

WASHI CIRCLE - 565 WASHI DIVISION - 404 AIROLI S/DN. - 641 BU 4641

Bill No: 000002827487589

Consumer No.: 000110136102
Consumer Name: TECHNO PROCESS EQUIPMENTS INDIA PVT LTD
Address: PLOT NO.R-261 TTC,MIDC,RABALE,NAVI MUMBAI THANE TH
ANE Navi Mumbai (M Corp.)

Village: Pin Code: 400708

BILL DATE:	05/04/2025	₹	47680.00
DUE DATE:	25/04/2025		
IF PAID UPTO	✓ 11/04/2025	₹	✓ 47260.00 ✓
IF PAID AFTER	25/04/2025	₹	48280.00
Last Receipt No./Date:	/ 11-03-2025		
Last Month Payment:	41420.00		
Scale / Sector	Small Scale / Private Sector		

E-mail:	Activity:	ENGINEERING WORKSHOPS	
Mobile No.: 98xxxxxx84	Meter No.: 055-X1202746	Seasonal:	N /
Sanctioned load (KW): 67.00	Connected Load (KW): 67.00	Urban/Rural Flag:	U Express Feeder Flag: N
Contract Demand (KVA): 50.00	50% of Con. Demand (KVA): 25.00	Feeder Voltage (KV):	11
Tariff:	36 LT-V B II	DTC:	4128782
		GIS Dtc/Pole	PC-MR-ROUTE-SEQ
			00-01-0999-9999

Date of Connection:	03/11/2020	Category:	Industrial	GSTIN:	
Supply at:	LT	Elec. Duty:	10 PART F	PAN:	
Prev. Highest (Mth):		Prev. Highest Bill Demand (KVA):	Reader AMRI		
Security Deposit Hold Rs.:	90000.00	Addl. S.D. Demanded Rs.:	0.00		
Bank Guarantee Rs.:		S. D. Arrears Rs.:	0.00		

Avail Power factor incentive up to 3.5% by maintaining power factor above 0.95 to 1.

Avail 1% prompt payment discount by paying bills within prompt payment date.

0.25% discount (up to Rs. 500) in next bill for online payment such as Credit Cards, Debit Cards, UPI, BHIM, Internet Banking, Mobile Banking, Mobile Wallets etc.

BILLING HISTORY

Bill Month	Units	Bill Demand (KVA)	Bill Amount
Mar-2025	3514	20	41973.00
Feb-2025	3269	20	40237.33
Jan-2025	3085	20	38892.80
Dec-2024	3527	20	43425.74
Nov-2024	3831	20	46494.90
Oct-2024	2950	20	37648.31
Sep-2024	3086	20	39032.40
Aug-2024	2674	20	34880.65
Jul-2024	3821	20	46385.38
Jun-2024	4660	20	54366.07
May-2024	4491	20	52615.13
Apr-2024	3471	20	40394.45

CUSTOMER CARE Toll Free No.

1800-233-3435

1800-212-3435

1912 / 19120

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in>consumer portal>CGRF

Scan this QR Code with BHIM App for UPI



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: MSSEDCL

Beneficiary account no.: MSSEDCL01000110136102

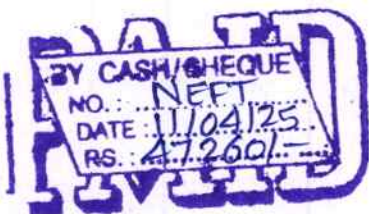
IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC

Bill Amount: As per bill

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

In case of energy bill paid through NEFT / RTGS, date of amount credited in MSSEDCL bank account will be considered as bill payment date.

Follow us on:



Important Message

- Consumers can pay online using Net banking, Credit/Debit cards at https://wss.mahadiscom.in/wss/wss after registration.
- Update your E-mail id and Mobile number at https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp for receiving prompt alert through SMS.
- Update your PAN & GSTIN at https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp and submit copies to Sub Division office for verification.
- Industrial Consumers from Vidarbha, Marathwada, North Maharashtra, D & D+ region can avail Subsidy as per GR dt 23.06.2022 on payment of bills within prompt payment date and without any arrears.
- For any payment to MSSEDCL, ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.
- 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
- 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.

4065
16/10/24मी जागरूक मतदार
असून, मी मतदान करणारच

नवी मुंबई महानगरपालिका

मुख्यालय, सेक्टर-१५ए, पामबीच जंक्शन, सी.बी.डी. बेलापुर, नवी मुंबई - ४०० ६१४, महाराष्ट्र

मालमत्ता कर देयक

Bill of Supply

GSTIN : 27AAALCO296J1Z4. HSN CODE NO: 99

Bill.No : PT-F-MP-254

Date : 01-OCT-24

2024-2025 (II)

Scan QR code using Google lens

25/125
21/10/2024

लेखा क्रमांक GH0002048758

मालमत्तेचे वर्णन FACTORY;

मालमत्ता तपशील GHA-0R-0261

Ward : GHANSOLI

कर दात्यांची नावे

LESSOR:MIDC , LEASEE: M/S TECHNO INDIA.

Building : , Unit : , Plot NO : 0261, Sector : 0R, Node : GHANSOLI, Ward : GHANSOLI, Navi Mumbai, Maharashtra.

दिनांका पासून पर्यंत

निवासी करपात्र मूल्य

अनिवासी करपात्र मूल्य

01-OCT-24 31-MAR-25

0

17780

देयकाचा तपशील

दर %

निवासी कर

दर %

अनिवासी कर

सर्वसाधारण कर (१०% घटक्य शुल्कासहित)

0

0

34.5

3068

जल लाभ कर

0

0

3

267

साफसफाई कर / मलनिः सारण कर

0

0

0

0

मलानः सारण लाभ कर

0

0

3

267

शिक्षण उपकर

0

0

4

356

वृक्ष उपकर

0

0

0.5

45

पथ कर

0

0

8.33

741

रा.शि.कर

0

0

12

1067

रोजगार हमी कर

0

0

3

267

मोठ्या निवासी जागेवरील कर

0

0

3

267

0

6078

देयकाची एकूण रक्कम

6078

या पूर्वी भरलेली रक्कम

0

मुळ मालमत्ता कराची थकबाकी

0

शास्तीची थकबाकी

0

भूकरावयाची एकूण रक्कम

6078

शरद भगवान पवार
उप आयुक्त
मालमत्ता कर विभाग

For RTGS/NEFT/IMPS

Beneficiary Name: NMMC

A/c No : NNPTGH0002048758

IFSC Code : ICIC0000104

Bank Name : ICICI Bank Ltd

You may pay bill on www.nmmc.gov.in-> click on
Property->insert your Property code-> Pay onlineCheque/D.D./Pay Order please drawn in
favour of "NMMC".

First Assess.Date: 01-JAN-1992

Current Area (in Sq.m)

Resi Area: 0.0

Com Area: 0.0

Indus Area: 0.0

Mobile No:

LAST PAYMENT MADE ON

11/06/2024 Rs.6078.00

As On 31/10/2024 6078

Before 30/11/2024 6078

Before 31/12/2024 6078

Before 31/01/2025 6200

Before 28/02/2025 6321

Before 31/03/2025 6443



6078GH00020487586078N6078D6200J6321F6443

PAYABLE AS ON 31/10/2024

6078 PAYABLE BEFORE 30/11/2024

6078

PAYABLE BEFORE 31/12/2024

6078

PAYABLE BEFORE 31/01/2025

6200

PAYABLE BEFORE 28/02/2025

6321

PAYABLE BEFORE 31/03/2025

6443

पावती स्थळ प्रत

लेखा क्रमांक

GH0002048758

मालमत्ता क्रमांक

GHA-0R-0261-

कर दात्यांचे नाव

LESSOR:MIDC , LEASEE: M/S TECHNO INDIA.

PAYABLE AS ON 31/10/2024

6078

PAYABLE BEFORE 30/11/2024

6078

PAYABLE BEFORE 31/12/2024

6078

PAYABLE BEFORE 31/01/2025

6200

PAYABLE BEFORE 28/02/2025

6321

PAYABLE BEFORE 31/03/2025

6443

बँकेची स्थळ प्रत

लेखा क्रमांक

GH0002048758

मालमत्ता क्रमांक

GHA-0R-0261-

कर दात्यांचे नाव

LESSOR:MIDC , LEASEE: M/S TECHNO INDIA.

मोबाईल नंबर

सूचनासाठी कृपया मागे पहावे



Navi Mumbai Municipal Corporation

Receipt ID	:NMMC-PT-49002870272
Receipt Date	:2024-12-11
Property Code	:GH0002048758
Collector Name	:dh_axis
Collection Center	:Axis Digha
Amount	:6078.0
Payment Mode	:Cheque
Bank	:PUNJAB NATIONAL BANK
Cheque/DD/POS Number: 531470	

This is a computer generated receipt and does not require a signature.

P.P. 88

Vol. 76 B.R.O.

~~Plan~~
~~Copy of plan~~ which accompanied the
document, registered No. R-861
page , Volume 83 of Book
No. 1.

Date 22-3-1984

W. B. D. D. D.
Sub-Registrar of Bombay

exercising all the powers of
a Registrar except that of
hearing appeals.

BOM. (R-861) 1983

Plan not to be photographed



(2)

TRANS TAANA CREEK INDUSTRIAL AREA
VILLAGE RABALE TALUK DIST THANA

	P. NO. R-262	R
	40.0	
P. NO. R-270	P. NO. R-261	O
	AREA: 1000.0	
	50 MTS.	1850
P. NO. R-271	40.0	A
	P. NO. R-260	D



Scale: 1 cm = 10 MTS.

A. Kazi
4/3/85
Surveyor

[Signature]

[Signature]

(S. G. KAPRE)
Assistant Law Officer
Maharashtra Industrial Development Corporation

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1983

Extra 1 copy

Receipt No. 342 Date 12-3-83
No. 2083/4226/S
GENERAL STAMP OFFICE
Bombay 12-3-1983

RECEIVED from M/s Techno India
stamp duty
Repees (Rs 5475/-) Five thousand Four
hundred Seventy Five only

CERTIFIED under Sec 22 of the Bombay Stamp
Act, 1953, that the full stamp duty Repees (Rs 5475/-)
Five thousand Four hundred Seventy Five
only with
which this instrument is chargeable has been paid.



[Signature]
COLLECTOR

This Lease made at Bombay, the 21st
day of March One thousand nine hundred and Eighty
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,
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 SHRI
AJIT SINGH SON OF HARI SINGH , trading as a Proprietor
under the name and style of MESSRS TECHNO INDIA and having
his Office at B-503, Ulhasnagar, Bhandup, Bombay - 400 078,
hereinafter called "the Lessee" (which expression shall,
unless the context does not so admit, include his
heirs, executors, administrators, and permitted assigns)
of the Other Part;



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Recitals.

WHEREAS by an Agreement dated the 3rd day of September 1982 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 ~~grant~~ 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 2nd day of September 1984 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. 950/- approximately per annum;

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THIS LEASE WITNESSETH as follows :-

1. In consideration of the premises and of the sum of Rs. 1,20,000/- (Rupees- One lakh, Twenty thousand 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. R-261, in the Trans Thana Creek Industrial Area, within the village limits of Rabale and outside the limits of Thane Municipal Corporation, Taluka and Registration/^{Sub-}District - Thane, District and Registration District - Thane, containing by admeasurement 1000 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 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 ninety five years computed from the first day of September 1982 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 functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned(or as otherwise required the

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yearly rent of rupees one, the said rent to be paid in advance without any deductions whatsoever on or before the first day of ~~January~~ 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. 250/- approximately per annum;

Completion
of
factory
building.

(d) That the Lessee shall on or before the 2nd day of September 1984 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~~ and the Building Regulations set out in the Second Schedule



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hereunderwritten build and completely finish fit to the satisfaction of the Executive Engineer the said Building and other structures thereon on atleast 230=58 square metres of the 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.

(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 excavate.

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

Not to erect beyond building line.

(g) The Lessee having at his 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.

Access road.

(h) 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 Prevention of Water Pollution Board constituted under the said Act, as regards the collection, treatment and disposal or discharge

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

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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.

(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 in accordance with the said Building Regulations set out in the Second Schedule hereto.

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



indemnity.

(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.

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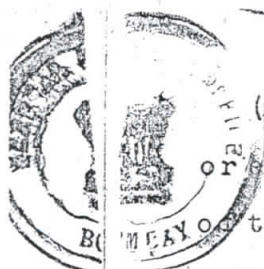
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(l) The Lessee shall at his own costs and expenses fence the said plot of land during construction of building or buildings and other works.

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(m) 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.

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(n) 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 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.



(o) 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.

Alterations.

(p) 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

To repair.

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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 thereon.



To enter and inspect.

(q) 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 to the Lessee call upon him to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.



Nuisance.

(r) 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.

(s) 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 Prevention of Water

~~Exemption from the provisions of the Act~~

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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.

(t) To keep the buildings already erected or Insurance. 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 payout 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.

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(u) 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 he shall have paid the rent and all municipal and other taxes, rates and

Delivery of possession after expiration.

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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 himself 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.

Not to assign.

(v) 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.



Assignments to be registered with the Lessor.

(w) 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.

Handwritten signature and initials.

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(x) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are abled and whose lands are acquired for the purpose of the said Industrial Area. To give preference in employment of Labour.

(y) And in the event of the death of 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. Notice in case of 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). Recovery of Rent, Fees, etc. as land Revenue.

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 Rent, fees, etc. in arrear.

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

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14) 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.

4(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 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 his part herein contained, this Lease shall determine and shall erections, and materials, plant and things upon the demised premises shall not - withstanding any enactment for the time being in force to the contrary belong to the Lessor without making any compensation or allowance to the Lessee for the same and without making any payment to the Lessee for the same and without ~~ax~~ 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.



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ii) 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 the Chief Executive Officer; and

iii) to direct removal or alteration or any building or structure erected or used contrary to the conditions of the grant within the time prescribed in that behalf, such removal or alteration not being carried out within the time prescribed, cause the same to be carried out and recovery the cost of carrying out the same from the Lessee as an arrear 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 not 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) thereof.

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 Trans Thana Creek 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

Alteration
of Estate
Rules.

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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 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.



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.

IN WITNESS WHEREOF SHRI SHANKAR GANESH KAPRE,
the Assistant Law Officer 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 has set his

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hand thereto the day and year first above written.

FIRST SCHEDULE

(Description of Land).

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All that piece or parcel of land known as Plot, No. R-261 in the Trans Thana Creek Industrial Area within the village limits of Rabale and outside the limits of Thane municipal corporation, Taluka and Registration sub-district of Thane. District and Registration District - Thane, containing by admeasurement 1000 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. R-262,

On or towards the south by Plot No. R-260,

On or towards the east by Road and

On or towards the West by Plot Nos R-270 and R-271.

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 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.
3. 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 and 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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4. The Lessee shall obtain a No Objection Certificate from the Maharashtra Prevention of Water Pollution 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.

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 obligation suitably.

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

8. 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 lay-out 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.

THIRD SCHEDULE
(List of Obnoxious Industries).

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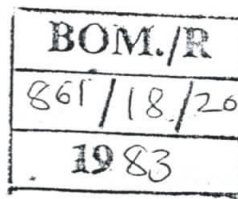
1. Fertiliser manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilisers from previously processed materials, which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.
- Ammonia manufacture.
- 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. Gelating 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.

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20. Tanning, curing or storage of raw hides 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.



SIGNED, SEALED AND DELIVERED
by SHRI SHANKAR GANESH KAPRE,
the Assistant Law Officer
of the within named
Maharashtra Industrial Develop-
ment Corporation, in the
presence of :-

S. G. Kapre
(S. G. KAPRE)
Assistant Law Officer
Maharashtra Industrial Development Corporation

(1) *Chitale*
--- (M. L. CHITALE)

(2) *[Signature]*
(P. M. V. V. V.)

SIGNED AND SEALED, DELIVERED
by the abovenamed Lessee
SHRI AJIT SINGH, SON OF HARI
SINGH, in the presence of :-

(1) *[Signature]* [M. M. GUPTA]

(2) *[Signature]* (G. D. AMERKAR)

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R- 861 / 1983

Presented at the office of the

Sub-Registrar of Bombay

between the hours of 11 A.M.

12 A.M. on the 23rd March 1983.

[Signature]

[Signature]

Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals

SL S. G. Kapre, Asst Law Officer
M-9-D-5.

according to

Section 10 of the Registration Act, 1908

Missign. & seal

are known to the

Undersigned S. G.

Date 23/3/1983

[Signature]

Sub-Registrar

BOMBAY
861/19/2
1983

Charges paid for:

Registration

Photographing

1215-0

Stamp 20 40-

Extra under 3.00 30-

Copy 5. 30-

Stamp 2-

Stamp 13-

Total Rs 1330-

[Signature]
Sub-Registrar



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(22)

Shri Ajit Singh S/o Hari Singh
aged 43 yrs, business, Ret B-503
Usha Nagar, Bhandup, Bk-78

BOM./R
861/20/20
1983

Executing party
..... Indian

admits execution of the
as called deed.

x

[Signature]

(1) Shri Onkar Singh Oberoi, business,
Ret 5 B/4 Good Earth Co-op. H.S. Chamber B771

(2) Shri S-J- Deskar, Senior, 22/725 Vardak
and known to the Sub-Registrar of Panchay Nagar, Thana

him.

Dated

23/3/83

[Signature]

[Signature]

Sub-Registrar

[Signature]



Registered No. R-861
Date 22-3-84 of Book No. 1

[Signature]
Sub-Registrar of Panchay
exercising all the powers of
a Registrar except that of
hearing appeals.

One duplicate presented along with
this deed under Serial No. R-862/83
is certified under this registered
number.

22-3-84
[Signature]
Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals.