

admeasurements **6144.00 Square Meters** or thereabouts and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") 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 Demised Land unto the term of 95 years computed from the **First day of January-2012**, subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF **yearly rent of rupee one** during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") 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 by the Lessors 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.

WHEREAS, The Grantor/Lessor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961, is holding the land acquired by the State Govt. under Chapter VI of MID Act for the propose of securing rapid & orderly establishment of Industrial area & Industrial estate in the State of Maharashtra & to assist generally in the growth, development, management & organization by Industrial arae/estates & is empowered by the Govt. of Maharashtra to make available the Plot of land/sheds/units/gallas onsuch land, to entrepreneurs/undertaking to establish themselves in such areas on payment of premium to Grantor/Lessor, on certain terms & conditions prescribed by & on behalf of the State Government

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

Covenants by the Lessee

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

To pay Rent.

b) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments, or other outgoings of every description whatsoever for the time being payable either by Grantor/Lessor/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/license thereof wherever applicable including but not

To pay rents and taxes

Godiate Real Estates Pvt. Ltd.

Director (Asst) Signature

Regional Office-
M.I.D.C., Nagpur

disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

6) The layout of the **Butibori Industrial Area, Dist. Nagpur** and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessee/Lesseees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Alteration of estate rules

7) That the Lessee shall observe and confirm the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act from time to time.

Provisions of MID Act applicable

8) All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and any notice to be given to the Lessee/Lesseees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee/Lesseees.

Notices

9) If the Lessee/Lesseees duly performed and observed the covenants and conditions on the part of the Lessee/Lesseees hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessee shall give notice in writing of such desire to the Lessor at least six months before the expiration of the Term hereby granted. The Lessor shall and will at the cost and expense in every respect of the Lessee/Lesseees grant to the Lessee/Lesseees a new Lease of the Demised Land for a further term of **95 years** on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

Renewal of Lease.

10) The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration 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/Lesseees.

Cost and charges to be borne by the Lessee.

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

Notes.

IN WITNESS WHEREOF **SHRI. J. B. SANGITRAO**, the Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf.

Indiate Real Estates Pvt. Ltd.

[Signature]
Director (Auth) Signatory

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



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AND SHRI. Mahavir T. Dhamecha has for and on behalf of the aforesaid **M/S. BADJATE REAL ESTATES PVT. LTD.**, the **Lessee/Lessee**s hath hereunto set his/their hand/affixed the common seal of the Company the day and year first above written.

FIRST SCHEDULE

(Description of land)

All the piece or parcel of land known as **Plot/Shed/Gala/Unit No. X-102/2** in the **Butibori Industrial Area**, within the village limits of **Rengapar** and outside the limit of **Nagpur Municipal Council** in Rural Area, Taluka and Registration, Sub-District **Nagpur (Rural)** and Registration District **Nagpur**, containing by admeasurement **6144.00 Sq.Mtrs.** with consisting of built up area **2182.310 Sq. Mtrs. (FSI 0.35)** thereon or thereabouts as per **Building Completion/Occupancy Certificate** issued by SPA & Executive Engineer, MIDC, Division No. I, Nagpur, vide letter No. **EE/DB/BCC/B-06080** of 2017, dated **23/03/2017** and bounded by red coloured boundary lines on the plan annexed hereto, that is to say:

On or towards the North by : **60.00 Mtrs. R/W.**
 On or towards the South by : **Plot No. X-102/4,**
 On or towards the East by : **Plot No. X-102/3,**
 On or towards the West by : **Plot No. X-102/1.**

SECOND SCHEDULE

(Building Regulations)

1) The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.

Badjate Real Estates Pvt. Ltd.

Mahavir T. Dhamecha
 Director/ Auth. Signatory

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



**SIGNED, SEALED AND DELIVERED BY****SHRI. J. B. SANGITRAO,**

The **Regional Officer** of the withinnamed
 Maharashtra Industrial Development Corporation
 in the presence of :-

[Signature]
 31.5.17
Regional Officer
 M.I.D.C., Nagpur

1. Signature

[Signature]
 Name C. T. Bhute, DAM

2. Signature :

[Signature]
 Name S. S. Deshmukh, ASstt.

SIGNED, SEALED AND DELIVERED BY THE

The Common Seal of the above named **Lessee** of
M/S. BADJATE REAL ESTATES PVT. LTD., a
 Company Incorporated under the Indian
 Companies Act-1956 was pursuant in Resolution
 of its Board of Director/Directors passed in that
 behalf on the 15th day of May-2017 affixed hereto
 in the presence of Shri. Mahavir T. Dhamesha
 Director of the Company, who in token of having
 affixed the Company's Seal hereto has set his
 hand in the presence of following witnesses :-

**Bodjate Real Estates Pvt. Ltd.**

[Signature]
 Director/Auth. Signatory

(1) Signature : Bhavik Jain

Name BHAVIK JAIN

Address 159 Shree Mangal
Ramdaspath Nagpur -40

**(2) Signature : Bhamb**

Name KISHOR H. JHAM.

Address PLOT NO. 13 Rajabasha
Road Medical Chowk NMR.

