

# PARAMOUNT MINERALS AND CHEMICALS LIMITED

Regd. Off. : C-1001 Marathon Innova, Marathon Nextgen Complex, Veer Santaji Lane, Off G. K. Marg,  
Lower Parel (W), Mumbai - 400 013. India.

Tel.: (+91-22) 4098 2500 • 6633 4471 • 6633 4472 • Fax: (+91-22) 4098 2590

Web Site : [www.pmclindia.com](http://www.pmclindia.com) • E-Mail : [info@pmclindia.com](mailto:info@pmclindia.com)

CIN : U72900MH1975PLC018144

Date: 10/01/2020

To  
The Deputy General Manager,  
Corporate Finance Branch,  
Central Bank of India,  
Fort, Mumbai 400023

Dear Sir,

**Sub: Receipt of Original Lease Deed dated 22/08/1986 for plot No. C-6, MIDC, Ambernath**

With reference to our letter dated 03/01/2020, this is to inform you that your Mr. Jankiraman, Chief Manager today collected the Original Lease Deed for plot No C-6, MIDC, Ambernath (Document no. BBM/3736/86) from Deputy Registrar, Mumbai. You are now requested to inform EXIM Bank of India and HDFC Bank about the custody of the Original document, under advice to us.

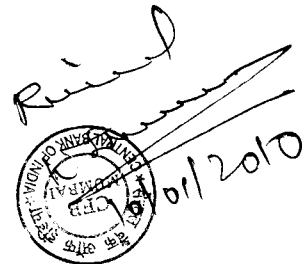
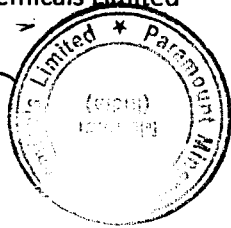
Please acknowledge receipt

Thanking you,

Yours faithfully,

For Paramount Minerals and Chemicals Limited

Executive Director



Factory : Plot No. C/6, MIDC Area, Chemical Zone, Ambernath (West) - 421 501, Dist.-Thane, Maharashtra (India)

Telefax : +91-251-2610242 / 336 / 611 / 6552420

Email : [factory@pmclindia.com](mailto:factory@pmclindia.com)

AN ISO 9001 : 2015, ISO 14001 : 2015 & OHSAS 18001 : 2007 CERTIFIED COMPANY

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मै. 920201 -

मौदणी ३९ अ.  
Regn. ३९ म.

वस्तुएवजाचा, मनीचा अनुक्रमिक

दिनांक

24/1/20

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वस्तुएवजाचा प्रकार -

सावर करणाराचे नाव -

खालीलप्रमाणे की मिळाली -

मौदणी की

मक्कल की (फोनिवो)

पुष्ठांकनाची मक्कल की

टपालखर्च

मकला किंवा शापने (कलमे ६४ ते ६५)

शोध किंवा निरीक्षण

दंड - कलम २५ अन्वये

कलम ३४ अन्वये

प्रसाधित मकला (कलम ५७) (फोनिवो)

इतर की (मालील पानावरील)

For Paramount Minerals & Chemicals Ltd.

जि. का. ५३००१

Director/Executive

09 JAN 2020

DELIVERED

ह.	र.
9900	-
88	-
33	-
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2	-
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9204	-

वस्तुएवजाचा  
मक्कल

रोजी तयार होईल

मौदणीकृत जाके पाहिली जाईल.  
या कायद्यात वेळोवेळी मेल.

वस्तुएवजाचा नाव दिलेल्या व्यक्तीक

नावे मौदणीकृत जाके पाहिली जाईल.  
दुवाची करावा.

मुख्य निबंधक

संलग्नक



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CHALLAN  
MTR Form Number-6

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DEFACED FOR RS:200.00		USER	
MH00418483 2115 36		Date 14/10/2015-13:43:21	
Form ID		Form ID	
Payer Details		Payer Details	
TAX ID (If Any)		TAX ID (If Any)	
PAN No. (If Applicable)		PAN No. (If Applicable)	
Full Name		MS PARAMOUNT MINERALS AND CHEM	
Location		ICALS LTD	
Flat/Block No.		PLOT NO C6	
Premises/Building		Premises/Building	
Road/Street		6349 Sq Mtrs	
Area/Locality		Village Kansai	
Town/City/District		Town/City/District	
PIN		4 2 1 0 0 4	
Remarks (If Any)		Remarks (If Any)	
PAN2--PN=Maharashtra Industrial Dev		PAN2--PN=Maharashtra Industrial Dev	
elopment-CA=		elopment-CA=	
Amount In		Two Hundred Rupees Only	
Words		Words	
200.00		200.00	
Payer Details		Payer Details	
STATE BANK OF INDIA		STATE BANK OF INDIA	
FOR USE IN RECEIVING BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Cheque-DD Details	
Bank CIN		REF No.	
00040572015101455129		IK92695417	
Date		14/10/2015-13:45:50	
Bank-Branch		STATE BANK OF INDIA	
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पावली/बालन क्रमिक...../जि आर एन  
क्रमांक... 00418498620156F  
दिनांक... 14/10/15... 2001...  
एवढे मुद्रांक... धनाकर्षाद्वारे/  
प्रदानोदशाद्वारे/इंचालनाद्वारे भरण्यात आले.

सह दुय्यम निबंधक  
मुंबई शहर क्र. १

SCALE - 1 CM = 10 MTS

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P. NO. B.

PLOT NO. C-6.

AREA - 8348.0 SQ. MTS.

75.70

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D

S. G. Kapre

(S. G. KAPRE)

General Manager (Legal)

Maharashtra Industrial Development Corporation

*Sanjay*

*Anbale Sanjay*

*Pawan*

38024/13-8  
Receipt No. 3815 Du. 13-8-86  
No. 1202/86/2887 15  
GENERAL STAMP OFFICE  
Bombay, 14-8-1986

RECEIVED from M/s. Paramount Minerals  
& Chemicals Ltd Stamp duty Rupees 12,920/-  
Twelve thousand nine hundred twenty

CERTIFIED under Section 32 of the Bombay  
Stamp Act, 1958, that the full Stamp duty Rupees  
Rs. 12,920/- twelve thousand nine  
hundred twenty only under Act 36(a)  
is chargeable has been paid.

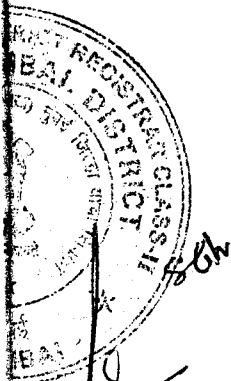


*[Signature]*

COLLECTOR

This Certificate is subject  
to the provision of Sec.  
53A of the Bombay Stamp  
(Amendment) Act, 1965

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This Lease made at Bombay, the 22<sup>nd</sup> day  
of August One thousand nine hundred and eighty  
six 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, Mangalore Street, 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.PARAMOUNT MINERALS AND CHEMICALS LIMITED, a  
Company incorporated under the Companies Act, 1956 and  
having its registered office at 33, Old Hanuman 1st Cross  
Lane, Kalbadevi, Bombay-400 002, 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 25th day

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of January, 1978 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.

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 2nd day of October, 1986 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 of 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 of 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. 5,000/- approximately per annum.

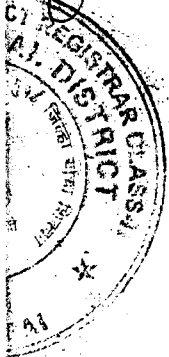
NOW THIS LEASE WITNESSETH as follows :-

1. In consideration of the premises of the sum of Rs.95,300/- (Rupees Ninety five thousand and three hundred 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

Description  
of Land.

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the Lessor doth hereby demise unto the Lessee ALL that piece of land known as Plot No.C-6, in the Ambarnath Industrial Area, within the village limits of ~~Kandivli~~<sup>Kandivli</sup> and within the limits of Kalyan Municipal Corporation, Taluka and Registration Sub-District Ulhasnagar, District and Registration District Thane, containing by admeasurement 6348 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 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 February, 1978 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFORE 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")



shd  
[Signature]

[Signature]  
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Officer" which expression shall include any other Officer to whom the duties of functions of the Chief Executive Officer, Maharashtra

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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.

Covenants  
by the  
Lessee.

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 :

To pay  
rent.

(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 deductions.

To pay  
rates and  
taxes.

(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 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 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.1,587/- approximately per annum.



(d) That the Lessee shall on or before the 2nd day of October, 1986 at its own

Completion of factory building.

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 to the satisfaction

of the Executive Engineer the said building and

other structures thereon at least 480 square

metres of 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.

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(e) The Lessee shall at its own expense within a period of one year from the date

Planting of trees in the open space.

hereof plant trees in the open space 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 square metres and one tree at a distance

of 15 metres on the frontage of road or part

thereof but within the demised premises.

(f) Not to make any excavation upon any part of the said land hereby demised nor remove

Not to excavate.

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.

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

Not to erect beyond building line.

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and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Access  
Road.

(h) The Lessee having at its 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 condition to the satisfaction of the Executive Engineer.

To comply  
with the  
provisions  
of  
Maharashtra  
Prevention  
of Water  
Pollution  
Act, 1969.

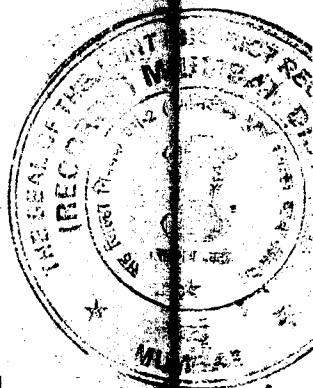
(i) The Lessee shall duly comply with the provisions of the Maharashtra Prevention of Water Pollution Act, 1969, and the rules made thereunder as also with any condition which may, from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Act, as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Lessor against the consequences 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.

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(1) 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 any thing done under the authority herein-contained.

Indemnity.

(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.

Fencing during construction.

(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

Sanitation.



sufficient latrine accommodation and other

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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.

Alteration.

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

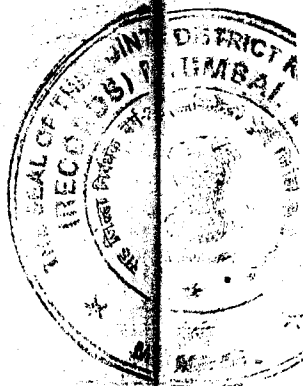
To repair.

(q) Throughout the said term at the Lessee's expense well and substantially to repair, pave, 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 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

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such inspection it shall appear that any repairs are necessary, they or any of them may by notice 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.

(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. Nuisance.

(t) 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 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. User.

(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~~ 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 Insurance.

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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.

(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 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 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 metes and bounds or otherwise to alter the nature of this present demise.

Not to assign.

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(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 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.

Assign-ments to be regi-stered with 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.

(z) 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

Notice in case of death.

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9CC	Lessor	

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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 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).

**Rent. Fees etc. in arrear.** 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 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 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 month-  
leaving of such notice.

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(b) (i) without prejudice to the generality of the foregoing provisions 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 hereinbefore 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 hereinabove provided or shall fail to observe any of the stipulations on its part herein contained then the Lease shall determine and all erections, and 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 and stand appropriated to the Lessor without making any compensation or allowance to the 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 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 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 conditions 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

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same from the Lessee as an arrears of land revenue.

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(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 materials) 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 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.

Alteration  
of Estate  
Rules.

6. The layout of the Ambarnath 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

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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 Ninety five years on payment of premium as 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.

Costs and charges to be borne by the Lessee.

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

Marginal notes.

IN WITNESS WHEREOF SHRI SHANKAR GANESH KAPRE, the General Manager (Legal) 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.

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FIRST SCHEDULE  
(Description of land)

All that piece or parcel of land known as Plot No.C-6, in the Ambarnath Industrial Area within the village limits of <sup>Kansai</sup> ~~Kansai~~ and within the limits of Kalyan Municipal Corporation, Taluka and Registration sub-district Ulhasnagar, District and Registration District Thane, containing by admeasurement 6348 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 Plot No.B-11,

On or towards the south by Nalla,

On or towards the east by M.I.D.C. Road and

On or towards the west by M.I.D.C. land and Plot No.E-1.

SECOND SCHEDULE  
(Building Regulations)

1. The total built up area shall not be more than a half of the total area of the plot; a strip of not less than five metres shall be left open to the sky on the periphery of the plot.
2. The open space 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. All buildings shall be constructed in accordance with the Municipal bye-laws and regulations in force from time to time as well as any other laws, rules, regulations in force relating to the construction and use of premises and in accordance with the plans and elevations approved by the Officer authorised by the Lessor.

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5. The Lessee shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Maharashtra Prevention of Water Pollution Act, 1969, 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.

6. 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.

7. 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.

8. No temporary or semi permanent structure shall be built on the plot, except during the period of construction (or reconstruction in future).

9. The final working drawings to be submitted for the approval of the Lessor shall include :

(i) Plans, elevations and sections drawn to a scale of 1 cm. to 1 metre.

(ii) 4 cms. to 1 metre details when required.

(iii) Block plan drawn to a scale of 1 cm. to 5 metres showing the layout with the proposed building shown coloured red therein.

(iv) Any other details or particulars required by the Lessor.

The abovementioned drawings and specifications shall

be submitted in triplicate.

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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 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, 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, vibration or fire-hazards.

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SIGNED, SEALED AND DELIVERED by )

SHRI SHANKAR GANESH KAPRE, )

the General Manager (Legal) )

of the withinnamed )

Maharashtra Industrial )

Development Corporation, )

in the presence of :- )

*S. G. Kapre*

(S. G. KAPRE)

General Manager (Legal)

Maharashtra Industrial Development Corporation

(1)

*Shankar* (S. H. Kamble)

(2)

*Patil* (K. A. Patil)

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The Common Seal of the  
abovenamed Lessee MESSRS:

\*PARAMOUNT MINERALS AND  
CHEMICALS LIMITED was,  
pursuant to a Resolution  
of its Board of Directors  
passed in that behalf  
on the 1<sup>st</sup> day

of August 1986,  
affixed hereto in the  
presence of

Shri Prabhakar Sanghvi  
and Shri Omprakash Sanghvi

Directors of the Company

and Shri Pawan, Lathi,  
Secretary of the Company

who, in token of having  
affixed the Company's  
seal hereto, have set  
their respective hands  
hereto, in the presence  
of :-

(1) Ram Niwas Karw  
(RAM NIWAS KARWA)

(2) Radheshyam Mishra  
(RADHESHYAM MISHRA)

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Karw

Radheshyam Mishra  
Pawan





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Minerals & Chemicals  
Director/Executive

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दुग्धम निबंधक, मुंबई  
प्रापल्याचा सुनावणी करण्याखेरीज,  
निबंधकाचे सर्व अधिकार असलेला

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दुग्धम निबंधक, मुंबई

मी. ~~आ. जी. कापर जयल मनोर~~  
~~आम आण्य जी का~~  
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संस्थान करून देणार  
मुद्रा करून देणार

१) ~~आ. जी. कापर जयल मनोर~~

२) Ambakambh

३) Pawan

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तारीख १४/१०/२०१५

सह जिल्हा निबंधक वर्ग-२  
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