



सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : NAGPUR
Registered :
Website : www.shCIL.com

| | |
|---------------------------|---|
| Certificate No. | : IN-MH194/1/8269673DL |
| Certificate Issued Date | : 01 Jan 2013 02:20 PM |
| Account Reference | : SF01L (F) 0000001/NAGP001: MUMKSP |
| Account Ref. Reference | : SDEINR/HMNS/ICIL0115382314878581L |
| Purchaser by | : P AND P ASSOCIATES |
| Description of Document | : Lease 99 Lease |
| Property Description | : LAND P S NO 426 U.S. NO 161/PLS/NO-234,235,239,260, SEWER ROAD, GANESH PETH, NAGPUR-440018 |
| Consideration Price (INR) | : 12,53,380 Twelve Lakh Eighty Three Thousand Three Hundred And Eighty Only |
| First Party | : COLLECTOR NAGPUR |
| Second Party | : P AND P ASSOCIATES |
| Stamp Duty Paid By | : P AND P ASSOCIATES |
| Stamp Duty Amount (INR) | : 54,000 Fifty Four Thousand Only |



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|-----------|
| ₹ 587,380 |
| 9/90 |



31 000902394

Secretary, Dept.

The Government of Maharashtra, Maharashtra Sahakar Bhavan, 10th Floor, 100, Market Street, Mumbai - 400 025.

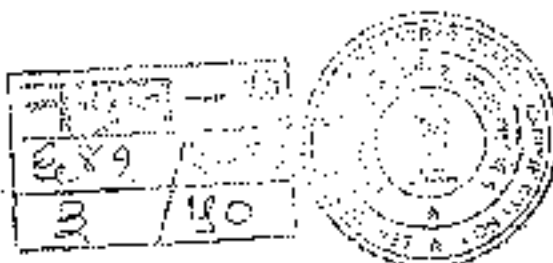
SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, D.A. B. AMBEDKAR ROAD, TAREL, KUMBAHUR, (MUMBAI), Maharashtra, INDIA. PIN
 CODE - 400012
 tel : 022-26770151
 E-mail :

Mode of Receipt

Account No: 10440101
 Receipt Id: RECIN-MHMHS-ICIL0115325546773209L
 Account Name: SHCIL MAHARASHTRA
 Receipt Date: 21-JAN-2013

| | |
|-----------------------------------|---|
| Received From: P AND P ASSOCIATES | Pay To: |
| Instrument Type: CASI | Instrument Date: |
| Instrument Number: | Instrument Amount: 64000 (Sixty Four Thousand only) |
| Drawn Bank Details: | |
| Bank Name: | |
| Out of Pocket Expenses: 0.0 () | |



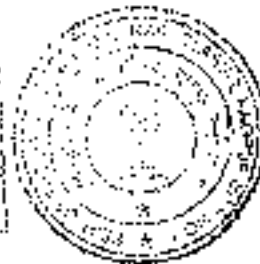
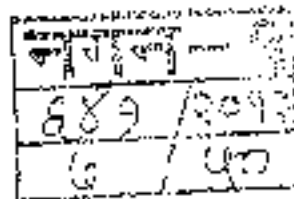
SHCIL- MAHARASHTRA

SHCIL 301 CENTER POINT DR. B. WADKAR ROAD, PAREL, MUMBAI, (MUMBAI), Maharashtra, INDIA. PIN
 400012
 Tel : 022-61776151
 Email :

Mode of Receipt

Account Id: mshcd01 Receipt No: REC01-MHSHCIL0115266025454469L
 Account Name: SHCIL-MAHARASHTRA Receipt Date: 10-JAN-2013

| | |
|-----------------------------------|---|
| Received From: P AND P ASSOCIATES | Pay To: |
| Instrument type: DD | Instrument Date: 10-JAN-2013 |
| INSTRUMENT Number: 110745 | Instrument Amount: 450000 (Four Lakh Fifty Thousand only) |
| Drawn Bank Details | |
| Bank Name: KOTAK MAHENDRA BANK | Branch Name: VASHI |
| Det. of Post: Expenses D.D () | |



१११-१
 ६४१/२०१३
 २/५०



OFFICE OF THE COLLECTOR, NAGPUR

Revenue Case No. 42/NAA-46... 2013
 Mouza/Chis. No. 104/46... 12

FROM II
 RENEWAL OF LEASE OF INTRA MUNICIPAL NAZUL FOR
 BUILDING PURPOSES

This indenture made on this 31st day of Jan-13 between the
 Government Maharashtra (hereinafter called the lessor) of the one part and
 Shri/Smt. M/S. P. AND R ASSOCIATES
 (hereinafter called lessee) of the other part.

Reference to
 previous
 Lease

Whereas by an indenture dated the _____ day of _____
 the lessor demised to the lessee all that Plot land
 containing by admeasurement 12788 sq feet, Circle No. 2
 Sheet No. 255 City Survey No. 14

Demise

thereabout situated at Chandrapeth, Nagpur
 within the Nagpur Municipal limits of that town in the district of
 Nagpur which said plot of land is more particularly described in the schedule
 hereunder written and with the boundaries thereof is for greater clearness
 delineated on the Plan hereto annexed and thereon coloured in Red hatched lines
 to hold the same for a term ending on the December day of
2011. The said indenture containing a covenant by the lessor for a
 renewal of the demise on the expiry of the said term.

Term

And where as the lessee has now requested to lessor to execute a new lease to
 him in accordance with the said covenant, know all men by these presents that the
 lessor hereby demises to the lessee all the aforesaid land
 To hold the same for term commencing from the date of this indenture and
 ending on the December day of 2041

Rent

Subject to the following conditions.
 1) The lessee shall pay the yearly rent of Rs 6534/-
 (Ru. 6,534/-) Year of deduction on the first day of June in each year at the
 office of the Nazul Tahsilada, Nagpur. The first of such payments to be made on
 the first day of June next from 1.2012 the lessee shall pay the yearly rent of
 Rs 4,42580/- which will be increased by 25% after every 10th year
 i.e. from 1.1.2022 and 1.1.2032 respectively

Taxes etc

2) The lessee shall from time to time at all times during the said term pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the said term to be assessed charged or imposed upon the said land hereby demised or the buildings to be erected thereon or upon the landlord or tenant in respect thereof.

Regulation Of building

3) In the matter of erection, construction or alteration of any building on the said land the lessee shall be subject to the provision of the law relating to N.M.C. N.J.P. Municipal Council and to the rules, bylaws and orders lawfully made thereunder and for the time being in force.

He shall also be bound to obtain the approval of the Collector to all plans of buildings, alterations or extensions.

Proper maintenance

4) The Lessee shall during said term keep the said land and the buildings erected thereon in a condition fit for habitation and use.

Trade or Business

5) (a) The lessee shall not without the previous permission of Collector carry on or permit to be carried on the premises any trade, or activity for business (the regulation of which provision has for the time being been made by or under the law relating to N.J.P.M.C. Municipal Council) provided that such permission shall not exempt the lessee from fulfilling any requirement under the said law to which he shall always remain subject. The lease land shall be used for own residential purpose only.

(b) The lessee may carry on or permit to be carried on, on the premises any trade, business or activity which has not been so regulated but he shall be bound to discontinue the same if the lessor on being satisfied on the complaint of the neighbours that it is a source of annoyance or offence to them, requires the lessee to do so within such time as may be fixed in the requisition.

(c) The lessee shall not subdivide the land or dispose of any such subdivision without the permission of the state Govt.

Assignment

6) The lessee shall upon every assignment of the premises or any part thereof or within one calendar month thereafter deliver a notice of such assignment to the Collector setting out their names and the description of parties to every such assignment and the particulars and effect thereof.

Quiet enjoyment

7) The lessor covenants that the lessee paying the rent hereby reserved and performing and observing the conditions herein contained shall peaceably hold and enjoyed the said land during the said term without any lawful interruption or disturbances by the lessor or any person lawful under him.

Rent

Provided that if the said rent or any part thereof shall at any time be in arrear and unpaid for one calendar month next after the date whereon the same shall have become due whether the same shall have been lawfully demanded or not as also upon the breach or non-observance by the lessee of the said conditions, the lessor shall not with standing the waiver of any previous cause or right of re-entry to the said land and responses it as if demise had not been made the lessee shall be liable to re-entry to remove all building and fixtures which at any time during the term of demise shall have erected or affixed by him upon the land.

Provided further that when any cause or right of re-entry arises under the foregoing proviso it shall be lawful for the lessor as the consideration for the non-exercise of the power of re-entry receive from the lessee a sum of money not exceeding Rs.2500/- as the Collector may fix and if the lessee fails to pay such sum within the time fixed by the Collector's order, to recover the same as an arrears of land Revenue or exercise the right of re-entry under the foregoing proviso.

889/209
99/40



Renewal

8) The lessor further covenant that he will at the end of the term hereby granted and so on from time to time thereafter at the end of each successive further term of years as shall be granted at the request and cost of the lessee execute to him a renewed lease of the said land for the term of thirty years. Provided the lessee shall give in writing notice of two calendar months before the expiration of the said term

Provided that the rent may be enhanced for the grant of every renewed lease and that every renewed lease shall contain such of the conditions herein contained as shall be applicable and such other conditions as may be thought fit for the future

Inter
Termination

9) It is agreed that the expression "the lessor" and "the lessee" herein used shall, unless inconsistent with context, include in the case of the former his successor and assigns and in the case of latter his heirs, executors, administrators, representatives and assigns.

10) a) That the Lessee shall not sell or in any way transfer by mortgage, lease, etc. any of the plots out of the land to any other person other than its members or let out any tenements to non-members without obtaining the previous approval of the collector in writing.

b) That the land shall be used for the purposes for which it has been granted and for no other purposes;

c) That any person in possession of the plot shall be liable to be ejected from the plot in respect of which breach of any of the conditions has occurred on the Collector's giving a notice pointing out the breach and the party concerned failing to remedy the breach within six months from the date of such notice.

d) That the grant shall be liable to be revoked and the land resumed to Government without payment of any compensation for breach of any of the conditions and the Lessee failing to remedy the same within six months from the date of the notice pointing out any such breach;

11) All the condition of original lease deed are applicable to this indenture also.

12) The powers of renewal of Lease is delegated to Deputy Collector (Revenue) Nagpur, vide order No. Revenue D-5/B-1/Ws-1296/2009, dated 29.12.2009 of Collector, Nagpur.

Description
of Property

THE SCHEDULE ABOVE REFERRED.

| Mouze/Circle No. | Name Plot No. | City Survey No. | Area In Sq mts. | Rent | Lease period |
|------------------|---------------|-----------------|-----------------|------------------------|------------------------------|
| No 9245/2 | 476 | 121 | 127.88 | As per last page | 7/12/2011 TO 6/12/2041 |

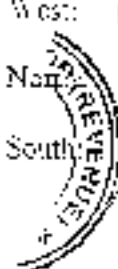
Boundaries

East

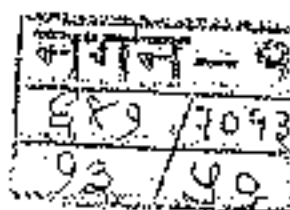
West

North

South



AS PER ORIGINAL NO 9



- (Rent calculated and to be recovered as per G.R. dated 28.12.2011)
- 1) Rent calculated upto 31.12.2011 three times of previous rent... 65,34/- per year
 - 2) W.e.f. 1.1.2012 to 31.12.2021 @ 0.10 % / 0.20 % of ready to knock rate for year 2012 of Rs. 4,43,580/- per year
 - 3) W.e.f. 1.1.2022 to 31.12.2031 Add @ 25 % of the previous rent
Rs. 5,59,75/- per year
 - 4) W.e.f. 1.1.2032 to 31.12.2041 Add @ 25 % of the previous rent
Rs. 6,99,68/- per year

IN WITNESS WHEREOF the parties hereto have set their hands the day and year written in each case



[Signature]
Deputy Collector (Revenue)
Nagpur
on behalf of the Governor of Maharashtra State

1) Witness *[Signature]*
C.G. Survey Officer, No. Nagpur

(See)

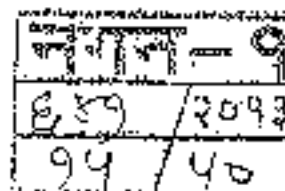
2) Witness *[Signature]*

Dated _____



For P & R Associates
[Signature]
Authorized Signatory
Signature of the lessees

Dated _____



शाखा व पत्रिका

केंद्र - धारापूर

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३०० ६१३ ६१० ६१०

३००/६१३

३००/६१३ ६१३ ६१० ६१०

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| ६४९ | ३३९३ |
| ९७ | ७० |



₹ 500
 88
 30191493

PROVIDER RECEIPT 1000 90194 2012
Varunav - Laxmi Stamp Vendor
 STAMP VENDOR - V. S. SARAF
 License No. 102220
 B-3 RT 2 Sector 2, Vashi New Market
 S.No. 0022 Date: 29/11/13
 Name: P & P ASSO CHARTER
 Through: 17

| No. | Am. | Nos. | Total Amt |
|---------|-----|------|-----------|
| 19/0022 | 500 | 1 | 500 |
| TOTAL | | | 500 |

शुद्ध - 0
 889 / 2093
 99 / 50



V. S. SARAF

₹ 500
 88
 30191493
 ORIGINAL COPY (NON-TRANSFERABLE)

RECEIPT FOR PAYMENT TO GOVERNMENT

Payable to: P & P ASSO CHARTER
 Received by: [Signature]
 Amount: 500/-

₹ 500
 88

[Signature]

उत्प्रे. क्र. 8

2012 (Rev. 01) Stamp, State of Maharashtra, Government of Maharashtra



MAHARASHTRA
 कायद्वारे कायद्वारे
 ठाण.
 15 JAN 2013
 पुणे
 P 048144
 29 JAN 2013
 P & P Associates
 V. S. GARGA
 (सहकारक)

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME
 I, SMT. DIMPLE NILESH GALA, citizen of India, Proprietor of
 M/s P & P Associates, having its office at 41, Arcora Corner, Plot No. 71,
 Sector 13, Vashi, Navi Mumbai - 400705 SEND GREETINGS:

WHEREAS I am the sole Proprietor of M/s P & P Associates, having its
 business activities of developing various plots of land and constructing
 Residential and Commercial buildings in Bombay, Thane, Raigad District
 & Tq. of Maharashtra state as well as Warangal, Gauchinagar of
 Orissa State for selling to public institutions, companies and Corporates

नॉन-जुडिसियल
 489 / 2013
 23 / 10



WHEREAS at present there are several plots being developed and building construction activities are in progress for selling to public by the said M/s P & P Associates.

AND WHEREAS by virtue of my being the Proprietor of the said M/s P & P Associates I am required to enter into agreements with the parties buying various residential and commercial premises. I am also required to register various document of plot / land with sub registrar / registrar of assurances.

AND WHEREAS on account of my being the Proprietor, I am required to be in the sites and the office for financial and administrative functions and therefore unable to present myself before various Govt. officers including the Sub Registrar for registering the Lease Deed in respect of The land and premises standing there on known as Model Mill's old Labour chawls at ... Road, Ganesh Peth, Nagpur - 440 018 having Revenue Survey No ... City Survey No. 19, (P) ... Sheet Nos. 234, 235, 259 & 260 within the limits of Nagpur Municipal Corporation said to me by way of tender by NTC for the Nazul land which belongs to lesser collector Nagpur for reasons of convenience it is necessary that I should appoint an attorney and confer upon him the powers herein after stated.

NOW THESE PRESENTS WITNESS and I, the said SMT. DIMPLE NILESH GALA Proprietor of M/s P & P Associates on my behalf and on behalf of M/s P & P Associates do hereby nominate, constitute and appoint Mr. Nilesh Dangi Gala, Adult Indian, vaying business at 41, Arenje Corner, Plot No.71, Sector 13, Vashi, Navi Mumbai- 400 703 to be my true and lawful attorney for me and in my name and on my behalf as Proprietor of my firm M/s P & P Associates to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

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| २४ | ४० |



1. To execute the lease deed with Collector, Nagpur & lodge the same document & to sign before Registrar, Sub-Registration of assurance for Registration on my behalf in respect of Lease Deed & its mutation in the city survey office records the documents of the land and structures standing there on known as Model Mill's old Labour chawls at Sewer Road, Ganesh Peth, Nagpur - 440 018 having Revenue Survey No. 426, City Survey No. 161 (Part), Sheet Nos. 234,235,259 & 260 within the limits of Nagpur Municipal Corporation.

2. Above power is given to sign, seal, execute and appear on behalf of me in respect of the document of Lease Deed with Collector Nagpur, Mutation in the city survey office records or any title related to the land and structures standing there on known as Model Mill's old Labour chawls at Sewer Road, Ganesh Peth, Nagpur - 440 018 having Revenue Survey No. 426, City Survey No. 161 (Part), Sheet Nos. 234,235,259 & 260 within the limits of Nagpur Municipal Corporation and get it registered with the appropriate authority on my behalf.

3. To sign, seal & appear to any authority on my behalf for any litigation purpose any investigation purpose or to act appear and pleads any authority, cooperation / person or lawyer in respect of matter - documents of the land and structure standing there on known as Model Mill's old Labour chawls at Sewer Road Ganesh Peth, Nagpur - 440 018 having Revenue Survey No. 426, City Survey No. 161 (Part), Sheet Nos. 234,235,259 & 260 within the limits of Nagpur Municipal Corporation.



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And I hereby for myself, my executors and administrators ratify and confirm, and agree to ratify and confirm whatsoever my attorney shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF, I, SMT. DIMPLE NILESH GALA have set my hand and seal this 30th day of January 2013

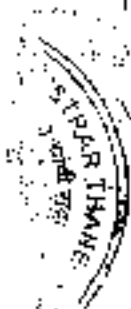
SIGNED, SEALED AND DELIVERED by
the within named

MRS. DIMPLE NILESH GALA

in the presence of

Mr. Atul H. Poladia (Signature)

Mr. Vilas G. Mhaske (Signature)



SIGNED, SEALED AND DELIVERED by
the within named

MR. NILESH DAMJI GALA

in the presence of

Mr. Atul H. Poladia (Signature)

Mr. Vilas G. Mhaske (Signature)



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GOVERNMENT OF INDIA

MINISTRY OF COMMERCE

Office of the Director General of Foreign Trade

New C.G.O. Building, New Marine Lines, Mumbai, Maharashtra-400020

CERTIFICATE OF IMPORTER-EXPORTER CODE (IEC)

1. Name P & P ASSOCIATES
2. Address 41 ARBENJA CORNER PLOT NO. 71
WASHI, NAVI MUMBAI
MUMBAI MAHARASHTRA 400702
3. Address of the Branch, District, State, Pin Code, and Units if any N/A
4. IEC Number FADPGD 55R
5. Date of Issue 23/10/2007



Class - Mumbai
Date - 24/10/2007

INDIRA RAMKRISHNAN
Foreign Trade Development Officer

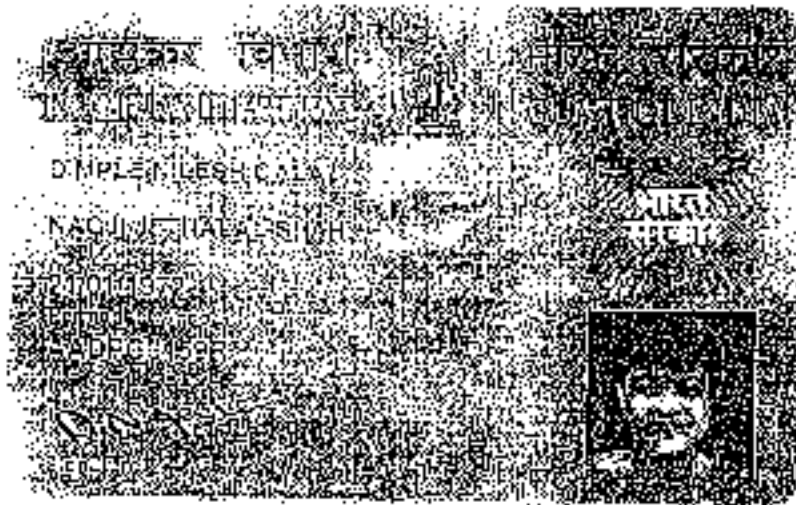
Issued from File No. CS-04/10/USC83/AM/IEC dated 23.10.2007

INDIRA RAMKRISHNAN
FOREIGN TRADE DEVELOPMENT OFFICER

This IEC is valid only for the purpose for which it is issued. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

नगान-९
६४९/२०९३
३३/५०





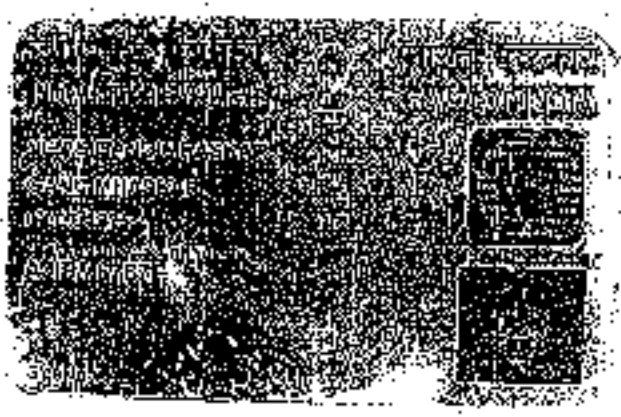
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| नाम- १ | |
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| নং- ৯ |
| ২৪/২০৭৩ |
| ২৫/৫০ |





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| नमन-९ | |
| ६४९ | २०९३ |
| ४९ | ५० |



विशेषज्ञ

ॐ Angala



विशेषज्ञ

Angala



नं. १
६४९/२०१३
४३/५०



विशेषज्ञ से श्री. अंकल अंगला के सम्बन्धित लेख
पत्रिका 'दृष्टि' दिनांक २०/०५/२०१३



विशेषज्ञ से श्री. अंकल अंगला के सम्बन्धित लेख

अंकल अंगला



उपर सुच्यतानुसार २०/०५/२०१३
दिनांक को श्री. अंकल अंगला के सम्बन्धित लेख
पत्रिका 'दृष्टि' दिनांक २०/०५/२०१३ में ४३/५० के अंक में
प्रकाशित किया गया है। श्री. अंकल अंगला
किस भी प्रकार के लेखों का प्रकाशन नहीं करते हैं।
श्री. अंकल अंगला के सम्बन्धित लेखों का प्रकाशन
पत्रिका 'दृष्टि' के अंक ४३/५० में प्रकाशित किया गया है।
अंकल अंगला के सम्बन्धित लेखों का प्रकाशन
पत्रिका 'दृष्टि' के अंक ४३/५० में प्रकाशित किया गया है।

अंकल अंगला



दिनांक २०/०५/२०१३

अंकल अंगला

विषय - अंकल अंगला के सम्बन्धित लेखों का प्रकाशन
पत्रिका 'दृष्टि' के अंक ४३/५० में प्रकाशित किया गया है।
अंकल अंगला के सम्बन्धित लेखों का प्रकाशन
पत्रिका 'दृष्टि' के अंक ४३/५० में प्रकाशित किया गया है।

अंकल अंगला
अंकल अंगला



१६९
६/३/१९

प्रमाणन.भू./न.भू./शुद्धी नोंदणी/निमगूत/२०१६
कार्यालय - नगर भूमापन अधिकारी क्र.१, नागपूर
नागपूर दिनांक - ०९/११/२०१६

श्री.म.
श.मो.जी.पत्रांग
नगरीय पंचायत भूमापन
कार्यालय - नागपूर
नागपूर

जान-१
१४९/२०१३
१४९/५०



विषय :- दुय्यम निबंधक नागपूर यांचे कार्यालयात आजूज नगरीय विभागाकडील भाडेपट्टा नमोदणीकरण प्रकरणी नोंदणी (रजिस्ट्री) लायजेबाबतचे अधिका पत्र देण्याबाबत.

आपला याद्वारे याद्वारे आपला येते की, ना. जिल्हाधिकारी, नागपूर यांचे आदेशानुसार नगरीय विभागाकडील भाडेपट्टा नमोदणीकरण प्रकरणी नोंदणी (रजिस्ट्री) करणेबाबत दुय्यम निबंधक नागपूर यांचे कार्यालयात नमोदणीकरण न्यायाधिकारिता तसेच दस्तऐवज सादर करणेबाबत याद्वारे आपली निवृत्त/नियुक्त/तलाश करणेबाबत आदेश आहे. तसेच या अधिका पत्राबाबत याद्वारे दिनांक - १५/०६/२०१६ रोजी देण्यात आलेले अधिका पत्र करण्यात येत आहे.

आपला जिल्हाधिकारी कार्यालय नागपूर येथे

नगर भूमापन अधिकारी क्र.१
नागपूर

नगर भूमापन अधिकारी क्र.१
नागपूर


नगर भूमापन अधिकारी क्र.१
नागपूर






नागन-१
 ६४९ / २०९३
 ४६ / ५०




 Election Commission of India
 IDENTIFICATION CARD
 BLIND 7472



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|----------------|---------------------|
| नाम | श्री. राजेश शर्मा |
| Elector's Name | Shri. Rajesh Sharma |
| पिता का नाम | श्री. राजेश शर्मा |
| Father's Name | Shri. Rajesh Sharma |
| दिनांक | २०१६ |
| Age as on | 2016 |

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रत्न शिवालय मुद्रण

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मुद्रण सं. 8/1/2012

मुद्रण सं. 204/2013

मुद्रण सं. 901

मुद्रण सं. 15277,000

मुद्रण सं. 8,14,000

मुद्रण सं. 31/01/2013
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मुद्रण सं. 14 मंत्र का मुद्रण सं.

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