



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Property Card

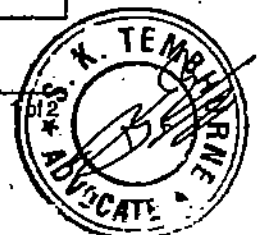
Date: 23-MAY-2017

1	Regional Office: REGIONAL OFFICE, NAGPUR	Case Id: 376
	Industrial Area: WARDHA INDUSTRIAL AREA	Taluka: WARDHA
	District: WARDHA	Village:
Plot Number	Area Of Plot(Sq.Mts.)	Types Of Plot (Indl./Resi/Comm/O.S./AM/Shed/Gala)
H-1	152000	Industrial
2	Current Lessee	M/S MAHARANI PAINTS PVT LTD
3	Original Allottee	M/S MAHARANI PAINTS (INDIA) PVT LTD PLOT NO.5L/156,N.I.T.
4	Constitution	PRIVATE LTD.
5	Offered Area(Sq.Mts.)	152000
6	Offered Rate(Rs.)	50
7	Area Actual Alloted(Sq.Mts.)	152000
8	Date of Allotment	28-MAY-2008
9	Date of Possession	03-MAR-2009
10	Date of AtoL Execution	13-AUG-2008
11	AtoL Registrations Nos	6210
12	AtoL Registration Date	14-AUG-2008
13	BCC Due Date	08-JUL-2017
14	Lease Type	Predetermined
15	Date Of Lease Execution	
16	Lease Registration No1	
17	Lease Registration Date1	
18	Lease Registration No2	
19	Lease Registration Date2	
20	BCC Obtained Date	
21	Extension Date valid upto	08-July-2017



MIDC/RO(NGP)/WAR/LMS-376/

Designed and Developed by e-Governance Solution group C-DAC,Pune



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

POSSESSION RECEIPT

1. Ramesh E. Khobragade Surveyor on behalf of the
Maharashtra Industrial Development Corporation, and Shri M/s. Maharani
Paints (India) Private Limited
this day respectively handed over and taken over the possession of Plot No. H-1
admeasuring 1,52,000 sq.mtrs. from the Wardha
Industrial Area, District Wardha after showing actual measurement
and demarcation of Plot on the site.

Handed over by:

(RAMESH E. KHOBRAGADE)

SURVEYOR

M.I.D.C. Wardha

Place :- Barbadi

Date :- 03/03/09



Taken over by:

FOR MAHARANI PAINTS (I) PVT. LTD.

AUTHORIZED SIGNATORY

Joshi P.N.
03/03/09

Omveersingh
03/03/09



सह जिल्हा निबंधक,वर्ग-१ (निम्न श्रेणी) तथा मुद्रांक जिल्हाधिकारी,वर्धा यांचे समक्षचे
अभिनिर्णय प्रकरण क्रमांक ४२/२००८-२००९

क्रमांक अभिनिर्णय प्र.क्र.४२/०८-०९/१९०४/०८
सह जिल्हा निबंधक वर्ग-१ (निम्न श्रेणी) व
मुद्रांक जिल्हाधिकारी,यांचे कार्यालय,वर्धा
दिनांक ३१/०१/२००८.

प्रति,

मे.महाराणी पेंट्स (इंडिया) प्र.लि.
प्लॉट नं.५/एल १५६ तर्फे प्राधीकृत
शाखा प्रबंधक.श्री.पुरुषोत्तम नारायण जोशी
रा.एम.आय.डी.सी.,वर्धा जि.वर्धा



आपला भाडेपट्टाकराराच्या दस्ता विषयी अभिनिर्णयाचा अर्ज,
दिनांक ३०/०७/२००८

आपण विषयावरील अर्जासोबत दाखल दस्ताचा प्रारूप/निष्ठादीत न केलेला दस्त,त्या सोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे याचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णया करिता या कार्यालयाकडे दाखल केलेले कागदपत्रे,पुरावे व दस्ताचा प्रारूप/ निष्ठादीत न केलेला मौजा -बरबडी एम.आय.डी.सी.,वर्धा जि.वर्धा मधील प्लॉट नं.५/एल १५६ एकूण क्षेत्रफळ १५२००० चौ.मी. भुखंडाचा भाडेपट्टाकराराचा दस्त (याचे एकूण मूल्यांकन रु.१,८२,४०,०२०/- यावर अनुच्छेद ३६ (चार) नुसार मिळकतीचे बाजारमुल्याच्या ९० % रु.१,६४,९६,०९८/-) हा मुंबई मुद्रांक अधिनियम १९५८ चे अनुसूची १ मधील अनुच्छेद क्रमांक ३६ (चार) यात मोडत असला तरी यास उद्योग संचालनालय मुंबई यांचे कार्यालयाकडून क्रमांक उसं/साप्रोयो/मुशुप्रप्र/महाराणी पेंट्स/१२२/०८/बी २८७२९,दि. २१ जुलै २००८ अन्वये प्राप्त प्रमणपत्र तसेच महसुल व वन विभाग मुंबई यांचे आदेश क्र.नोंदणी/मुद्रांक-२००७/प्र.क्र.१९६(१)/म-१,दिनांक १२ जुन २००७ नुसार मुद्रांक शुल्काची माफी देय ठरते. करिता हा अभिनिर्णय कलम ५३ (अ) मधील तरतुदीचे अधिन राहून देण्यात येत आहे.

तरी दाखल भाडेपट्टाकराराचा दस्ताऐवज हा माफीच्या विहीत मुदतीत निष्ठादीत होईल याची दक्षता घ्यावी.

C:\P6.5. Agreement Mafi page no.38

R. N. Dehane
Area Manager
M.H.D.C., Nagpur.



सह जिल्हा निबंधक वर्ग-१
(निम्न श्रेणी) व
मुद्रांक जिल्हाधिकारी,
वर्धा.



For Maharani Paints (I) Pvt. Ltd.

Manager

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

2525215 Fax 2521732

No. MIDC/RO/ 6030/2008
Dated :- 13/08/2008

E-mail : ronagpur@midcindia.org

To, M/s. Maharemi Prints (India) P. Ltd.
Plot No. 5L/156 N. 2. T
Fardabadi - 421001

Sub :- Execution of Agreement to Lease in respect of plot No. H-1
@ Wardha Industrial Area.

Ref: Your letter dated 13/08/2008

Sir,

This Agreement to lease in respect of plot No. H-1 has been executed on the 12th day of August 2008. The Agreement to lease has to presented to Sub-Registrar of Assurance at Wardha 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 agreement to 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 to this office to process your case for the deed of confirmation as also to incorporate the serial numbers and date in tripartite agreement

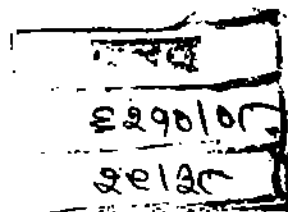
Government in the Revenue and Forest Department by its notification numbers RGN/2001/328/CR/83/M-1 dated 14.08.2002 has exempted the Regional Officer/Area Manager of the Corporation for appearing before the registrar for the purpose of registration of the Agreement to lease and such other incidental documents. You may also bring this fact to the notice of the Sub Registrar at the time of presenting the documents for registration.

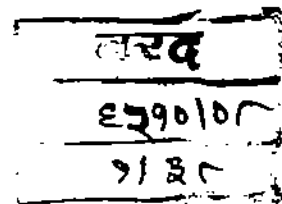
Thanking you.

Encl : Original and duplicate
Agreement to Lease

Yours faithfully

Area Manager
MIDC, NAGPUR





AGREEMENT TO LEASE

DM. Dhanu
[Signature]

AN AGREEMENT made at Nagpur
13th day of August Two Thousand
Eight BETWEEN THE MAHARASHTRA INDUSTRIAL
DEVELOPMENT CORPORATION, a Corporation
constituted under the Maharashtra Industrial
Development Act. 1961 (Mah.- III of 1962) and having
Principal Office at Orient House, Adi Marzban Path,
Ballard Estate Bombay-400 038 hereinafter called the
"Grantor" (which expression shall unless the context
does not so admit, include its successors and
assigns) of the One Part AND M/S. MAHARANI
PAINTS (INDIA) PRIVATE LIMITED, a company
incorporated under the Companies Act. 1956, having
it's registered office / place of business at Plot No.
5L/156, N.I.T. Faridabad-121001, hereinafter called
"the Licensee" (which expression shall unless the
context does not so admit include their survivors or
survivor and the heirs, executors administrators and
permitted assigns of such last heirs, executors
administrators and permitted assigns) of the Other
Part.



DM. Dhanu
Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager

Recitals.

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

AND WHEREAS the unit is registered as Company incorporated under the Companies Act, 1956, vide registered No. 23000 of 1985-86 dated 7th day of January-1986, issued by registrar of Companies Delhi & Haryana, with an intention to start a New Unit for Manufacturing of C.R.C.A. Sheet etc. It is a new LSI Unit and exempted from Stamp duty under Bombay Stamp Act, 1956 as per the Government Resolution, Revenue and Forest Department order No./Stamp 2007/196 (1)/M-1/dated 12/06/2007. vide Certificate No. उसं / साप्रोयो / मुंशुप्रप / महाराणी पेंटस् / १२२ / ०८ / बी-२८७२९ dated 21st July 2008, issued by Govt. of Maharashtra, Directorate of Industries, Mumbai.

AND WHEREAS, before signing this Agreement the Licenses have paid to the Chief Executive Officer, maharashtra Industrial Development Corporation, Bombay (hereinafter called "the Chief Executive Officer") the sum of Rs. 76,00,000/- (Rs. Seventy Six Lacs only) being the amount of premium payable by the Licensee.

AND where as for the purpose of stamp duty recurring charges such as Government revenue / Grantors share of cesses and the owner's shares of Municipal / Village Panchayat rates of taxes which the Licensee has agreed to bear and pay under these present, although by law recoverable from the Grantors has been estimated at Rs. 76,000/- approximately 1% per annum.

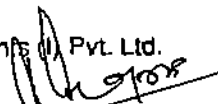
Grant of License:

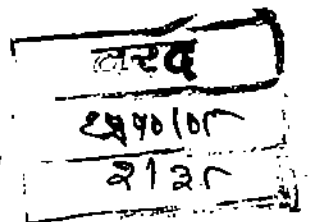
NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. During the period of 3 (Three) years from the date of possession the Licensee shall have License and authority only to enter upon the place of land described in the First Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red - coloured boundary - line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is herein after referred to the Licensee shall be deemed


Area Manager
M.I.D.C., Nagpur

For Maharani Paints Pvt. Ltd.


Manager



to be bare Licensees only of the premises at the same rent and subject to the same terms as If the Lease had been actually executed.

Not to Demise :

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

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

Submission of plans for approval :

(a) That he will within **36 months** from the date of possession submit to the Executive Engineer, Maharashtra Industrial Development Corporation, in-charge of the said industrial area (hereinafter called "the Executive Engineer" which expression shall include any other officer to whom the duties and functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned) for his no objection to the specifications, plans elevations sections and details of the Factory Building approved by the Local Authority/Planning Authority hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as they may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the Executive Engineer and will supply him such details as may be called for the specifications and when such plans elevations, details and specifications shall be finally approved by the Executive Engineer and signed by him the Licensee shall sign and leave with him three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Executive Engineer.

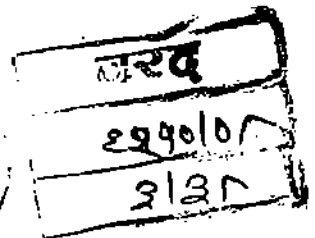
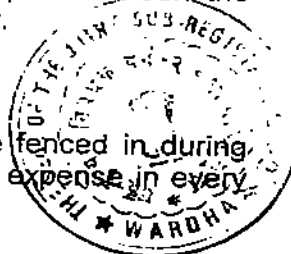
Fencing during construction :

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

[Signature]
Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager



No work to begin until plans are approved :

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

Time limit for commencement and completion of construction work :

(d) That he will within a period of 36 months from the date of possession commence, and within a period of **Three years** from the said date at his own expense and in a substantial and workman like manner and with new and sound material and in compliance with all Municipal rules, bye - laws and regulations applicable thereto and in strict accordance with the plans elevations, details and specifications to the satisfaction of the Executive Engineer and conformably to the building lines marked on the plan hereto annexed and the Building Regulations set out in the Second Schedule here underwritten, build and completely finish fit for occupation a building to be used as manufacturing of **C.R.C.A. Sheet etc** with all requisite drains and other proper conveniences thereto

Planting of Trees in the Open space:

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

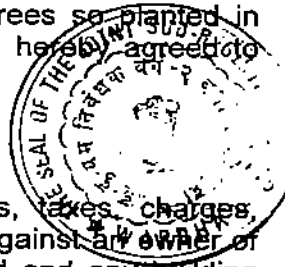
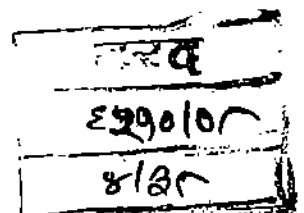
Rates and Taxes :

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

[Signature]
Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager



Fees or Service Charges to be paid by the licensee :

(g) That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensees of a notices in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land revenue together with interest thereon at 14.50 per cent from the date of default in payment. The Licensee shall to pay the service charges of **Rs. 4,56,000/-** per annum approximately or as per the rules 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 alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"

"All payments due and payable by Licensee/Lessee to the Grantor/Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"

Indemnity :

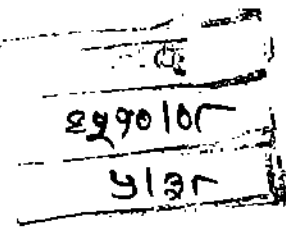
(h) That he will keep the Grantor indemnified against any act and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payment whatsoever which during the progress of the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

Sanitation :

(i) That he will 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 shall provide sufficient latrine accommodation and other sanitary arrangement for the laborers and workmen employed during the construction of the building on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Executive Engineer, and shall not, without the consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.

[Signature]
For Maharani Paints Pvt. Ltd.

For Maharani Paints Pvt. Ltd.



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. :

j) (i) The Licensee 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 Licensee against the consequences of any breach or non - compliance of any such provision or condition as aforesaid.

(ii) The Licensee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria / Rules and Regulations prescribed for the disposal of Effluent and produce the proof thereof to the Grantor

Excavation :

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

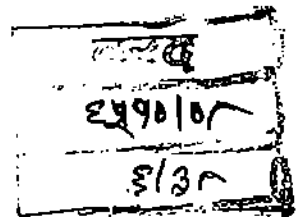
Insurance :

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

[Signature]
Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager



Benefit of agreement not assignable:

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

Nuisance :

(n) (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 the Licensee 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..

Access Road :

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

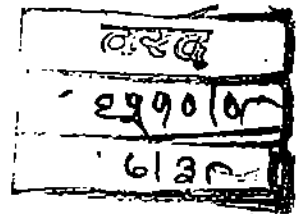
Preference in Employment of Labour. :

(p) That in employing skilled and unskilled labour she will give first preference to the persons who are able-bodied 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 Licensee / Lessee and the general qualifications of the local labour"

[Signature]
Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager



Power to terminate Agreement:

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

Power of Grantor :

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

To Enter and Inspect:

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

To Resume Land :

(b) (i) In case the Licensee shall fail to complete the said factory building within the time aforesaid and in accordance with the stipulations herein before contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as herein above provided or shall fail to observe any of the stipulation on their part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said land and everything thereon, and thereupon this Agreement shall cease and terminate, and all erections and materials, plant and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee.

2990/05
7125

[Signature]
Area Manager
M.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager



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

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

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

Extension of time :

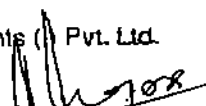
6. Notwithstanding any such default as aforesaid, the Chief Executive Officer may in his discretion give notice to the Licensee of her intention to enforce the Licensee Agreement herein contained or may fix any extended period for the completion of the factory building and the works for the said period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

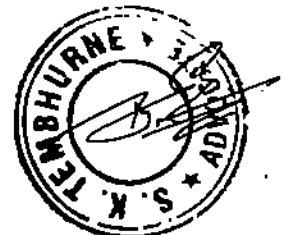
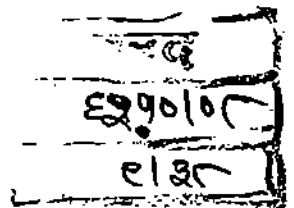
Grant of Lease :

7. As soon as the Executive Engineer has certified that the construction of factory building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions herein before contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said land and the factory building erected thereon for the term of 95 (Ninety-five) years from the date hereof at the yearly rent of Rupee one


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For Maharani Paints (I) Pvt. Ltd.


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Form of Lease :

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

Notice :

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left or posted, addressed to the Licensees or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

Grantor may alter Estate Rules :

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

Marginal Notes. :

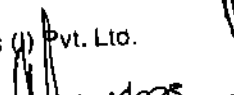
11. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

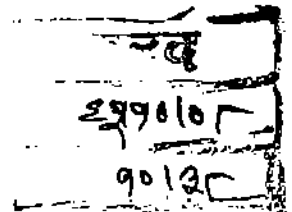
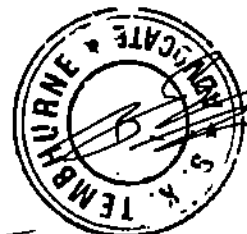
Conflict between Agreement & Rules :

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


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For Maharani Paints (I) Pvt. Ltd.


Manager



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

IN WITNESS WHEREOF SHRI D. N. DEHANKAR, the Area Manager, of the Maharashtra Industrial Development Corporation has for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation, hereto on its behalf and the Licensee has set their respective hands hereunto the day and year first above written.

FIRST SCHEDULE

(Description of Land)

All that piece of land known as PLOT NO. H-1 in the **WARDHA INDUSTRIAL AREA**, within the Village limits of **BARBDI** and outside the limits of **WARDHA** Municipal Council / Corporation, **Taluka WARDHA & District WARDHA** containing by admeasurements **1,52,000** Square Meters or thereabouts and bounded as follows, that is to say:

On or towards the North by : Plot No. R-1 & Zudpi Jungle.

On or towards the South by : Cart Track.

On or towards the East by : MIDC Boundary

On or towards the West by : MIDC Road & MIDC Land.

SECOND SCHEDULE

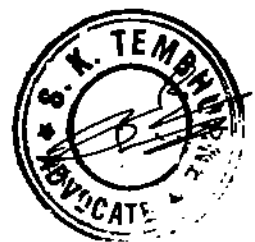
(Building Regulations)

1. The Building Regulation of 'A' class Municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area.

2. The set back of 0.75 meters on all sides will have to be kept with only ground floor structure is permissible The Licenses shall utilize the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 square meters & one tree at a distance of 15 meters on the frontage of road or part thereof.

D. N. Dehankar
Area Manager

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3. The Licensee shall not use the land for any other purpose except as a factory for Manufacture. It shall not be used for obnoxious industries, a list whereof is set out in the Third Schedule hereunder written.

4. The Licensee shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution Act. 1974 and Air (Prevention and Control of Pollution) Act. 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Board for the purpose of preventing any water or air pollution and shall not commence and 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 and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local Authority.

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

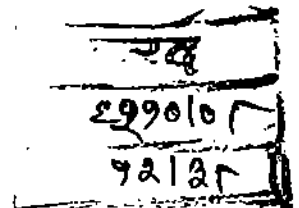
7. Three sets of the specifications, plans elevations & sections as approved by the Local Authority/Planning Authority. shall be submitted to the Executive Engineer for record and to enable him to grant No Objection

THIRD SCHEDULE
(List of Obnoxious Industries)

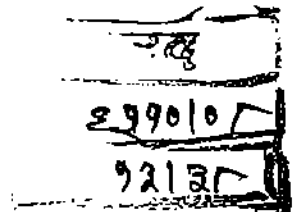
1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previsions processed materials which have no noxious odorous or fumes and which do not produce noxious odors of fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulfuric, 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.

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5. Tar distillation or manufacture.
6. Cement manufacture
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatins 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's, 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.



FORTH SCHEDULE
(Form of Lease)

THIS LEASE made at the day of Two Thousand Five BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah. III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Bombay- 400038, hereinafter called "the Lessor" (which expression shall,



[Signature]
Area Manager
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For Maharani Paints (I) Pvt. Ltd.

unless the context does not so admit, include its successors and assigns) of the one Part AND SHRI _____ carrying on business in Partnership under the firm name and style of M/s _____ and having their office / place of business at _____ hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include their survivors or survivors or survivor & the heirs executors, administrators, and permitted assigns of such last survivor) of the Other Part.

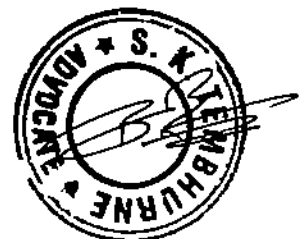
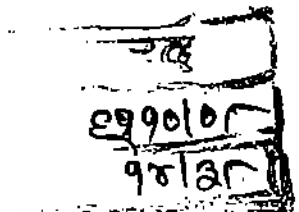
Recitals :

WHEREAS by an Agreement dated the _____ day of _____ 2008 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 pursuant to the said Agreement the certificate of completion thereby contemplated has been granted.

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

NOW THIS LEASE WITNESSETH as follows :-

1. In consideration of the premises and of the sum of Rs _____ (Rupees _____ only) paid by the Lessees to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessees hereinafter contained the Lessor doth hereby demise unto the Lessees ALL that piece of land known as Plot No. in the Industrial Area, and within / outside the limits of Municipal Council, within the village limits of Taluka and Registration Sub-District District District and Registration District containing by admeasurement square meters 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 herein before



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expressed to be hereby demised (herein after referred to as "the demised premises") unto the Lessees for the term of 95 years computed from the first day of ____2008, subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder paying there for yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer which expression shall include any other Officer to whom the duties or function of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of rupee one , the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

Convenience by the Lessee :

The Lessee with intent to bind all persons into whosoever hands the demised premises may come doth hereby convenient 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 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 out goings of every description for the time being payable either by land – lord or tenant or by the occupier in respect of the demised premises, and anything for the time being thereon.

To pay fee or service charges :

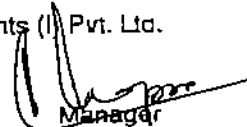
(c) Throughout the said term hereby created to pay to the Lessor from time to time such recurring fees in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under Maharashtra Industrial Development Act 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor.

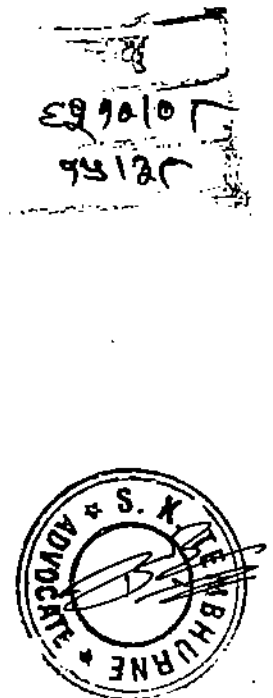
c) (i) "All charges including rent, recurring fees, service charges due and payable by Licensee/Lessee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"

"All payments due and payable by Licensee/Lessee to the Grantor/Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"


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Manager



Planting of trees in the open space :

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

Not to excavate :

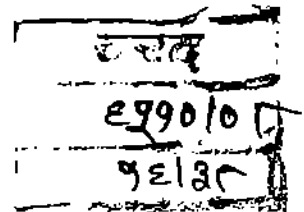
(e) Not to make any excavation upon any part of the land hereby demised nor remove any stone, sane, gravel, clay, or earth there from except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond building line :

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

Access Road :

(g) The Lessee, having at their own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and conditions to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of said Industrial Area (hereinafter referred to as "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. :

(i) 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



Dr. Phelan
Area Manager
M.I.D.C., Nagpur

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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 Licensee against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

(ii) The Lessee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria / Rules and Regulations prescribed for the disposal of Effluent and produce the proof thereof to the Grantor

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 Pollution Board as provided in the said Building Regulations.

Indemnity:

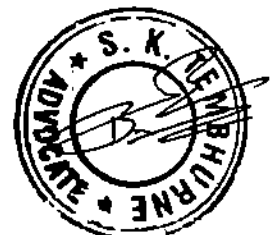
(k) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during, the progress of the 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.

To Build According to Rules :

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


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Sanitation :

(m) To observe & 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 & other staff employed on the demised premises in order to keep the demised premises and surrounding, 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 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.

Alterations:

(n) That no alterations or additions shall at any time be made to the façade 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 and in accordance with the Building Regulations set out in the second schedule hereunder written

To Repair:

(o) Throughout the said term at the Lessees expense well and substantially to repair, paye, 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 :

(p) To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officer, Surveyors, Workmen or others employed by them from time to time and at all reasonable time to the day during the term hereby granted after a week's previous notice to enter into and the said demised premises and to inspect to 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 and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessees.


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Nuisance :

(q) (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.

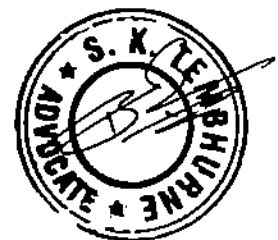
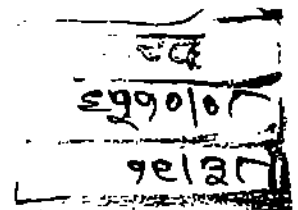
(ii) That it shall not at any time to do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid 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 :

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

Insurance :

(s) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessees 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



[Signature]
Area Manager
A.I.D.C., Nagpur

For Maharan Paints (Pvt. Ltd.)

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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 well reinstate and repair the same to the satisfaction of the Executive Engineer , and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Delivery of possession after expiration :

(t) At the expiration or sooner determination of the said term quietly to deliver 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 they shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed & observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor 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 :

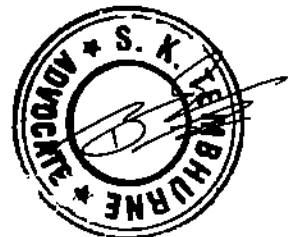
(u) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject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

Assignment to be registered with Lessor :

(v) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act


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For Maharani Paints (I) Pvt. Ltd.



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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

To give preference in Employment of Labour:

(w) In employing skilled and unskilled labour, the Lessees shall give first preference to the persons who are able-bodied 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 Licensee and the general qualifications of the local labour"

Notice in case of death :

(x) 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.

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 Lessor hereunder shall be in arrears the same may be recovered from Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

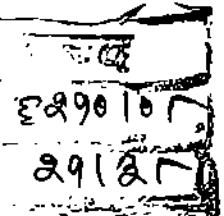
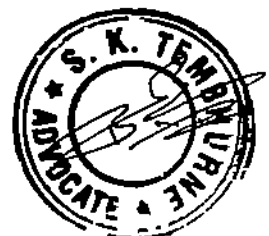
Rent Fees etc. in Arrears :

4. If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee 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 Lessees on account of the building or improvements built or carried out the demised premises, or claimed by the Lessee / 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 herein before contained shall not be exercised unless and until the


[Signature]
Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager



Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessees 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 covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.

Lessor's Covenant for peaceful enjoyment.:

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

Registration of Estate Rules:

6. The layout of the **Wardha 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 Lessees 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 :

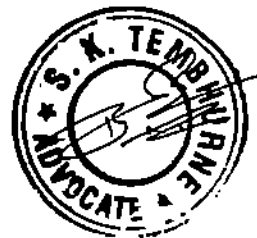
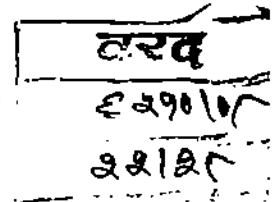
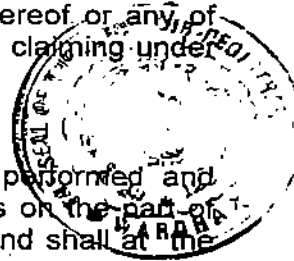
7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessees herein before contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor 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 Lessees a new Lease of the demised premises for a further term of 15 years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations herein before 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 Lessees :

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.

[Signature]
Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.



Marginal Notes :

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

IN WITNESS WHEREOF SHRI _____

The Regional Officer of Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and Confirming Party has / Parties have set his / its/ their hand, respective hands the Lessee hath caused its Common Seal to be affixed the Lessee has set his hand the Lessees have set their respective hands hereto the day and year first above written.

FIRST SCHEDULE

(Description of Land)

All that piece or parcel of land known as Plot No- _____ in the _____ Industrial Estate, situated at village limits of _____ and _____ out side the limit of _____ Municipal Council in rural area, Taluka _____ & Registration sub-district _____ Containing by admeasurement _____ sq. metesr. Or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

On or towards the North by

On or towards the South by

On or towards the East by

On or towards the West by

SECOND SCHEDULE

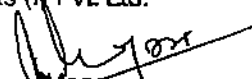
(Building Regulations)

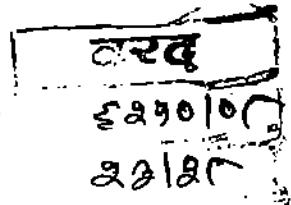
1. The Building Regulations of 'A' Class Municipal Council or the Building Regulations of the respective Local Authority as amended from time to time will be the Building Regulations applicable for development of the plots in industrial area..

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.


Area Manager
M.I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.


Manager



3. The Lessees shall not use the land for any other purpose except as a factory for Manufacture. It shall not be used for obnoxious industries a list whereof is attached.

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

5. The Lessee shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act-1981 as regards the Water Pollution as also Air Pollution and shall duly comply with the directions which may from time to time be issued by the said 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.

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 authorized by the Lessor shall allocate this obligation suitably

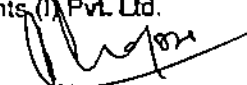
7 Building plans in triplicate as Approved by the Executive Engineer, MIDC.

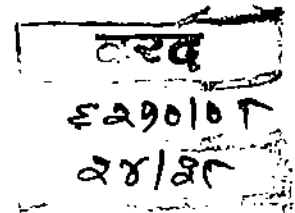
THIRD SCHEDULE
(List of Obnoxious Industries)

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 odors or fumes and which do not produce noxious doors or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid Manufactures 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.

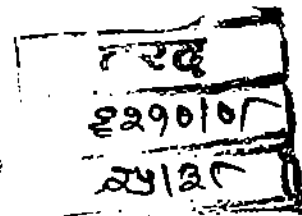
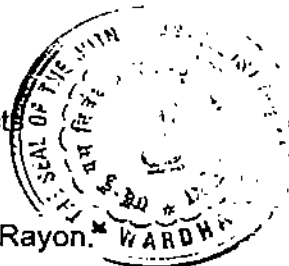

Area Manager
M.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.


Manager



- 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 Propylene.
- 14 Propylene manufacture
- 15 Dyestuff 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.



[Signature]
Area Manager
M.I.D.C., Nagpur

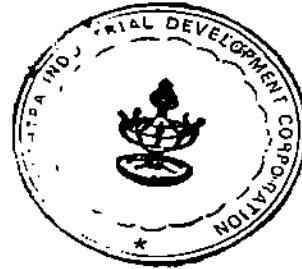
For Maharani Paints (I) Pvt. Ltd.

[Signature]
Manager



SIGNED, SEALED AND DELIVERED

By SHRI D.N. DEHANKAR
AREA MANAGER of the Maharashtra
Industrial Development Corporation
in the presence of :-



D.N. Dehankar
Area Manager
M.I.D.C., Nagpur

(1) D.C. Raut - A.M. Raut

(2) P.S. Sharma P.S. Sharma

SIGNED AND DELIVERED

The Common Seal of the above named Assignee M/S.
MAHARANI PAINTS (INDIA) PRIVATE LIMITED, a
Company incorporated under the India Companies Act-
1956, was pursuant to Resolution of the its Board of
Directors passed in that behalf on the 30th day of
Sept. 2007 affixed hereto in the present of **SHRI.**
Ashok Chopra, Manager/Director of the Company
who, in token of having affixed the Company's Seal
hereto, has set his hands hereto, in the present of :-

For Maharani Paints (I) Pvt. Ltd.

Ashok Chopra
Manager



(1) Signature

Vikramjeet Singh Matharu

Name

Vikramjeet Singh Matharu

Address

989 Uthra Apt Nagpur

(2) Signature

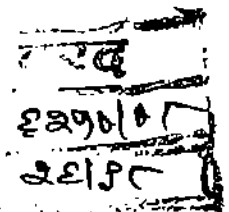
Purushottam Narayan Joshi

Name

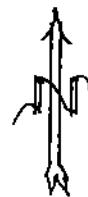
Purushottam Narayan Joshi

Address

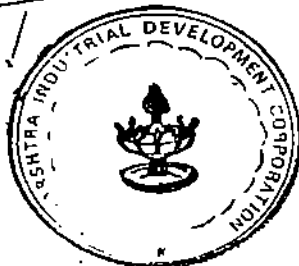
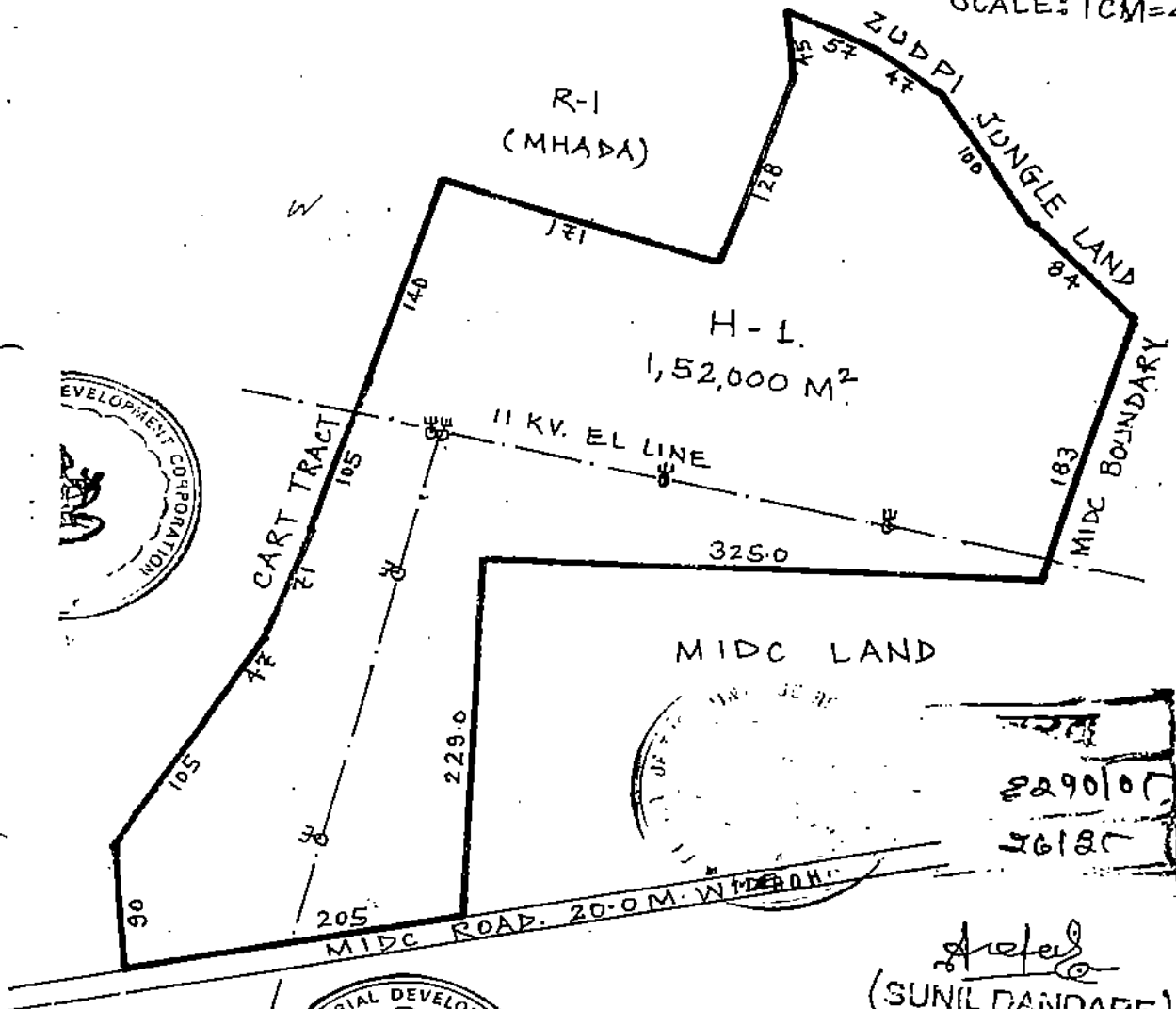
G, Flat No 1, Snehalata APPT,
Chhatrapati Nagar, Aurangabad.



WARDHA INDUSTRIAL AREA
VILLAGE BARBADI
TAL. WARDHA DIST. WARDHA
Plot No. H-1 Area 1,52,000 M²



SCALE: 1 CM = 40 M.



Area Manager
I.D.C., Nagpur

For Maharani Paints (I) Pvt. Ltd.

Manager

Sunil Dandare
(SUNIL DANDARE)
HEAD SURVEYOR
R.O. MIDC, NAGPUR



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel : +91-712-2525215 +91-712-2521732
Fax : +91-712-2521732
E-mail : ronagpur@mldcindia.org

Regional Office, MIDC
Udyog Bhavan 5 th Floor,
Opp. Sales tax Building,
Civil Lines,
NAGPUR-440001

No. 4295/2008

Date : 28/05/2008

Sub : **WARDHA INDUSTRIAL AREA**
Allotment of land at...

Ref : Your Letter dated 18/05/2007 received from
M/S. MAHARANI PAINTS (INDIA) PVT. LTD.

: ORDER :

Sanction is hereby accorded to the allotment of land admeasuring **1,52,000** Square Meters Comprising of Plot No. **H-1** in **WARDHA INDUSTRIAL AREA** to **M/S. MAHARANI PAINTS (INDIA) PVT. LTD.**, a company Incorporated under the Companies Act. 1956 and having its office at Plot No. **Sl./156, N.I.T. Faridabad-121001** for setting up your commercial unit for Commercial activities, subject to the payment of the premium of **Rs. 76,00,000/-** calculated at the rate of **Rs.50/-** per Square Meter and subject to the following conditions.

1) The amount of earnest money received **Rs. 38,00,000/- (Rs. Thirty Eight Lacs only)** with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of **Rs. 38,00,000/- (Rs. Thirty Eight Lacs only)** being the balance amount of the premium, within a period of 30 days from the date of receipt of this order, by DD, drawn in favor of **M.I.D.C. NAGPUR** Payable at **NAGPUR**.

2) In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.

3) In the event of the allotment being cancelled as foresaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.

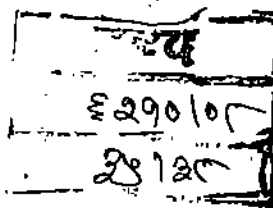
4) The terms & conditions of allotment of land will be those contained in the standard form of agreement to lease and the lease annexed thereto & in substance are as follows.

a) The allottee shall enter into an agreement to lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the agreement to lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.

b) The annual ground rate rent of Rupees 1/- per annum is payable in respect of the plot of land allotted.

c) The allottee shall get the plan and specification of the proposed factory building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said Industrial area within a prescribed period.

Received
on 3/6/2008
M. Nagpur



3) d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement to lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse or grant it subject to such condition as the corporation may think fit including a condition for payment of additional premium.

e) The allottee shall be entitled to use land 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 schedule to the agreement to lease and shall not use the said land or any part thereof for an other purpose not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.

f) The other terms and conditions of allotment shall be those contained in the prescribed form of agreement to lease & the lease.

g) The stamp duty in respect of preparation & execution of the agreement to lease & its duplication as also the lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

h) The allottee will have to obtain establish certificate from MPCB before commencement of Construction on plot & copy submit to this office.

i) The allottee shall become a member of Common Effluent Treatment Plant (CETP) if established and to observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to MIDC.

j) The building plans and B.C.C. should be obtained by the company within 2 years period from the possession of the plot.

The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the telephone authorities to build up a waiting list & ensure proper planning to provide timely telephone connection to the industrial units in the area.

Please also note A to L will be signed with you within 30 days from the date of receipt of Balance Occupancy Premium Amount.

✓ To,

**M/S. MAHARANI PAINTS (INDIA) PVT. LTD.,
Plot No. 5L/156, N.I.T.
Faridabad-121001.**

[Signature]
Area Manager
MIDC NAGPUR

Copy Submitted to :

- 1) The Jt. Chief Account Office, MIDC, Nagpur
- 2) The Executive Engineer, MIDC, Division No.I, Nagpur
- 3) The Executive Engineer, MIDC Division, (E & M) Nagpur.

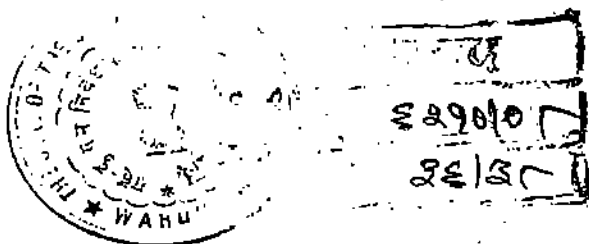
Copy f. w. c. s. to :

- 1) The Deputy Engineer, MIDC, Sub-Division, Wardha

Copy to :

- 1) Head Surveyor/Surveyor MIDC, Regional Office, **NAGPUR**
For supply 5 copies of measurement plans immediately.

[Signature]
Area Manager
MIDC NAGPUR



14/08/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वरद

दस्त क्र 6210/2008

36/35

11:49:51 am

वर्ध

दस्त क्रमांक : 6210/2008

दस्तावा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नामः श्री अशोककुमार श्रीलखमीचंद घोषडा - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: एन आय टी फरीदाबाद शहर/गाव: फरीदाबाद तालुका: फरीदाबाद पिन: 00- पेन	लिहून घेणार वय 51 सही		
2	नामः महाराष्ट्र आद्योगीक विकास महामंडळ वर्धा तर्फे एरीया मॅनेजर श्री डी.एन.डेहनकर यांना नोंदणी अधि.1908 ध्या कलम 88 अन्वये उपस्थित राहण्यास सयलत - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही



आ. क्र. 48/80
सह-दुय्यम निबंधक
वर्ग-२, वर्ध

दस्तऐवज करून देणार तथाकथीत [भाडेपट्टा] दस्तऐवज करून दिल्याचे कथूल करतात.



1 OF 1



35735

दस्त क्र. [वरद-6210-2008] चा गोषवारा
बाजार मुल्य : 18240020 मोबदला 0 भरलेले मुद्रांक शुल्क : 0

दस्त हजर केल्याचा दिनांक : 14/08/2008 11:42 AM
निष्पादनाचा दिनांक : 13/08/2008
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : (36) भाडेपट्टा

शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 14/08/2008 11:42 AM
शिक्षा क्र. 2 ची वेळ : (फ्री) 14/08/2008 11:47 AM
शिक्षा क्र. 3 ची वेळ : (कबुली) 14/08/2008 11:48 AM
शिक्षा क्र. 4 ची वेळ : (ओळख) 14/08/2008 11:49 AM

दस्त नोंद केल्याचा दिनांक : 14/08/2008 11:50 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) श्री रवि नामदेवराय सोनडयले - , घर/प्लॅट नं: --

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: गड्डी गोदाम नागपुर

शहर/गाव: नागपुर

तालुका: नागपुर

पिन: 0

2) श्री पुरुषोत्तम नारायणराय जोशी - , घर/प्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: छत्रपती नगर औरंगाबाद

शहर/गाव: औरंगाबाद

तालुका: औरंगाबाद

पिन: 00

प्रमाणित करण्यांत येते की, या

दस्तावेजाचे 35 पार्श्व आहेत

दु. निबंधकाची सही, वरद

दु. निबंधकाची सही

वरद

पावती क्र.: 6208 दिनांक: 14/08/2008

पावतीचे वर्णन

नांव: श्री अशोककुमार श्रीलखमीचंद चौपडा - -

30000 : नोंदणी फी

760 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फ्री

30760: एकूण

दु. निबंधकाची सही, वरद



..... 1 ज पुस्तकाच

E290

35 पार्श्व आहेत

दु. निबंधकाची सही, वरद

