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GENERAL STAMP OFFICE:
Bombay, 3-7-70
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Stamp duty Rs.
Rupees (Rs/-) Three hundred rupees only.

CERTIFIED under Sec. 32(1)(a) of the Bombay Stamp Act, 1958 that the duty chargeable on the instrument is Rupees (Rs/-) Three hundred rupees only.

(Where no duty chargeable has been paid.)

ADJUDICATION FEE RUPEES 5/- PAID

Collector

50-30

SUB-REGISTRAR OF ASSURANCES

THIS LEASE MADE at BOMBAY the 20th day of July One Thousand Nine Hundred and Seventy 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 1, 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 MADHAV GANGADHAR NATU and Shri SHREEKANT GANGADHAR NATU, partners carrying on business in the firm name and style M/s.INDUSTRIAL ESTERS & CHEMICALS and having their office at R.No.11, Bank of Baroda Building, Palton Road, Bombay 1 hereinafter called "the Lessees" (which expression shall, unless the context does not so admit, include their heirs, executors, administrators, successors and permitted ass-igns) of the Other Part.

WHEREAS by an Agreement dated the 5th day of Recitals

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November, 1963 and made between the Lessor of the One part and the Lessees of the Other Part the Lessor agreed to grant to the Lessees upon the performance and observance by the Lessees 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 hereafter mentioned;

AND WHERREAS pursuant to the said Agreement the certificate of completion thereby contemplated has bee n granted:

AND WHERREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share ofMunicipal rates or taxes which the Lessees have agreed to bear and pay under these presents although by law recoverab le from the Lessor have been estimated at Rs.448/76(Rupees Four Hundred Forty Eight and Paise Seventy six only) approximately per annum:

NOW THIS LEASE WITNESSETH as follows :

Descri-ption of land.

1. In consideration of the premises and of the sum of Rs. 9,100/-(Rupees Nine thousand one - hundred 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.A-10 in the Ambarnath Industrial Area, within the village limits of Kansai, Taluka and Registration Sub district Kalyan, District and Registration district Thana, containing by admeasurement 1512 Square Metres or thereabouts and more

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particularly described in the First schedule hereunder written 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 Less or 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 August 1964 sub-ject 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 yearly rent of rupee one, the said rent to be paid in advance without any deduction whatsoever on or before the 1st day of January in each and every year.

Covenants by the Lessee.

2. The Lessees with intent to bind all persons into whatsoever 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.

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(b) To pay all existing and future taxes, rates, assessments, and outgoings of ev ery 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 rates and taxes.

(c) Not to make any excavation upon any part of the said land hereby demised or 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 term of this lease. — Not to excavate

(d) 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 mupon the said plan. — Not to erect beyond building line.

(e) The Lessees having at their own expense constructed an access road leading from the main road to the demised prem ises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation in charge of the said Industrial Area (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). — Access road.

(f) Not at any time during the period of this demise to erect any building, erection or structure or any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto. — To build as per Agreement.

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(g) 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 Lessees in triplicate for scrutiny of and to be approved in writing by the Executive Engineer. — Plan to be to be submitted before building

(h) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to con-form 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.

(i) 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 perm it 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.

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(j) 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.

(k) Throughout the said term at the Lessees' expense well and substantially to repair, pave, cleanse and keep in good and subetantial 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 thereof. To repair.

(l) 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 enter into or 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 Lessees 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. To enter and inspect.

(m) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity. Nuisance.

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(n) To use the demised premises only for the purpose of a factory other than 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 xmay be obnoxious, offensive by reason of emission of odour, liquid-effluvia, dust, xmoke, gas, noise vibrations or fire-hazards. User.

(o) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint n ames of the Lessor and the Lessees against loss or damage by fire in a sum equivalent to the cost of the building (exkluding foundation and plinths) in some well established insurance company 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 lay out all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the directions 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 Lessees 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. Insurance.

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(p) 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 Lessees 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 and observed the covenants and con-ditions 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 Lessees 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.

Delivery of possession after expiration.

(q) 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.

Not to assign.

(r) If the Lessees shall sell, assign or part with the demised premises for the then residue of the said term to deliver to the Lessees' 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 him such Officer

Assignments to be registered with Lessor.

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or person on behalf of the Lessor as the Lessor shall from time to time require.

(s) 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 said Industrial Area. To give preference in employment of labour.

(t) 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 shall be in arrear the same may be recovered from the Lessees as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966). Recovery of rent as land revenue.

If the said rent hereby reserved 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 breach of any of the covenants by the Lessees 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 Lessees on account of the building or improvements built or carried out as the demised premises or claimed by the Lessees on account of the building or improvements built or made PROVIDED ALWAYS that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given Rent in arrear.

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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.

5. TheLessor doth hereby covenant with the Lessees that the Lessees paying the rent hereby reserved and performing the convenants hereinbefore on the Lessees' part contained shall and may peaceably enjoy the demised premises for the said term 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 Ambernath 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 Le sor or any person claiming under the Lessor. Alteration of Estate Rules.

7. If the Lessees shall have duly performed and observed the covenants and conditions on the part of the Lessees 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 he 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 ninety Renewal of Lease.

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ninetyfive years on payment of premium as may be determined by the Lessor and with covenants, provisxxxos and stipulations hereinbefore contained except that the buildings and other regulations referred to in such Lease shall be such as the Lessor may direct and such new Lease shall contain in lieu of this clause a covenant that at the end of the said renewed term of ninety five years the Lessor shall at the like cost and expense grant to the Lessees further renewals and that every such renewal shall be for such term and subject to such covenants, provisos and stipulations as the Lessor shall determine.

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

IN WITNESS WHEREOF Shri..Raghunath..Shivram...Barve. :..Deputy...Secretary..... 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 Lessees hath put their respective hands thereto the day and year first above written.

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FIRST SCHEDULE:

(Description of land)

All that piece or parcel of land kn own as Plot No.A-10, in the Ambarnath Industrial Area within the village lim-its of Kansai, Taluka and Registration Sub-district Kalyan, District and Registration District Thana, containing by admeasurement -1512 -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 Kalyan Badlapur Road

On or towards the South by Plot No.A-9

On or towards the East by nalla.

On or towards the West by Estate Road.

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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 15 feet shall be left open to the sky on the periphery of the plot.

2. The Lessees 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, regulations in force relating to the construction and use of premises and in accordance with theplans and elevations approved by the Officer authorised by the Lessor.

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4. 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 as approved, shall at any time be made except with the similar previous approval of the said Officer.

5. All survey b oundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessees. Where more than one Lessee is concerned with the same b-oundary mark, the Officer authorised by the Lessor shall allocate this obligation suitably.

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

7. The final working drawings to be submitted for the approval of the Lessor shall include s-

(i) Plans, elevations and sections drawn to a scale of 8'-0" to 1 inch.

(ii) Half inch details when required;

(iii) Block plan drawn to a scale of 40'-0" to 1 inch 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)

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 n-ot produce noxious odour or fumes in the compounding or manufacturing

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thereof.

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

3. Ammonia manufacture.

4. Incineration, reduction or dumping of offal, dead animals, garbage or refuse on a commercial basis.

5. Tar distillation or manufacture.

6. Cement manufacture.

7. Chlorine manufacture.

8. Bleaching powder manufacture.

9. Gellatine or glue manufacture or processes involving recovery from fish or anim-al offal.

10. Manufacture or storage of explosives or fire-works.

11. Fat rendering.

12. Fat, tallows, grease or lard refining or manufacture.

13. Garbage, offal or dead animals reduction, dumping or incineration.

14. Stock-yard or slaughter of animals or fowls.

15. Tallow, grease or lard manufacture.

16. Paper and paper products.

17. Charcoal.

18. Manufacture of Viscose Rayon.

19. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.

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SIGNED SEALED AND DELIVERED BY
Shri.. Raghunath.. Shivram.. Babve..
Deputy.. Secretary.., of the within-named Maharashtra Industrial Development Corporation, in the presence of Mokashi
1. (V. D. MOKASHI) Assistant, MIDC, Bombay.
2. Manohar (V. K. MANOHAR) Assistant, MIDC, Bombay.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

R. S. BABVE.
Deputy Secretary,
Maharashtra Industrial Development Corporation

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SIGNED, SEALED AND DELIVERED BY
the abovenamed Lessees
Shri MADHAV GANGADHAR MATU .....

And

Shri SHRIKANT GANGADHAR MATU
Partners of Industrial Esters
and Chemicals,
in the presence of :

1. (V. D. MOKASHI)

2. (V. K. PANSE).

Serial No. 4859

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 3 P. M.
and 4 P. M. on the 11th Nov 70

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

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Registration fees for :-
Registration Rs. 57'50
Processing
( ) 32 .. 32'00
( )
Extra Pages S. 30 .. 15'00
1 Copy (See 6) .. 24'00
1 Memo .. 1'00
Postage .. 2'25
Total Rs. 131'75

Sub-Registrar

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IRECORDED

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1) Shri Madhav Ramgopher Nalin, age respectively 40 & 30 years. Individuals residing at 214, Cadell Rd. Mahim Bombay 16 executing party/s hereto executant/s of the Sealed deed of lease

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Shri R.C. Gokhale Clerk to Shri Gokhale Gokhale Zaber Bombay 16 known to the Sub-Registrar personally / ~~identified~~ knows the above executant and identifies

Date 11th November 1970

मी नक्कल
मी वाचली
मी तपासली

R.C. Gokhale
Sub-Registrar

Shri. Raghunath Shivram Barve executing party, age 49 years, Indian, Service, residing at 5 Gayatri Walkeshwar Flat 221 Walkeshwar Road Bombay 6 admits execution of the so-called deed of lease/~~Deed of Confirmation~~/~~Certificate Agreement~~ as Company Secretary, Maharashtra Industrial Development Corporation, Bombay, and identifies the ~~executant~~ known to the Sub-Registrar, personally

16th November 1970

सत्य प्रत
सह जिल्हा निबंधक
वर्ग-२ (अभिलेख)
बृहन्मुंबई जिल्हा

Registered No. 4889/70 of Book No. 1

Date 25/2/71 Sub-Registrar

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

सत्य प्रत
दि. 22/8/2023
सह दुय्यम निबंधक वर्ग-२ (अभिलेख)
बृहन्मुंबई जिल्हा

TRUE COPY

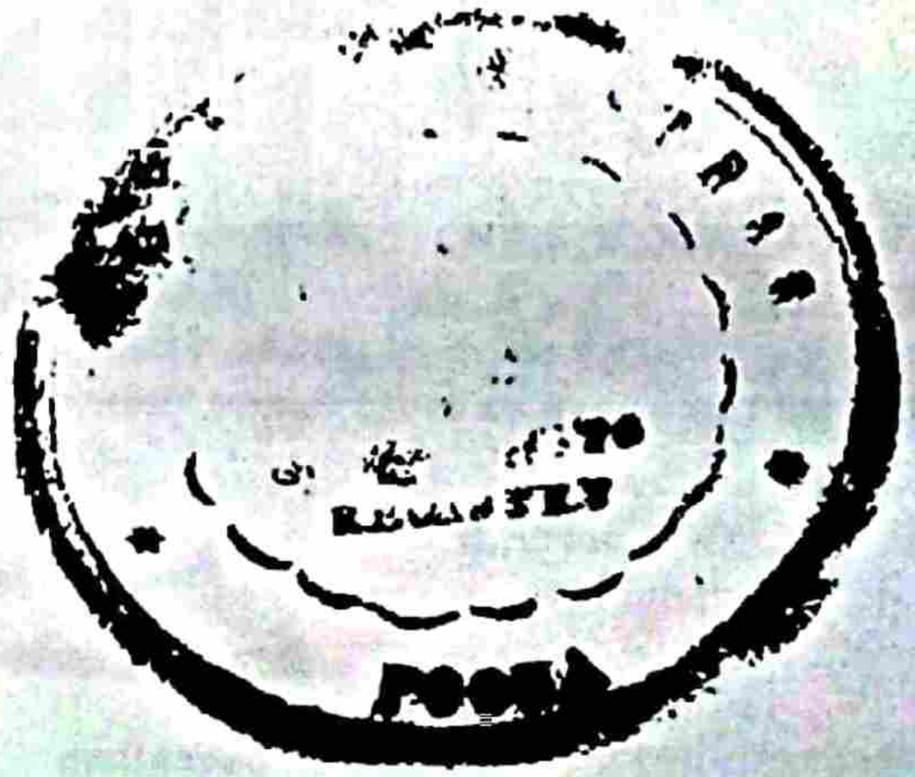
Document No. 4889

Pages 1 to 30

Photo Registrar.

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Sub-Registrar.