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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

☎ 2525215 Fax 2521732
E-mail : ronagpur@midcindia.org

No./MIDC/RON/Mul/B-6,7,8/Part/ 269 /2012

Dated :- 11/01/2012

✓ To,
M/S. RAJURI STEEL & ALLOYS PRIVATE LIMITED,
Plot No. 4, Sambhaji Nagar,
Near Hawaldar Hospital,
Jalna-431203

Sub :- Mul Growth Centre..
Execution of PreDetermined Lease
Plot No. B-6, B-7 & B-8/Part (adm. 1,00,000 Sq. Mtrs.)

Ref :- Your letter dated 11/01/2012.

Sir,

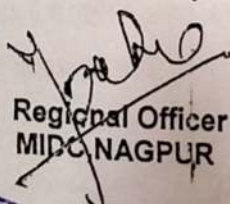
This **PreDetermined Lease** in respect of **Plot No. B-6, B-7 & B-8/Part, adm. 1,00,000 Sq. Mtrs** in **Mul Growth Centre** has been executed on ____ day of **January-2012**. The **Pre Determined Lease** has been presented to Sub-Registrar of Assurance at **Mul** for the purpose of registration within a specific time limit prescribed by law (Viz. within 1 month from the date execution of the documents) We should request you to arrange to lodge both the copies of the **Pre Determined Lease** for registration making the original returnable to you and the duplicate to the MIDC at above given address for further necessary action, we would also request you kindly to supply us the Photostat copy of the proof of registration bearing the serial numbers and the date on which documents would be lodged for registration, so as to enable this office to process your case for the deed of confirmation as also to incorporate the serial numbers and date in tripartite agreement

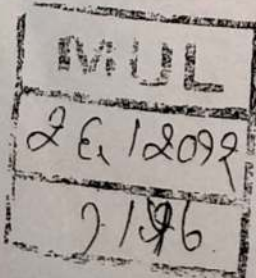
Government in the Revenue and Forest Department by its notification numbers RGN/10/8/1886 30-M dated 16 April 1979 (Published in Maharashtra Government Gazette- Part-A Page 152 on the 3 rd May 1979) has exempted the Regional Officer of the Corporation for appearing before the registrar for the purpose of registration of the **Pre Determined Lease** and such other incidental documents. You may also bring this fact to the notice of the Sub Registrar at the time of presenting the documents for registration.

Thanking you,

Encl : Original Pre Determined Lease

Yours faithfully,


Regional Officer
MIDC NAGPUR



Area Manager
MIDC, NAGPUR

**सह जिल्हा निबंधक वर्ग-१ (निम्न श्रेणी) व
मुद्रांक जिल्हाधिकारी, चंद्रपूर**

नविन प्रशासकिय इमारत, पहिला माळा, हॉल क्र. ४, चंद्रपूर (पि. नं.-४४२४०१)

दुरध्वनी क्र. ०७१७२-२५४३६०

अभिनिर्णय प्रकरण क्रमांक १०६/२०११-२०१२

कार्या-१/अभिनिर्णय/७३/२०११

दिनांक १०/१/२०१२

अभिनिर्णय

विषय :- मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३१ खाली दस्त अभिनिर्णय करणेबाबत.

संदर्भ :- आपला दस्त अभिनिर्णय बाबत प्राप्त अर्ज दिनांक २/१२/२०१२

आदेश:-

आपण विषयांकित अर्जासोबत दाखल केलेला भाडेपत्राचा रिक्वीझिशन डिडचा दस्त व त्यासोबत दाखल केलेले पुरक कागदपत्रे याचे आधारे या प्रकरणांत खालीलप्रमाणे अभिनिर्णय कळविण्यांत येत आहे. अभिनिर्णय करिता या कार्यालयाकडे दाखल केलेले कागदपत्रे व पुरावे तसेच दस्ताचा प्रारूप हा भाडेपट्ट्याचा दस्तऐवज असून मौजा म-हेगांव व आक्कापूर मूल येथील एम.आय.डी. सी. प्लॉट नं. बी-६, बी-७ आणि बी-८ एकंदर आराजी १०००००.०० चौ.मी. या जागेचे असून उक्त दस्तऐवज हा मुंबई मुद्रांक अधिनियम १९५८ चे अनुसूची १ मधील अनुच्छेद क्रमांक ३६ (iv) यात मोडत असल्याने त्यांनी निश्चीत केलेल्या बाजारमुल्य रक्कमेवर एकुण किंमत रुपये ६८,७०,५००/- यावर ३% या दराने मुद्रांक शुल्क रु.२०६१२०/- देय आहे. परंतु उपरोक्त अभिनिर्णय प्रकरणासोबत भाडेपट्ट्याचा दस्तऐवजास या कार्यालयाचे अभिनिर्णय क्र. ५४/२०१० दिनांक ८/११/२०१० अन्वये रुपये १००/- मुद्रांक शुल्क वसूल करण्यांत आलेले आहे. महसूल व वन विभाग मंत्रालय, मुंबई क्र. मुद्रांक-२००७/प्र.क्र.-१९६(१)/म-१, दिनांक १२ जून २००७ अन्वये माफी देण्यांत आली होती. व उपरोक्त दस्तास प्रिडीटरमार्डन लिमिटेडच्या महसूल व वन विभाग, मंत्रालय, मुंबई यांचे दिनांक २६/१२/२०११ अन्वये दिनांक २६/१२/२०११ ते ३१ जानेवारी २०१२ पर्यंत वाढीव माफी योजना दिली आहे. परंतु उपरोक्त दस्तऐवज हा प्रिडीटरमार्डन लिंज चा असून मुंबई मुद्रांक अधिनियम १९५८ मधील अनुसूची १ चे अनुच्छेद ५ (ह) नुसार कमीत कमी रुपये १००/- मुद्रांक शुल्क देय आहे.

हा अभिनिर्णय कलम ५३ (अ) मधील तरतुदीचे अधिन राहून देण्यांत येत आहे.

वर दिलेले अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम देय असल्याचा या आदेशाद्वारे अभिनिर्णय कळविण्यांत येत आहे व या कार्यालयाकडून डि.डि./पे-ऑर्डर द्वारे शासन जमा करून या कार्यालयाकडे डि.डि./पे-ऑर्डर द्वारे दाखल केल्यास व प्रस्तुत दस्त निष्पादीत करून दाखल केल्यास अभिनिर्णयानुसार कलम ३२, खाली प्रमाणित करून दिला जाईल.

प्रति, डि.डि./पे-ऑर्डर मुद्रांक जिल्हाधिकारी, चंद्रपूर या नावाने काढण्यांत यावे.



476
Regional Officer
M.I.D.C., Nagpur

मुद्रांक जिल्हाधिकारी,
चंद्रपूर

C 915

Stamp duty on this 100
Serial No. 14 dated 2/12/2011

Collector of Stamps Chandrapur

Certificate u/s 41 of the Bombay Stamp Act 1958.

Office of the
Collector of Stamps
Case No. Adl 106/2012

Conferred under Section 32 (2) of Bombay Stamp Act 1958 that this
instrument is chargeable with
Stamp duty of RS. 100/- One hundred only
D.S. No. 410915 Date - 10-1-2012
This certificate is subject to the provision of
section 53(A) Bombay Stamp Act - 1958.

Place - Chandrapur

Date - 10/1/2012

Collector of Stamps
CHANDRAPUR.



PRE DETERMIND LEASE



THIS LEASE made at NAGPUR the 11th day
of Jan - 2012 Two Thousand and Eleven BETWEEN
MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
a Corporation constituted under the Maharashtra Industrial
Development Act 1961 (MAH. III of 1962) having its Principal
Office at 4, 4(A), 12th Floor, World Trade Centre Sankul 1, Cuff
Parade, Colaba, Mumbai-400 005, herein after called "the
Lessor" (Which expression shall unless the context does not so
admit, include its successors and assigns) of the One Part AND
M/S. RAJURI STEEL & ALLOYS PRIVATE LIMITED, a Company
incorporated under the Indian Companies Act. 1956 (No. 1 of 1956)
vide Certificate No. 128999MH2010PTC204100 of 2010-2011,
dated 12th day of June-2010 issued by registrar of Company at
Mumbai, Maharashtra and having its office / place of business at
Plot No. 4, Sambhaji Nagar, Near Hawaldar Hospital, Jalna-
431203, hereinafter called "the Lessee" (which expression shall
unless the context does not so admit include successor &
successors and permitted assigns) of the Other Part.

26/12/2011
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Rajuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.D.C., Nagpur

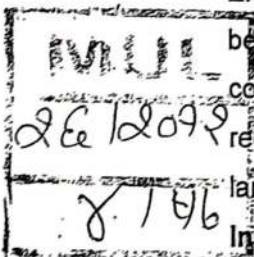
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Recitals :

WHEREAS by an Agreement the 11th day of November-2010 made between the Lessor of **One Part** and the lessee of the **Other Part** and the Lessor agreed to grant to the Lessee upon the performance and observance at the Lessee of the Obligations & conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned. The said agreement to Lease has been registered at office of the Sub Registrar at Mul, Dist. Chandrapur on dated 12/11/2010, vide their registered No. 597-2010, dated 12/11/2010 (32/32)

AND WHEREAS the unit is registered as **Large Scale unit** with Government of India Ministry of Commerce & Industry Secretarial for Industrial assistance vide No 2901/SIA/IMO/2010, dated 30th day of Augusts-2010 to start a New Unit at Mul Growth Centre for manufacturing of **Sponge Iron, TMT Bar's, M.S. Billets**. It is a new large Scale Unit and exempted from Stamp duty under Bombay Stamp Act. 1958 as per the Government Resolution, Revenue and Forest Department order No./Stamp-2007/ 4229/ P.N.196/M-1, dated 12/06/2007 vide Exemption Certificate /letter No. B-22480, dated 16/10/2010.

AND WHEREAS although the specifications, plans elevations, sections and details of the factory buildings agreed to be constructed by the Lessee on the said land have been approved by 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 office to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned) The Lessee has before the commencement of the constructions of the said factory building and other structures requested the Lessor to grant to the Lessee a Lease of the said land on the ground that the Lessee has applied to the Financial Institution to advance to the Lessee certain loans which the said Financial Institution is willing to do against the security, inter alias



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C919

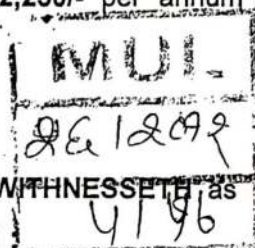
of the said plot provided the Lessee obtain a Lease thereof from the Lessor even before commencement of such construction & also the Lessor's consent for the execution of the required mortgage documents.

AND WHEREAS the Lessor has agreed to grant the said request of the Lessee on the Lessee undertaking to commence the construction of the said factory building and other structures and complete the said factory building and other structures in all respects to the satisfactions of the said Executive Engineer within such time as the Lessor may specify in that behalf.

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 the Municipal or Village Panchayat rates or taxes which Lessee have agreed to bear and pay under these presents although by law recoverable from the Lessor is estimated at i.e. Rs. 32,250/- per annum approximately or as per the rules thereof.

NOW THIS LEASE WITNESSETH as follows
Description of Land

1 In consideration of the sum of Rs. 32,25,000/- (Rs. Thirty Two Lacs Twenty Five Thousand only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreement on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the B-6, B-7 & B-8/Part in the Mul Growth Centre within the Village Limits of Marhegaon & Akapur and Out side the Limits of Mul Municipal Corporation / Council, Taluka and Registration Sub District Mul, District and Registration District Chandrapur containing by admeasurement 1,00,000.00 Square Meters or there about and more particularly described in the First Schedule here under written and shown surrounded by a red colored boundary line on the plan annexed here to together with the building and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights easements and



479

Rajuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.D.C., Nagpur

C 921

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 said land and premises hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of 95 years computed from the **First day of August-2010** respectively Subject nevertheless to the provision of the Maharashtra Land Revenue Code, 1966 and the rules made there under PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter called "the Chief Executive Officer") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of Rupee one per plot the said rent to be paid in advance without any deductions whatsoever on or before the 1st working day of January in each and every year.

Covenants by the Lessee / Lessees :

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

To pay rent :

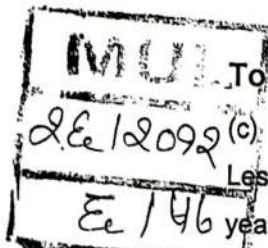
(a) During the said term hereby created to pay unto the Lessor the said rent on the days and in the manner herein before appointed for payment thereof clear of all deductions

To pay rates and taxes :

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

To pay fees or service charges :

(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 / Drainage Cess** as may from time to time be prescribed by the Government of Maharashtra



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Director

Regional Officer
M.I.D.C., Nagpur

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. 1,50,000/- (Rs. One Lakh Fifty Thousand only) approx. per annum or as per the Rules and Regulations thereof.

(i) All charges including rent, recurring fees, service charges due and payable by Licensee / Lessee, if not paid within time limit shall be recovered along with delayed payment charges at the rate prescribed by the Grantor / Lessor from time to time".

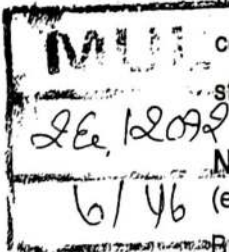
(ii) All payment due and payable by the Licensee to the Grantor / Lessee, if not paid within prescribed time limit shall be recovered along with delayed payment charges at the rate prescribed by the Grantor / Lessor from time to time".

Submission of Plans for approval :

(d) To submit to the Executive Engineer, Maharashtra Industrial Development Corporation in charge of the said Industrial Area (hereinafter referred to as "the Executive Engineer" which expression shall include any other officer or officers to whom the duties or functions of the said Executive Engineer may be assigned) within six months from the date hereof for his approval the specifications, plans, elevations, sections and details of the factory building proposed to be built and erected by the Lessee on the said land and at his own cost and as often as he may be called upon to do so amend all or any such plans and elevations and if so required to produce the same before the Executive Engineer and to supply to him such details as may be called for in respect of the specifications and when such specifications, plans, elevations, sections and details shall be finally approved by the Executive Engineer and signed by him to sign and leave with him three copies thereof and also three signed copies thereof and also three signed copies of any further conditions or stipulations which may be stipulated by the Executive Engineer.

No Work to begin until plans are approved :

(e) Not to commence any work which in fringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal Regulations so far as the same are



Rajuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.D.C., Nagpur

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applicable to the land not until the said plans and elevations have been so approved as aforesaid and thereafter not to make any alterations or additions thereto unless such alterations or additions shall have been previously approved in the like manner.

Commencement and construction of factory building

(f) That the Lessee shall commence and complete the construction of factory building on or before 16th day of August-2015 at his own expense and in substantial and workman like manner and in strict accordance with the plans elevations, details and specifications granted consent by the Executive Engineer, in - charge of the said Industrial Area and the building Regulations set out in the Second Schedule hereunder written build and completely finish fit to the satisfaction of the Executive Engineer the said building and other structures thereon on at least 20676.15⁵ (F.S.I. 0.206762) Square Meters for plot area for the use as an said project with all requisite drains and proper conveniences thereto & shall obtain from the Executive Engineer/Deputy Engineer a building completion certificate to that effect. The Plans for proposed factory building are approved by the Deputy Engineer MIDC, Sub-Division No. I, Chandrapur vide letter No. DE/Plan /IFMS/1005/ of 2011, dated 05/07/2011.

Planting of trees in the periphery of the plot:

g) The Lessee shall at his own expenses within a period of one year from the date hereof plant trees in the periphery of the plot 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. At least one tree shall be planted per 200 sq. Meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.

Not to Excavate:

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

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Director

Regional Officer
M.I.D.C., Nagpur

Not to Erect Beyond Building Line :

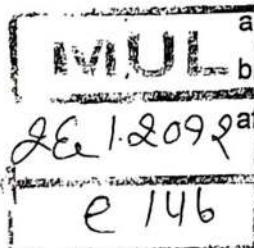
(i) Not to erect any building erection or structures except a compound wall and steps and garages and necessary adjuncts thereto as herein after provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Access Road :

(j) The Lessee having at her own expense construct 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 (here in after 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).

To comply with the provisions of water prevention & Control of pollution Act 1974 The (Prevention & Control of Pollution) Act.1981 and the Environment (Protection) Act.1986 and amendments issued from time to time. :

k) (1) The Lessee shall duly comply with the provision of the Water (Prevention & Control of pollution) Act.,1981 and the Environment (Protection) Act.,1980 and amendments issued from time to time and the rules made there-under 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 Lessee against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.



(2) The Lessee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the

Rajuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.D.C., Nagpur

Criteria / Rules and Regulations prescribed for the disposal of Effluent and produce the proof thereof to the Grantor

To Build as per Agreement :

(l) 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 :

(m) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevation sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and consent in writing by the Executive Engineer, and after approval for the same is obtained from the local Authority/Planning Authority and also a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

Indemnity :

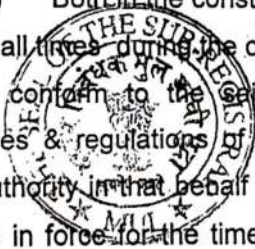
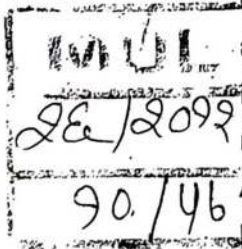
(n) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments what-so-ever which during progress of work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

Fencing during construction :

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

To build according to rules :

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



Rajuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.D.C., Nagpur

931

Sanitation :

(q) To observe and conform to all rules, regulations & bye-laws of the Municipality/Local Authority/Planning 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 to sufficient latrine accommodation and other sanitary arrangements for the laborers, workers and other staff employed on the demised premises in order to keep the demised 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 laborers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

Alterations :

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

To repair :

(s) Throughout the said term at the Lessees 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 said Executive Engineer the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

8

To enter and inspect :

(t) 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 seven days 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 to the Lessee call upon them to execute the repairs



Rajuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.C., Nagpur

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.

Nuisance :

(u) (i) 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.

(ii) That it shall not at any time to 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 smocks, 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 Pollution Control Board, Central Pollution Control Board and Ministry of Environment & Forest, Govt. of India with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid - effluvia dust smocks, gas or otherwise howsoever.

User :

(v) To use the demised premises only for the purpose User of a Sponge Iron, TMT Bars, M.S. Billets but not for the purpose of a building 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 Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any Air Pollution by reason of any such emission of odor liquid-effluvia, dust, smoke gas or otherwise howsoever.

Insurance :

(w) To keep the building 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



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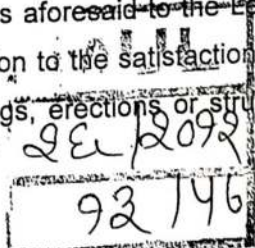
loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer the policy of such insurance and current year's receipt, for the premium AND ALSO as often as any of the buildings 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 said Executive Engineer and will never - the-less 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 :

(x) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and building 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 & 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 & structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled 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

Not to Assign :

(y) 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 Chief Executive Officer may in his absolute discretion refuse such



C937

consent or grant the same subject to such condition 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 & bounds or other wise to alter the nature of this present demise.

Assignments to be registered with Lessee :

(z) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the expense of the Lessee 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 Lesser such delivery to be made to the Chief Executive Officer or to such officer or person on behalf of the Lesser, as the Lesser shall from time to time require.

To give preference in employment of Labour :

(a,a) In employing skilled and unskilled labour, the Lessee shall give first preference to the person who are able-bodies and whose lands are acquired for the purpose of the said Industrial Area. "While employing the skilled and unskilled labour they shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipment's/machinery's used by the Lessee and the general qualifications of the local labour."

Notice in case of death :

(b,b) And in the event of the death 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 other wise shall cause notice thereof to be given to the Lessor within three months from such death

Recovery of rent, fees etc. as land Revenue ;

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

Rajuri Steels & Alloys Pvt Ltd

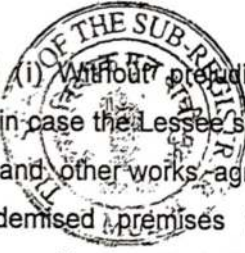
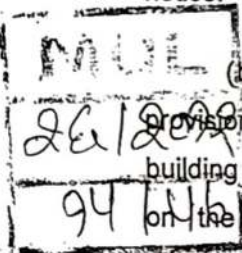
Director

Regional Officer
M.I.D.C., Nagpur

Rent, fees etc. in Arrears :

(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 been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee herein before 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 or non payment of rent as aforesaid the power of re-entry Herein-before contained shall not be exercised unless & 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 their 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.

(b) (i) Without prejudice to the generality of the foregoing provision in case the Lessee shall fail to complete the said factory building and other works agreed by the Lessee to be constructed on the demised premises within the time aforesaid and in accordance with the stipulations here in before contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or if the Lessee shall commit default in payment to the Lessor of the recurring fees in the nature of service or other charges as herein above provided or shall fail to observe any of the stipulations on his part herein contained then the Lease shall determine and all erections & materials, plant and things upon the demised premises shall notwithstanding any provision to the contrary contained in any agreement or understanding between the parties hereto belong & stand appropriated to the Lessor without making any compensation or allowance to the



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Lessee for the same without making any payment to the Lessee for refund or repayment of the premium aforesaid or any part thereof but without prejudice never - the less 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 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 of the grant within time prescribed in that behalf such removal or alteration not being carried out and recover the cost or carrying out the same from the Lessee as an arrears of land revenue.

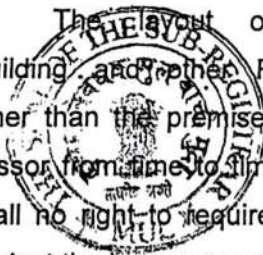
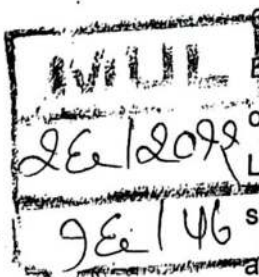
(c) All building materials and plant which shall have been brought upon the demised premises by or for the Lessee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the demised premises and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the 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.

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 herein before 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.

Alteration of Estate Rules :

The layout of the MUL GROWTH CENTRE 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.



Raiuri Steels & Alloys Pvt.Ltd

Director

Regional Officer
M.I.D.C. Nagpur

Renewal of Lease :

7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee herein before 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 six months 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 95 (NINETY FIVE) years on payment of premium as may be determined by the Lessor and with like covenants provision and stipulations herein before contained except this covenant for renewal and except that the building and other regulations referred in such Lease shall be such as the Lessor may direct.

Costs 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.

10. The conditions mentioned in the Offer Letter issued vide this office No. 3141/2009, dated 07/07/2010, & Annexure-I, Allotment Letter No. 3702/2010, dt. 03/08/2010 & Agreement to Lease are the part and parcel of the Pre-Determined Lease.

IN WITNESS WHEREOF SHRI. ASHOK ANEKAR, REGIONAL OFFICER OF THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION has for and on behalf of 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 confirming parties set her respective hands the Lessee hath caused its Common Seal to be affixed & the Lessee has set her hand/ the Lessee has set her respective hands hereto the day year first above written.

Rajuri Steels & Alloys Pvt Ltd

Regional Officer
M.I.D.C., Nagpur

cy45

FIRST SCHEDULE

(Description of Land)

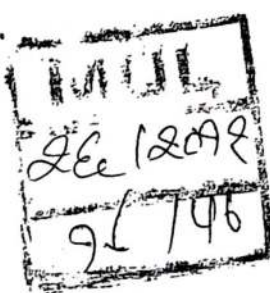
All that piece or parcel of land known as **PLOT No. B-6, B-7 & B-8/Part** in the **Mul Growth Centre** situated at village limits of **Marhegaon & Akapur** and Out side the Limits of **Mul Municipal Council / Corporation**, Taluka & Registration Sub-District **Mul** and Registration District **Chandrapur** containing by admeasurements **1,00,000.00** Square Meters. or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

- On or towards the North by : **Plot No. B-3**
- On or towards the South by : **Plot No. B-8**
- On or towards the East by : **MIDC Boundary**
- On or towards the West by : **45.00 Mtrs. R/W.**

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 the Building Regulations applicable for development of the plots in Industrial Area
2. The periphery of the plot shall be utilized for the purpose of planting trees .At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters 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 **Sponge Iron** GMT Bars, M.S. Billets. It shall not be used for obnoxious industries a list whereof is attached. With the plans and elevations approved by the Office authorised by the Lessor.



Raiuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.D.C., Nagpur

C948

4. 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 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 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 previous consent in writing from the Executive Engineer is obtained 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 Local Authority/ Planning Authority and previous consent in writing from the Executive Engineer is obtained.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessees. Where more than one Lessee is concerned with the same boundary mark the officer authorized by the Lessor shall allocate this obligation suitably.
7. Three 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 consent.

THIRD SCHEDULE
(List of Obnoxious Industries)

- 1 Fertilizer manufactures from organic materials provided however, that these provisions shall not apply to the manufactures 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.



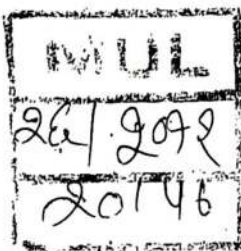
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Director

Regional Officer
M.I.D.C., Nagpur

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



Rajuri Steels & Alloys Pvt Ltd

Director

Regional Officer
M.I.D.C. Nagpur



458

SIGNED, SEALED AND DELIVERED

BY SHRI. ASHOK ANEKAR,

Regional Officer for and on behalf of the
Maharashtra Industrial Development
Corporation, In the presence of :

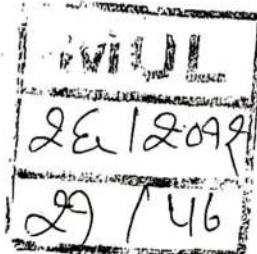
[Signature]
Regional Officer
M.I.D.C. Nagpur

1. Signature : *[Signature]*Name : M. P. Parate. A. M.2. Signature : *[Signature]*Name : M. L. Bharaskar, Asstt.**SIGNED AND DELIVERED**

The Common Seal of the withinnamed
Lessee : M/S. RAJURI STEEL & ALLOYS
PRIVATE LIMITED was pursuant to a
Resolution of its Board of Directors passed
in that behalf on the 28th day of
November-2011 affixed, hereunto in the presence
of : Sambash Gopikisan Mundada.
Director of the Company,
who in token of having affix the Company's
seal has set his hand/have set their
respective hands hereto, in presence of :-

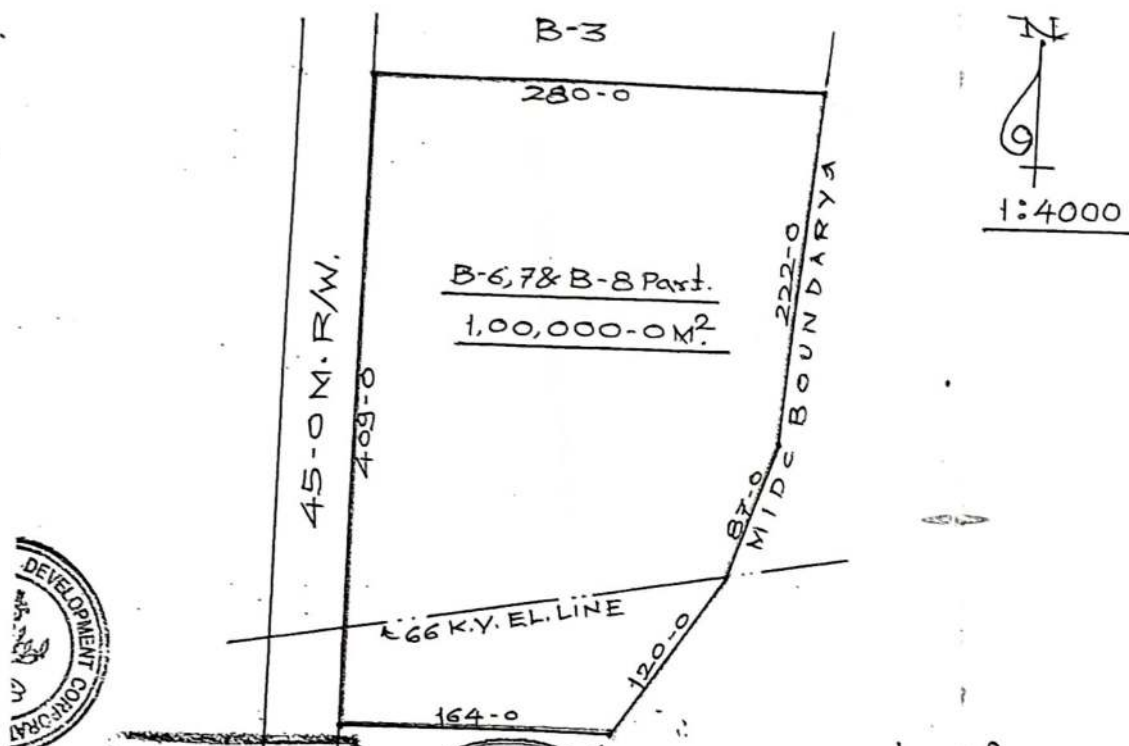
Rajuri Steels & Alloys Pvt Ltd

[Signature]
Director

(1) Signature : *[Signature]*Name Mohamed SharikAddress Balaji wad. Chandrapur.(2) Signature : *[Signature]*Name Vishwajit A. ChavanAddress 90. Drimurti Nagar,Nagpur - 22

C953

MUL INDUSTRIAL AREA
VILLAGE MARHEGAON & AKAPUR
TAL. MUL DIST. CHANDRAPUR
Plot No. B-6, 7 & B-8 PART Area 1,00,000-SM²



2E 12079
22 196



[Signature]
D. H. CHANDANE
Surveyor
M.I.D.C., NAGPUR



[Signature]
Regional Officer
M.I.D.C. Nagpur



Rajuri Steels & Alloys Pvt Ltd
[Signature]
Director

[Signature]
AREA MANAGER
MIDC, NAGPUR