over the possession of the said plot to you on 6.8.92 at 11-00 A.M./P.M. You are, therefore, requested to contact our Surveyor Shri R.S. Muluk at Dy. Engr's Office MIDC, Murbad Sub. An. Murbad. (place) on the above mentioned date and time for taking over possession of the plot.

Please note that according to the Agreement to Lease, you have to adhere to the time schedule for utilisation of the plot as mentioned in the said agreement. For purposes of counting the period for the time schedule for utilisation of plot, the date mentioned above would be taken into account and if you fail to adhere to the time schedule, action as provided in the Agreement to Lease would be taken on completion of the periods mentioned in the Agreement to Lease counted from the date on which M.I.D.C. has proposed the possession of the plot.

Before commencing the construction on the above mentioned plot, please contact the Executive Engineer/ Deputy Engineer in charge of above mentioned Indl. Area to confirm the boundary of the said plot. If you fail to do this and encroach upon the adjacent plot or fail to keep the marginal distances, M.I.D.C. will not be responsible for the mistake and the affecting portion of your construction shall be demolished.

Thanking you,

Yours faithfully,

M. S. Muluk
AREA MANAGER, DESK-III

Copy f.w.cs. to : The Land Survey Officer, MIDC, Bombay for information with a request to instruct the Surveyor to hand over the possession to the above party & compliance reported.

2. Copy to Shri R.S. Muluk Surveyor, for information and necessary action.



Maharashtra State Financial Corporation

[Incorporated Under State Financial Corporation Act, 1951, (No. LXIII of 1951)]

MSFC/HO/MKTDDRO/UEL/2023-24/280

29.08.2023

M/s Universal Enterprises Ltd.,
Century Bhavan,
771, Dr. Annie Besant Road,
Worli,
Mumbai-400 030.

Re : Handing over loan documents to you.

Dear Sir,

We refer to your letter dt.28.03.2023 and subsequent discussions had with us in respect of the captioned matter.

In this context, we have to inform you that your loan documents are misplaced during twice shifting of Regional Office, Thane. We are searching the same in our godown. If we found it, the same will be handed-over to you which may please be noted.

You have repaid our loan and the Corporation has already issued you "No Dues Certificate" and the Corporation does not have any charge over the assets mortgaged to us.

Thanking you,

Yours faithfully,

Senior Officer



UNITED INDIA BUILDING, 1ST FLOOR, SIR PHIROZSHAH MEHTA ROAD, FORT, MUMBAI - 400 001.

Tel.: 22691877 / 22691910 Fax : 022-22691915 • E-mail : msfctthane@yahoo.com



Maharashtra State Financial Corporation

[Incorporated Under State Financial Corporation Act, 1951, (No. LXIII of 1951)]

MSFC/HO/LAW/2023-24/ 104

24/05/2023

M/s Universal Enterprises Ltd.,
Century Bhavan,
771 Dr. Annie Besant Road,
Worli,
Mumbai-400 030.

Dear Sirs,

Re : Request received regarding issue of
No Dues Certificate.
Ref. Your letter dtd. 28.03.2023.

Since you have repaid the entire dues of the Corporation and your loan account stands closed in the Books of Accounts of the Corporation, the Corporation does not have any lien / charge of whatsoever nature on or over the fixed assets i.e. the Hypothecation of the company's premises & godowns, Factory at H-21, Addl. MIDC Murbad, Dist. Thane. Hence, the No Dues Certificate.

You may now file the particulars of satisfaction a charge in Form No.CHG-4 under the Companies Act, 2013 with the Registrar of Companies within the time limit stipulated under the Companies Act, 2013.

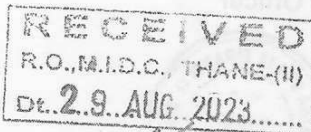
You are requested to send duly digitally signed Form No.CHG-4 for our digital signature.

Our E-mail ID is msfcthane@yahoo.com and PAN No.AAACM3751F.

Thanking you

Yours faithfully,

Senior Officer



c.c.to:

The Area Manager/
Executive Engineer,
Addl. MIDC Murbad,
Indl. Area of MIDC,
Dist. Thane.

With request to vacate the charge of MSFC on the above mentioned mortgage property.

R. Tale
Clerk to
for Deputy Engineer
MIDC, Sub Division,
Murbad

MIDC



BUILDING COMPLETION CERTIFICATE

(TO WHOM SOEVER IT MAY CONCERN)

This is to certify that M/s Universal Enterprises Ltd., allottee of Plot No.H-21 in MIDC Additional Murbad Industrial Area have completed the development work of factory building on the above said plot in accordance with the building plans approved vide this office letter No.EE/SPA/AMIA/H-21/ 109 dated 7/1/92 under the supervision of the licenced Architect Shri. L.G.Padhye Architect, Dombivali Regd.CA.No/75/555. And permitted to be occupied on the following ground :-

Details of units constructed are as given below :-

1. Name of allottee : M/s Universal Enterprises Ltd
2. Plot No : H-21, Addl.Murbad
3. Plot area in sq.m : 5155=00
4. Date of possession : 06/08/1992
5. Approval of plans

Ist approval No.DE/DE/Mrbd/2003
18.12.92 is treated as cancelled

IIInd approval No. EE/SPA/AMIA/H-21/109
Dt : 7/1/92

<u>Built up area in sqm</u>	
G.F	U.F.

2295.06	170.02
---------	--------

Total : 2465.08 M2

6. Position of construction
on the site as on 13/10/97

- | | |
|--|---------|
| a) Built up area completed
in all respect (in sq.m) | 2465.08 |
| b) Area under construction
(in sq.m) | Nil |
| c) Open area (in sq.m) | 2689.92 |

(II) REMARKS :

1. Compound wall constructed
2. C.D. Work provided
3. Factory is in production

..2..

7. Remarks of Deputy Engineer regarding observation of D.C. Rules (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give)

Construction is as per approved plan

8. Area that could be considered as built up area (in sq.m)

5155=00

9. Actual utilisation of plot in view of the existing construction in the form of utilisation of F.S.I.

$\frac{2465.08}{5155.00} = 0.48 / 1$

10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot & construction carried out so far?;

Yes, if it is within MIDC's allotment rules and F.S.I consumption

(U.M.GAIKWAD)
Deputy Engineer

Special planning Authority Sub-Dn
MIDC Division Dombivali

No.EE/SPA/AMIA/H-21/111/98
Office of the Executive Engineer
MIDC Division Dombivali
Opp.K.V.Pendharkar College
Kalyan Road, DOMBIVALI (E)

Date :- 7/11/98

- ✓1) Copy fwcs to M/s Universal Enterprises Ltd. Plot No.H-21, MIDC Addl.Murbad
- 2) Copy fwcs to Shri.L.G. Padhye, Architect, Sudurshan Bldg. Manpada, Road, Dombivali
- 3) Copy submitted to the Regional Officer, MIDC Wagle Indl.Area Thane for information
- 4) Copy fwcs to D.E & MIDC Sub-Dn Murbad for information
- 5) Copy fwcs to D.E & PA-I to E.E MIDC Dn. Dombivali for information.

पावती

SD. 159201 -

नॉटरी ३९ म
Regn. 39 m.

दस्तावेजाचा/धर्माचा अनुमती

दिनांक

28/04/23

सम १०

09/03/2023

11-3029/23

Dup

मि. ए. ए. ए.

दस्तावेजाचा प्रकार -

सादर करण्याचे नाव -

Universal Enterprises Limited

खात्रीलप्राप्तीची मिळाली

नोंदणी की

नक्कल की (फोटो)

पुढाविकांची नक्कल की

ठप्यालगाव

नवला किंवा झाले (कलम ३४ ते ३७)

साथ किंवा निरीक्षण

दस्तावेजाचा २५ नमूना

कलम ३४ अन्वये

प्रमाणित नक्कल (कलम ५७) (फोटो)

इतर की (मागील पादावरील) नाव क

Authorised Signatory.

5/90/-

Duplicate

for

4000
80
30
90
20
20
30
4900/-

नॉटरी

नमूना

नॉटरी दस्तऐवज

नॉटरी दस्तऐवज घेऊन पाठवावा

या जागळ्यात दस्तऐवज

दस्तावेज निबंधक

दस्तावेज खाती नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत झालेले पाठवावा

हवाली करावा

सादरकर्ता

0991226

सतर कीची अनुसूची

- १ जाया नोंवणी फी अनुच्छेद सतरा किय मळय मन्वये.
- २ राज्यात फी.
- ३ फाईल करण्याची फी
अनुच्छेद मळया मन्वये.
अनुच्छेद नीस मन्वये.
- ४ मुळस्यारामा अनुज्ञापन.
- ५ गृहमेद फी
- ६ सुरक्षित तावा फी
- ७ मोहोरवंद पाकिटांचा निवेन
- ८ मोहोरवंद पाकिटे उचडणे
- ९ मोहोरवंद पाकिटे परत गागे वेने
- १० राज्या
- ११ परिचारिका किवा स्त्री परिचारकी सेवा.
- १२ न्हून जाकारित फीची वपुली.
- १३ जळ संवहान्या जराण्या धिणीये उत्पन्न.
- १४ विलेख ड क्वा नवाका पावलिण्याचा उपाल खर्च
- १५ प्रवाह खर्च
- १६ भला

सतरा कीची अनुसूची

सतरा कीची अनुसूची

Customer Copy- Tax
Invoice Cum
Receipt

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)



A/c Division:	Head Office	Tax Invoice Cum Receipt No.:	HQ180Q041860
Area:	Addl. Murbad	Date:	05-04-2024
State:	Maharashtra	MIDC GSTIN:	27AAACM3560C1ZV
Unit:	Thane II Regional Office (RO15)	Payment Mode:	Cash
Received From:	M/S. UNIVERSAL ENTERPRISES LIMITED	Receiver's Address:	ADDL. MURBAD INDL. AREA
GST Reg. No.:	27AAACU6089Q1ZG	Reverse Charges:	No
Remark:	ANNUAL LEASE RENT FOR PLOT NO. H-21, FOR THE YEAR 2024		
Bank ID:	460390		

Part A: With Tax

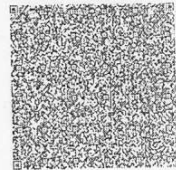
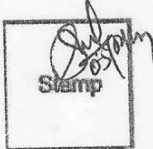
Sr. Description	Property Tax Amt.	Amt Received	HSN/SAC	GST %	CGST	SGST	TDS %	TDS	Total Amt
1 ANNUAL LEASE RENT		1.00	997212	18.00	0.09	0.09	0.00	0.00	1.18
Total									2.00

Part B: Without Tax

Total

The sum of Rs. 2
In word Rupees*** TWO

Cheque(s) acceptance is subject to realisation



398ebdce5b014b6e00dda69a27c1bc206ba48ba23ce607a766d1026bfd06ce88

Office Copy- Tax
Invoice Cum
Receipt

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)



A/c Division:	Head Office	Tax Invoice Cum Receipt No.:	HQ180Q041860
Area:	Addl. Murbad	Date:	05-04-2024
State:	Maharashtra	MIDC GSTIN:	27AAACM3560C1ZV
Unit:	Thane II Regional Office (RO15)	Payment Mode:	Cash
Received From:	M/S. UNIVERSAL ENTERPRISES LIMITED	Receiver's Address:	ADDL. MURBAD INDL. AREA
GST Reg. No.:	27AAACU6089Q1ZG	Reverse Charges:	No
Remark:	ANNUAL LEASE RENT FOR PLOT NO. H-21, FOR THE YEAR 2024		

: महाराष्ट्र औद्योगिक विकास महामंडळ :

(महाराष्ट्र शासनाचा उपक्रम)

कब्जा पावती

महाराष्ट्र औद्योगिक विकास महामंडळाच्या वतीने मी Mahak. R.S.
UNIVERSAL ENTERPRISES S.K. MADHRA.
आणि श्री/मिस DAWAT च्या वतीने श्री. THANE
यांनी आज 4th MAR 1972 औद्योगिक क्षेत्राच्या जिल्हा
5135500 चोरस मिटर क्षेत्रफल असलेला भूखंड क्रमांक 11-21 हा, त्याची
मधील चोरस मिटर क्षेत्रफल असलेला भूखंड क्रमांक
भूखंडाच्या जागेवर प्रत्यक्ष मोजणी व सीमांकन केल्यानंतर, त्याचा कब्जा अनुक्रमे स्वाधीन केला व घेतला आहे.

विकाश : KUMHAR

अध्य Mahak. R.S. यांनी ताबा दिला

दिनांक : 6/9/72

अध्य S.K. MADHRA यांनी ताबा घेतला



र. म. म. म.
6/8

मुसापक.
म. ओ. वि. अंमेली, राजे
मुंबई-४००-०९३.

[वाटपग्राही किंवा त्याच्या प्रतिनिधीची
सही व पदनाम]