



REGIONAL OFFICE
C.G.ENVIRONMENT CONSERVATION BOARD
T.V. TOWER ROAD, RAIGARH

No./ 1529 /R.O./T.S./C.E.C.B./2021

Raigarh, dated 19/01/2021

To, ✓
The Registrar
National Green Tribunal,
Principal Bench, New Delhi,

Sub: Regarding Joint Committee report in the matter of O.A. No. 33/2019(CZ) Ramesh Agrawal Versus Union of India.

Ref: 1. Hon'ble National Green Tribunal, Principal Bench, New Delhi Order Dated 13.07.2020 & 31.08.2020.
2. Letter of this office vide letter no. 970, dated 13.10.2020.

Respected Sir,

With Reference to the above mentioned orders, Joint committee formed by Hon'ble NGT consisting of members from (i) MoEF&CC (ii) CPCB (iii) Chhattisgarh SEIAA and (iv) Chhattisgarh Pollution Control Board, in the matter of O.A. No. 33/2019 (CZ) has submitted report vide letter no. 970, dated 13.10.2020. As per the order of Hon'ble NGT, Joint committee has visited the industries included in the application. Report of the Joint Committee is submitted for record of compliance.

Enclosed: As above (Total pages 228).

(A.K. Gedam)

Nodal Officer & Regional Officer,
C.G. Environment Conservation Board

No./ /R.O./T.S./C.E.C.B./2021
Copy to :

Raigarh, dated:

1. Member Secretary, C.G. Environment Conservation Board, Nava Raipur, Atal Nagar, Raipur for information please.
2. Smt. Parul Bhadoriya, (Board Advocate), Chamber no. 609, UCI lawyers chambers, behind Bhopal District court, Bhopal (MP) for information and necessary action.

(A.K. Gedam)

Nodal Officer & Regional Officer,
C.G. Environment Conservation Board

**Before the National Green Tribunal
Principal Bench, New Delhi**

Joint Committee Report

1. Mr. Ramesh Agrawal, Raigarh (C.G.) has filed an original application No. 33/2019 before the National Green Tribunal, Central zonal bench at Bhopal regarding illegal exemption to Environmental Impact Assessment and public hearing as prescribed by the EIA Notification, 2006 granted by the Chhattisgarh State Environmental Impact Assessment Authority (SEIAA) to metallurgical industries in the state of Chhattisgarh. These metallurgical industries are being granted the above mentioned exemption on the incorrect assumption that they are located within notified industrial estates, however just a cursory examination reveals that none of these metallurgical industries are located within notified industrial estates as required under the EIA Notification 2006.
2. The National Green Tribunal, Principal Bench, New Delhi vide order dated 13-07-2020 constituted a joint committee consisting of following:
 - i. Representative of MOEF and CC.
 - ii. Representative of CPCB.
 - iii. Chhattisgarh SEIAA.
 - iv. Chhattisgarh Pollution Control Board.

The committee is directed to visit the place and submit the action taken report within six weeks. The state PCB will be the nodal agency for coordination and logistic support.

3. First meeting of the joint committee was held on 21-09-2020 at SEIAA Chhattisgarh Secretariat, Head Office, Chhattisgarh Environment Conservation Board, Nava Raipur, Atal Nagar, District Raipur. Following members of the joint committee were present in the meeting :-

- i. Dr. R.P. Mishra, Scientist 'D', Central Pollution Control Board, Bhopal.
- ii. Dr. Purushottam Sakhare, Scientist 'D', Regional office, MOEF & CC, Nagpur.
- iii. Dr. M.L. Agrawal, Member SEIAA Chhattisgarh & HOD, Govt. Engineering college, Bilaspur.
- iv. Mr. A.K. Gedam, Regional officer, Chhattisgarh Environment Conservation Board, Raigarh.

The joint Committee perused the order of the National Green Tribunal, Principal Bench, New Delhi and discussed the matter in the meeting. The committee called all files and documents from SEIAA Chhattisgarh related with application and perused it for each and every industry. On the basis of Documents provided by SEIAA Chhattisgarh and observation of the committee, report of joint Committee was submitted to National Green Tribunal, Principal Bench, New Delhi vide letter no. 970 dated 13.10.2020. The visit scheduled for first meeting (21-23.09.2020) could not be completely materIALIZED due to unforeseen imposition of lockdowns in Raipur, Durg and Bilaspur Districts of Chhattisgarh State during 22.09.2020 to 28.09.2020 due to Covid-19 pandemic and a time period of 03 months was sought by the committee for site visit and to submit industry - wise action taken report before the National Green Tribunal, Principal Bench, New Delhi.

Site visit of the industries located in Raipur, Durg, Bilaspur, Raigarh and Surajpur Districts has been completed by the committee. The observation of the committee is given as below :-

- i. Out of 21 industries included in the application, 17 industries are located in different industrial estates at Raipur, Durg, Bilaspur, Raigarh and Surajpur Districts of the Chhattisgarh State. These industries have been allotted land by Chhattisgarh State Industrial Development Corporation Ltd. (CSIDC) for establishment of the industry. Lease deed of land allotted by CSIDC is enclosed as **annexure-01**. These industries have been considered as "B2" category industry after scrutiny by SEIAA Chhattisgarh and given Enviromental

Clearance under "B2" category. Out of these 17 industries in industrial estates, 01 (one) industry namely M/s Mahamaya Steels Pvt. Ltd., Sirigitti Industrial Area, Tehsil and District-Bilaspur (C.G.) is found closed during the visit of the committee (on 17-12-2020) and committee members were not allowed to enter in the premises of industry. By physical verification it was found that these 17 industries of B2 category are in different industrial estate of Chhattisgarh, hence, complying the location criteria.

- ii. Out of 21 industries included in the application, 04 industries are located in private land. Based on Notification dated 23/11/2016 issued by Ministry of Environment, Forest and Climate Change, New Delhi, SEIAA Chhattisgarh has considered industries as "B1" Category on the basis of para 7 (ii) a, (SEIAA Chhattisgarh has used its due diligence based on no increase in pollution load as reported by CPCB with stringent emission norms from 50 mg/Nm³ to 30 mg/Nm³. During site visit of these industries, it was found that 02 (two) industries namely (1) M/s Iskon Strips Pvt. Ltd., Village-Guma, Tehsil and District-Raipur (C.G.) and (2) M/s Sarthak Ispat Pvt. Ltd., Village-Urla and Sarora, Near Industrial area Urla, Tehsil and District-Raipur (C.G.) have not installed induction furnace till date. Other 02 (two) industries namely M/s Agrawal Structure Mills Private Limited, Plot no. 162 (A), Village- Urla, Tehsil & District – Raipur (C.G.) and M/s Hanuman Ispat pvt. Limited, Village-Sondra, Near Phase-2, Siltara Industrial Area, Tehsil and District- Raipur (C.G.) were found not executed the expansion of their capacity for which they got current EC. By physical verification it was found that these 04 industries of B1 category are no private land, out of that only 01 industry has executed the expansion and 03 has not attained enhanced capacity.
- iii. During the inspection, committee also observed about other requirements of the industries (i.e. Air Pollution Control Devices, water and air monitoring reports, Permission from Ground water board, submission of EC compliance, etc.). The detailed industry-wise observation are summarized in **annexure-02**. It was observed that out of 21 industries 14 are not submitting EC compliance report

and monitoring report. Committee also observed the rainwater harvesting arrangements; greenbelt and pi^ezometer instillation in the industries visited and suggested the industries to improve the present status, wherever it was found insufficient.



Dr. Purushottam Sakhare,
Scientist 'D',
Regional office, MOEF & CC, Nagpur



Dr. R.P. Mishra,
Scientist 'D',
Central Pollution Control Board, Bhopal



Dr. M.L. Agrawal,
SEIAA Chhattisgarh



A.K. Gedam,
Regional officer,
Chhattisgarh Environment Conservation Board,
Raigarh

LEASE DEED FOR LAND FOR INDUSTRIAL ESTATE

Annexure-01

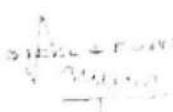
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This Deed is made on this ^{5th} day of June, 2004 between the Governor of Chhattisgarh, acting through the Addl. Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur (hereinafter called The Lessor which expression shall, where the context so admits, including his successor in office) of the one part and M/s Jindal Steel & Power Limited, Kharsia Road, Raigarh - 496001, Tehsil Raigarh of District Raigarh acting through its Vice President Mr. Rakesh Jindal S/o Late Shri Anand Swarnkar Jindal having its Registered Office at Delhi Road, Bissar and registered under The Companies Act 1956 (as amended). (hereinafter called the 'Lessee') which expression shall, where the context so admits include its successors and permitted assigns of the other part.

Whereas, in accordance with the specific provisions contained in the Industrial Policy, the Lessee had made a proposal to the Lessor expressing its willingness to establish an industrial estate in the private sector in Raigarh District in terms of the parameters laid down by the Industrial Policy.

And whereas, in view thereof, the lessor has agreed to grant to the lessee, subject to terms and conditions hereinafter specified, a lease of land comprising of an area measuring approx 213.253 Hectar thereabout, situated in Tumidih and Punjipatnara villages of Gharghoda Tehsil of Raigarh District, more particularly described in the schedule hereto annexed and thereon coloured red, (hereinafter referred) to as the "said land") for a term of 99 years commencing from 27-6-2004 and ending on 4-6-2103 for the purpose of establishing thereon ~~Industrial Estate~~ and for purposes ancillary thereto (herein after referred to said Industrial Estate)

And whereas the lessee has agreed to take the lease on the said terms and conditions


(Rakesh Jindal)
Vice President (Commercial)


Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation
RAIPUR-I.C.C.

Now therefore this deed witnessed and it is hereby agreed and declared as follows

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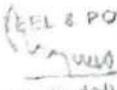
1. In consideration of the premium and rent for land herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land to hold the same for the purpose of establishing industrial estate according to Industrial Policy 2001-2006 for a period of 99 years commencing on the date on which the possession of said land/premises is handed over to the lessee.

1 (A) The lessee hereby agrees to take possession of the land leased out to it within thirty days from the date of execution of the lease deed and it further agrees to take possession of the land in the condition, it exist on that date.

2. The lessee having paid to the lessor for said land, the advance rent and premium of Rs. 69,71,147/- (Rs. Sixty nine lacs seventy one thousand one hundred forty seven only) as prescribed under Rule 10 of the Chhattisgarh Industries (Allotment of Shed, Plots and Land) Rules, 1974 (hereinafter referred to as the said rules), and deposited for rent for a period of three years amounting to Rs. 26,14,182/- (Rs. Twenty six lacs fourteen thousand one hundred eighty two only) as security amount.

Thereafter, during the terms of the lease the lessee shall pay to the lessor Annual Ground Rent of Rs. 8,71,394/- (Rs. Eight lacs seventy one thousand three hundred ninety four only) and such other sums as may be determined in accordance with Clause 3 hereunder on or before 10th day of January of each year in the office of The Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. or such place or places as the Managing Director from time to time may direct.

3. If the yearly/monthly rent of the land/premises is not paid within one month after the date prescribed by the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., the same will have to be deposited with interest @ 18 % per annum for the first one year / 12 months of such default and @ 24% per annum for the remaining period thereafter.

FOR, JINDAL STEEL & POWER LTD

(Rakesh Jindal)
Vice President (Commercial)

Advt. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
(S.I.D.C.)

4. The ground rent of Rs. 8,71,394/- (Rs. Eight lacs seventy one thousand three hundred ninety four only) per annum shall be liable to be increased on the expiry of 30 years from the date of execution of this deed and also at subsequent intervals of 30 years, provided that the increase on each occasion may not exceed one quarter of the rent fixed for the proceeding 30 years.

5. The lessee shall from time to time and at all times during the term of the lease pay and discharge except as aforesaid, all taxes, rates assessments and other charges and out-going which are or may at any time hereafter during the said terms be assessed, charged or imposed upon the said land/premises whether on the land lord or on the tenant.

6. The lessee hereby agrees that within a period of three year from the date of his taking over possession of the land, they will implement Phase-I of the Industrial Estate and implement Phase-II of the project within next six years.

7. The lessee agrees that he will utilise the complete land leased out to him for implementation of the Industrial Estate and for its expansion within a period of six years as mentioned in Clause-6 above.

The Lessee shall have absolute and unfettered right to allot and sublease different portions of the said land to the different entrepreneurs desirous of setting up their units in the said Industrial Estate on such terms and conditions as may be mutually agreed upon from time to time by and between the lessee and the proposed Sub Lessees / Transferees, provided the terms and conditions and covenant herein contained as far as possible and to the extent applicable will be binding on all such Sub Lessees.

8. The lessee further agrees that if he is unable to utilize the complete land lease out to him within the period prescribed in Clause 6 or 7, the lessors shall have the right of re-entry in the surplus unutilised land without payment of any sort of compensation after giving reasonable opportunity to the Lessee for representing his case.

FOR, JINDAL STEEL & POWER LTD
(Signature)
(Rakesh Jindal)
Vice President (Commercial)

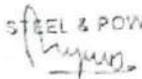
(Signature)



9. The lessee or his sub-lessee as the case may be, shall submit to the lessor or any officer authorised by him in writing from time to time, the plans and specification for the said construction which shall be in accordance with the plans and specifications as may be approved by the lessor.
10. The lessee or the sub-lessee as the case may be, shall use the said premises or any portion thereof, including land and building structures and works, erected or constructed thereon only for the purpose of setting up of an Industrial Estate with an absolute right to allot and sublease different portion of the said land to different companies/individuals desirous of setting up their new units in the Industrial Estate but shall not use the said land or any part of thereof or permit the use of the said land or any other part thereof for any other purpose without the prior permission in writing of the lessor.

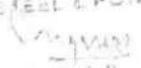
The sub-lessee shall use the land and building allotted by the lessee for the purpose for which the land and building is so allotted. The sub-lessee shall not use the same or any part thereof or permit it or any part thereof to be used for any other purpose. The sub-lessee shall also not part with or otherwise transfer the land or building allotted to it by the lessee.

11. The lessee shall, at his own expenses forthwith erect and at all times maintain, repair and keep in good condition all boundary marks and pillars along with the boundaries of the said land according to the demarcation shown in the plan hereto annexed.
12. The lessee shall keep the said premises, land and building erected thereon in a condition fit for habitation and at his own expenses, the effluent treatment systems as prescribed by the Chhattisgarh Environment Conservation Board or the local authority concerned.
13. Every sublease executed by the lessee in favor of Sub-Lessees / Allottees shall contain a specific condition to the effect that all the terms and conditions herein contained in so far as and to the extent applicable shall be binding on the Sub-Lessees as if they were the Parties to this Deed.

HUR, JINDAL STEEL & POWER LTD

(Rakesh Jindal)
Vice President (Commercial)


Additional Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
RAIPUR (C.G.)

14. The Lessee shall not effect any change in its constitution without the prior consent in writing of the allotting authority, such consent not to be unreasonably withheld.
15. The lessee or his sub-lessee shall plant at least fifty trees per hectare of land allotted to him at his own cost and shall be liable to maintain them. The lessee or his sub-lessee shall not be entitled to recover any expenses on this account. Failure to comply with this condition shall be deemed as a breach of the condition of allotment of the said premises.
16. The lessee or his sub-lessee shall not carry on any offensive trade or business on the said land/premises. The decision of the Allotting Authority with regard to what is offensive trade or business shall be final and binding on lessee or his sub-lessee .
17. While using the said land/premises, if the lessee or his sub-lessee as the case may be causes any harm or injury to any person, he shall be liable to pay compensation or damages in the same manner as a tenant of land/building is in general liable to pay.
18. The lessee or his sub-lessee as the case may be, shall comply with all acts, rules and regulations in force from time to time in respect of the working of their respective units / companies / factories etc.
19. The lessee shall during the said term keep the said land/premises in a reasonably good condition.
20. On the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed or surrender of land after the execution of lease deed, the lessor, shall have the right of re-entry over the land/premises. On such re-entry, the lessor may refund to the lessee the premium/cost of acquisition paid by the lessee at the time the land was allotted/leased out to the lessee in the following manner :-

FOR JINDAL STEEL & POWER LTD

Rakesh Jindal
Vice President (Commercial)


Joint Secretary
Government of India
Ministry of Steel & Heavy Engineering
New Delhi

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- (i) Full premium without interest, if surrender of allotted/leased land occurs within three years
- (ii) 10% less out of principal amount of premium, if surrender of allotted/leased out land occurs after three years, but within four years.
- (iii) 20% less out of principal amount of premium, if surrender of allotted/leased out land occurs after four years but within five years.
- (iv) No refund of premium shall be permissible to unit not falling under category (i), (ii) and (iii) above.
- (v) In any case, the lessor shall not be liable for the refund of any amount spent by the lessee on improvement of land or any amount spent on any construction thereon.

21. On termination / surrender of lease, the lessee or his sub-lessee as the case may be, shall be given an opportunity to transfer or otherwise dispose off the building, plant and machinery and any other construction on the said premises within the period of 3 months in a manner acceptable to the lessor. After the said 3 months period the lessor shall have the full right on all the property left-over and it will be free to dispose it off accordingly.

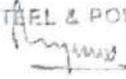
22. The lessor may at his discretion if the lessee shall have duly paid to rent hereby reserved and observed and performed the conditions herein contained at the request and cost of lessee, renew the lease for a further period of FIVE years.

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 necessary by the lessor.

23. Lessee may surrender the leased area in part or whole by giving to the lessor, THREE calendar months notice in writing of his intention to do so.

24. All costs and expenses incurred or which may be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee, subject to such relaxations as may be approved by the lessor in this behalf.

FOR, JINDAL STEEL & POWER LTD


(Rakesh Jindal)
Vice President (Commercial)

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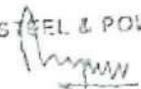

Aditi, Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
(CSIDCO)
Industrial
Department
Raipur

- (11)
25. It is FURTHER DECLARED THAT the lessee has deposited a sum of Rs. 26,14,182/- (Rs. Twenty six lacs fourteen thousand one hundred eighty two only) as security in pursuance of Clause 2 of this lease deed for the due payment of the rent and observance and performance by him of the several conditions herein contained.
26. Upon breach or non-observance by lessee of any of the terms and conditions herein contained it shall be lawful for the lessor to forfeit the security deposit referred to in Clause 25 above, without prejudice to any other right or remedy of the lessor in that behalf/and to resume the possession of the said land/premises.
27. The security deposit unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned to the lessee after determination of the lease by afflux of time or otherwise.
28. The lessee may file a representation if he is aggrieved by an order of the Allotting Authority as under :-

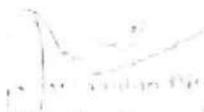
A representation may be filed before the Board of Director of Chhattisgarh State Industrial Development Corporation Ltd., Raipur against Original Order of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur, Commerce and Industry Department against in original order of the Board of Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur.

HOWEVER such a representation shall be made within Thirty (30) days of the receipt of an original order.

29. The lessee or his sub-lessee shall provide regular employment to one person belonging to those families who been disposed from their land due to its acquisition for the Area/Estate/Growth Centre within one year of its going into production. The list of persons entitled for consideration under this clause will be as provided by the District Collector ^{OR} (Where the major portion of acquired land is to be used for a particular industry).

FOR, JINDAL STEEL & POWER LTD

(Rakesh Jindal)
Vice President (Commercial)

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Managing Director
Chhattisgarh State Industrial Development Corporation Ltd.
RAIPUR (C.G.)

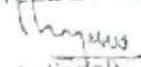
The lessee or his sub-lessee shall rehabilitate one person belonging to each of those families which have been disposed due to acquisition of their land for industrial purpose according to the rehabilitation programme as approved by the Industries Commissioner. The rehabilitation programme will have to be implemented fully within one year of its going into production.

- 30. The industries Commissioner or any other officer to whom the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the lessor.
- 31. All sums recoverable under this deed may be recovered as arrears of land revenue.
- 32. In the event of any dispute arising between the parties in respect of the deed or any other matter whatsoever connected therewith, the RAIPUR Courts shall have the Jurisdiction.
- 33. The Lessee shall have absolute right to mortgage the said land or any part thereof in favour of any Financial Institution / Banks / Private Creditors by way of Security for availing any loan or credit facility without the prior permission of the Lessor.

The only condition is that the first right of the land is with Chhattisgarh State Industrial Development Corporation Limited, Raipur.

The lessee may permit the sub-lessee to assign the land allotted to the sub-lessee in favour of any financial institution or bank for availing loan or credit facility to establish and operate industrial unit(s) on the allotted land.

- 34. The lessor shall not be responsible for any dispute between the lessee and its allottees/sub-lessees/transferees etc.
- 35. The lessee shall not create sub lease for period more than the period of this lease deed.

RAIPUR, JINDAL STEEL & POWER LTD

 (Rakesh Jindal)
 Vice President (Commercial)


 Director
 Chhattisgarh State Industrial Development Corporation Limited
 RAIPUR, C.G.

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36. The lessee shall carry out all such acts, deeds and things at its own level for getting sanction/NOC etc. from competent authorities, for establishment of industrial estate.
37. The selection of the entrepreneur(s) to whom plot(s) of land is to be allotted, shall be at the discretion of the lessee and be on agreement between the lessee and the sub-lessee.
38. In case of breach or violation of any condition of the sub-lease agreement, between the lessee and the sub-lessee, such breach or violation shall be dealt with by the lessee in accordance with Clause 19 to 23 and 25 of the sub-lease agreement executed between the two parties. Neither party shall have any recourse to CSIDC Ltd., in such cases.

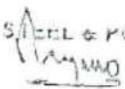
Further, in the event of any dispute arising between the lessee and the sub-lessee in connection with the sub-lease agreement or any matter connected therewith the same shall be subject to the exclusive jurisdiction of Raigarh Court.

SCHEDULE

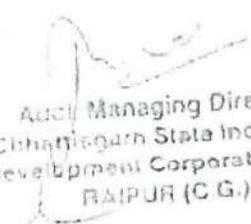
Name of Village : Punjipathara & Tumidih
 Name of Tehsil : Gharghoda
 Name of District : Raigarh
 Name of Industrial Area :
 Area : 218.253 Ha
 Khasra No. :

(1) VILLAGE PUNJIPATHRA (PRIVATE LAND)

Khasra No.	Ratio (Area) in Ha
187	0.750
189	0.280
102/1	0.230

FOR JINDAL STEEL & POWER LTD

 (Rakesh Jindal)
 Vice President (Commercial)

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 Addl. Managing Director
 Chhattisgarh State Industrial
 Development Corporation Ltd.
 RAIPUR (C.G.)

VILLAGE PUNJIPATHRA (PRIVATE LAND)

Khasra No.	Rakba (Area) in Ha
212/1	0.688
190	0.430
191	3.040
195/1	0.303
195/10	0.930
195/14	0.140
195/9	0.030
195/17	0.405
215	1.640
216/4	0.607
216/6	1.252
193	0.200
195/2	0.303
195/7	0.101
195/11	0.930
216/1	0.405
216/2	1.309
195/16	0.100
195/19	0.133
195/3	0.303
195/4	0.280
195/12	0.930
195/15	0.200
195/18	0.101
216/3	0.405
216/8	1.213
195/5	0.080
195/6	0.930
195/8	0.080
195/13	0.930
195/20	0.200

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FOR JINDAL STEEL & POWER LTD
 (Rakesh Jindal)
 Vice President (Commercial)

Joint Managing Director
 Chandigarh State Industrial
 Development Corporation Ltd
 CHANDIGARH (C.G.)

VILLAGE PUNJIPATHRA (PRIVATE LAND)

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Khasra No	Rakba (Area) in Ha
216/5	0.607
216/7	2.024
206	0.470
209	0.500
210	0.820
211	0.980
218	0.840
220/1	1.000
220/3	0.702
220/5	1.000
221/2	0.498
220/2	1.257
220/4	0.405
221/1	0.405
221/3	0.933
222	2.080
234	5.950
224	2.020
165	0.870
172/8	0.967
166	1.770
172/1 ✓	0.502
172/4 ✓	2.174
172/27	0.721
172/30	3.000
172/2 ✓	0.502
172/5 ✓	0.607
172/7	0.987
172/9	0.987
172/20	0.202
172/29	0.500

COAL JINDAL STEEL & POWER LTD

(Rakesh Jindal)
Vice President (Commercial)

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VILLAGE PUNJIPATHRA (PRIVATE LAND)

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Khasra No.	Rakba (Area) in Ha
172/31	
172/2	0.500
172/6	0.503
172/10	1.959
172/22	0.987
172/24	0.607
172/26	0.607
172/28	0.407
163 ✓	0.881
172/12 ✓	0.790
172/13 ✓	2.174
172/14 ✓	2.205
172/15	0.987
172/16	0.987
172/17	1.000
172/18	1.000
172/23	0.607
172/33 ✓	1.000
172/11 ✓	0.561
172/32 ✓	0.890
225	0.549
226	2.020
239	2.020
208	0.820
172/19	1.790
172/21	1.000
172/25	0.607
212/2	0.464
192/2	0.910
212/3	0.230
212/4	1.327
TOTAL	10.40
	87.787

FUR. JINDAL STEEL & POWER LTD

(Rakesh Jindal)
Vice President (Commercial)

Chief Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd.
RAIPUR (C.G.)

(2) VILLAGE TUMIDIH (PRIVATE LAND)

Khasra No.	Rakba (Area) in Ha
305/1	1.508
336	1.092
384	1.019
397	2.759
401	1.129
406	3.840
398	0.579
332	0.983
379	0.785
295	1.424
300/1	5.196
296	0.833
320	0.433
374	0.567
331/1	0.141
395	0.721
290	0.101
301/1	1.424
302/1	0.518
317	1.627
318	0.502
335	2.736
340	0.376
390	2.020
289	0.194
367/1	1.918
372	0.223
303	0.607
322	0.652
333/1	0.515
396	0.789
304	0.644

17

MUR. JINDAL STEEL & POWER LTD

(Rakesh Jindal)
Vice President (Commercial)

13

Additional Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
RAIPUR (C.G.)

VILLAGE TUNDIHI (PRIVATE LAND)

18

Khasra No.	Rakba (Area) in Ha
309	3.169
313	1.777
337	2.645
392	5.368
282	0.470
307	2.890
316	3.950
371	0.498
373	0.510
294	0.470
310	3.157
339	1.019
402	3.493
315	4.957
389	0.829
312	11.683
399/1	1.087
370/1	0.613
314/1	0.380
314/4	0.231
365/3	0.049
408	0.324
400/1	0.372
314/5	0.138
314/7	0.324
365/4	0.057
400/4	0.283
400/7	0.178
314/6	0.049
314/9	0.787
400/2	0.372

JINDAL STEEL & POWER LTD

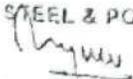
(Rakesh Jindal)
 Vice President

Additional Managing Director
 Chhattisgarh State Industrial
 Development Corporation Ltd

VILLAGE TUMIDIH (PRIVATE LAND)

19

Khasra No.	Rakba (Area) in Ha
400/9	0.304
314/8	0.527
400/3	0.243
400/6	0.140
338/1	0.802
386/2	0.181
407/4	0.749
407/7	0.384
410/2	0.405
338/3	0.162
407/3	0.749
376/4	0.121
376/2	0.283
342/3	0.121
366/1	0.405
404	3.072
409/1	1.236
366/2	0.202
367/2	0.085
377	3.213
385	0.729
378	2.246
380	1.582
381	2.327
393	0.425
400/5	2.181
386/1	0.688
407/9	0.162
391/1	2.905
291	0.761
389	1.084

FOR, JINDAL STEEL & POWER LTD

 (Rakesh Jindal)
 Vice President (Commercial)


 Sub- Managing Director
 Jindal Steel & Power Ltd

**JINDAL STEEL & POWER LIMITED**

Post Box No. 18, Kharsia Road, Raigarh - 496 001 (C.G.)
Phone : (07762) 227001 - 227005 (5 Lines) Ext. - 2115
Fax : 07762 - 227021 & 227022
Gram : PIG IRON,
email : kamalagrawal@jisp.com

Ref. No.-- JSPL:RGH:CTAX:2004:

Dated 17th Jan., 2005.

M/s. Shri Nirmalanand Steels Casting Pvt. Ltd.
Plot No. - " 176 ", Sector " H "
Jindal Industrial Park
Vill: Punjipathra, Tehsil: Gharghoda,
Dist: Raigarh (C.G.).

Kind Attn. - Mr. Ravindra Juneja.

Dear Sir,

Sub. - Letter of allotment of Land.

We are allotting you a plot no. 176 (100X200 mtr.) in Sector " H " in village Tumudihi for establishing a unit for manufacturing of Steel Ingots as per details given below :--

<u>Sl. No.</u>	<u>Name of village</u>	<u>Khasra No.</u>	<u>Area (Ha)</u>
1.	Tumudihi	312 (P)	0.800
2.	Tumudihi	313 (P)	0.600
3.	Tumudihi	314 (P)	0.600
Total			2.000

The above plot has been allotted to you as per the following conditions :--

1. Rate of Land is Rs.2.50 Lacs per acres.
2. Rate of Affording Charges is Rs. 6.00 Lacs Per MVA.
3. Security amount @ Rs.10.80 lacs per MVA is to be deposited by you as one month electricity bill.
4. Electricity will provide you @ Rs2.50 per unit. (30 paise fixed & Rs.2.20 per unit on actual consumption of Unit.)
5. Lease rent of Rs.12,500.00 is to be paid yearly and Rs.37,500.00 is to be deposited as security of lease rent for 3 years.
6. The charges for common facility shall be paid by you at actual.

Thanking you.

Yours Faithfully
For - Jindal Steel & Power Limited

Kamal Agrawal
(Kamal Agrawal)
Dy. Manager (Sales Tax)

- 26. The security deposit, unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned without interest to the lessee after termination of the lease by afflux of time or otherwise.
- 27. The Lessee hereby agrees and declares that all the terms and conditions contained in the original lease deed dated 07.06.2004 executed by and between the Lessor and the CSIDC Limited an undertaking of State Government of Chhattisgarh in so far as and to the extent applicable shall be binding on Lessee as if he is a party to the said original lease deed.
- 28. In the event of any dispute arising between the parties in respect of this deed or any other matter whatsoever connected therewith, the Raigarh Courts alone shall have the exclusive jurisdiction to try, entertain and adjudicate upon all such disputes.

SCHEDULE:

Name of village : Tumidihi
 P.H. No.
 Plot No. : 176, Sector-"H"
 Name of Tehsil : Gharghoda
 Name of district : Raigarh
 Name of Industrial Area : O. P. Jindal Industrial Park

<u>Sl. No.</u>	<u>Name of village</u>	<u>Khasra No.</u>	<u>Area (Ha)</u>
1.	Tumidihi	312 (P)	0.800
2.	Tumidihi	313 (P)	0.600
3.	Tumidihi	314 (P)	<u>0.600</u>
		Total	<u>2.000</u>

SURROUNDED BY:

On North : Vacant Plot
 On South : Plot of M/s Shri Banke Bihari Ispat Pvt. Ltd.
 On East : Plot of M/s Mahendra Ispat Pvt. Ltd.
 On West : Road

For M/s. ... Ltd.
 ...
 ...
 ...

SHRI NIRMA LA HAED STEELS CASING PVT. LTD.

Director.



22

Deed for Sublease of Land in O. P. Jindal Industrial Park

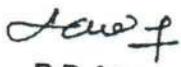
This deed is made on 12TH day of Jan. in the year 2017 between M/s. Jindal Steel & Power Limited (JSPL), Raigarh, in Tehsil Raigarh, District Raigarh, acting through Shri R. P. Agrawal, Executive Vice President (Finance), S/o. Shri S.N. Agrawal, Registered Office at Delhi Road, Hissar (Haryana) (hereinafter called the "lessor" which expression shall, where the context so admits, includes its successors and permitted assignees) of the one part and M/s. N. R. TMT (India) Pvt. Ltd., through its Director Shri Vijay Kumar Agrawal S/o Shri Nand Kishor Agrawal (hereinafter called the "lessee" which expression shall, where the context so admits, includes its successors and permitted assignees) of the other part.

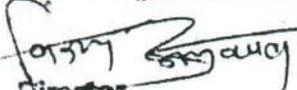
Whereas the lessor M/s. JSPL has obtained the lease for 99 years for the land of the Industrial Estate at Village: Punjipathra and Tumidihi from the Government of Chhattisgarh through CSIDC vide their allotment letter no. CSIDC/IP/1523 dated 29.5.2004 and execution of lease deed vide registration no 287 dated 07.06.2004 and whereas JSPL have been authorised by the CSIDC an undertaking of the State Government to sublease whole or part of the land to different entrepreneurs / companies / individuals for establishing industries / stores / godown / shops / service units / residential quarters for Industrial Workers etc. for the industries.

And whereas the lessee requested the lessor to grant sublease of 10.50 Acres of area, situated under the referred Industrial Estate in village Punjipathra & Tumidihi, Tehsil: Gharghoda, District Raigarh, more particularly described in the schedule hereto annexed and for better clarification delineated on the plan hereto annexed and thereon shown with boundaries coloured red (hereinafter referred to as "the said land") for a term of 30 (Thirty) years commencing from 12.01.2017 and ending on 11.01.2047 for the purpose of construction and establishing a unit for manufacture of Steel Semis and Bars.

And whereas the lessor has agreed to grant the sublease on the terms and conditions mentioned below.

Now, therefore, this deed witnesseth and it is hereby agreed and declared as follows:

For, Jindal Steel & Power Ltd.

R.P. Agrawal -
E.V.P. (F&A)

NR TMT (India) Pvt. Ltd.

Director

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श्री. आर. पी. अग्रवाल ७/० ए.ए.एन. अग्रवाल

आ-दासगढ़ व एम-बहाक

13 JAN 2017

12/10

उप-निदेशक
घरघोडा

प्रथमपक्ष

For, Jindal Steel & Power Ltd.

Jaw I
R.P. Agrawal
E.V.P. (F&A)

श्री. आर. पी. अग्रवाल ७/० ए.ए.एन. अग्रवाल

द्वितीयपक्ष

TMT (India) Pvt. Ltd.

श्री. विजय कुमार अग्रवाल ७/० नंदकिशोर अग्रवाल

Director

लीडरशिप उर्वर



श्री. अग्रवाल } ए.ए.एन. अग्रवाल
गोरेवा } वरसील एवं जिन्दा बहाक

13 JAN 2017

उप-निदेशक
घरघोडा

1. In consideration of the premium and ground rent for land herein referred and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a sublease of the said land / building to hold the same for the purpose of industrial and related use for a period of **30 (Thirty) years** commencing on the date on which the possession of the said land / premises is handed over to the lessee.

2. { A } The lessee has paid to the lessor the Land Premium of **Rs. 78,75,00,000/- (Rupees Seventy Eight Lacs Seventy Five Thousand only)** and The lessee shall pay the balance amount of Land Premium of **Rs. 78,75,000.00** to the lessor in two equal installment as agreed to in the terms of letter of allotment dated 08.09.2016 as under :-

Rs. – 39,37,500.00 by 08.03.2017

Rs. – 39,37,500.00 by 08.06.2017

In case of delay in payment of the installment from the dates mentioned above, the same shall have to be deposited with interest @ 15% per annum, further, in the event of any installment remains unpaid for a period exceeding one year this sub lease shall be deemed to have been terminated unless specific extension of time granted by lessor in writing.

{ B } The lessee has paid the advance rent for one year amounting to **Rs. 1,57,500.00 (Rupees One Lac Fifty Seven Thousand Five Hundred only)** and **Rs.4,72,500.00 (Rupees Four Lac Seventy Two Thousand Five Hundred only)** amounting to three years of rent as security deposit.



after, during the term of the sub-lease, the lessee shall pay to the lesser annual ground rent of **Rs. 1,57,500.00 (Rupees One Lac Fifty Seven Thousand Five Hundred only)** and such other sums as may be determined in accordance with clause 3 hereunder on or before the 10th day of January each year in the office of the lessor.

3. If the yearly rent of the land / or any part thereof is not paid within one month after the date prescribed by the lessor, the same will have to be deposited with interest @ 15% per annum.

4. The lessee shall from time to time and at all times during the term of the lease pay and discharge, all taxes, rates, assessments and other charges and outgoing, which are being assessed and / or levied or imposed or may at any

For, Jindal Steel & Power Ltd.

R.P. Agrawal
R.P. Agrawal
E.V.P. (F&A)

JINDAL (India) Pvt. Ltd.
[Signature]
Director

25

1867 A-1

703 4140901

दस्तावेज की संख्या या क्रमांक या दस्तावेज की तारीख या किस्म जो मूहरबंद लिफाफे में लिखा गया हो जिसके बावर्त फीस दाखल हुई हो उसके ऊपर लिखी हुई इकाएत (2)	तादाय फीस (अगर हो तो) दाखल राशि (3)	रजिस्ट्रि ऑफिस के ए दस्ता. (4)
<p>आर.पी. डाकपाल.</p> <p>309 फी लीज. डी. 651190-0</p> <p>9.22 7,87,500-</p> <p>फी 1,57,50,000-</p>		

दिनांक 13 JAN 2017 उप-पंजीयक
घरघोडा

27

11. The lessee shall not sublet, assign or otherwise transfer the said premises/land or any part thereof or any building constructed thereon for any purpose, whatsoever, without the prior written permission of the lessor.
12. The lessee shall not change the constitution of ownership of the Unit without the prior permission of the lessor in writing. If due to the change in the constitution the share of the original allottee is reduced to less than 50% then it will be deemed to be taken that unit has been transferred to some other hand and accordingly the case of transfer shall be dealt with by the lessor. The onus of informing the change to the lessor within a period of one month from such change shall be on the lessee.
13. The lessee shall plant at least **50 trees per hectare** of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expense on this account. Failure to comply with this condition shall be deemed as a breach of the condition of allotment of the said premises.
14. The lessee shall not carry on any **offensive trade or business** on the said land premises. The decision of the lessor as well as of the Government of Chhattisgarh with regard to what is offensive trade or business shall be final and binding on the lessee.
15. While using the said land / premises if the lessee causes any harm or injury to any person, he shall be liable to pay compensation or damages in the same manner as a tenant of land / building is generally liable to pay.
16. The lessee shall continuously run, during the period of sub-lease the factory for which the land/premises is allotted. Closure of the factory for a continuous period exceeding 6 months without proper reasons to the satisfaction of the Lessor shall be considered as a breach of this condition.
17. The lessee shall during the said term keep the said land/premises at his own cost in a reasonably good condition to the satisfaction of the lessor.

For, Jindal Steel & Power Ltd.

R.P. Agrawal
R.P. Agrawal
E.V.P. (F&A)

Page 4 of 8

[Signature]
Director

18. If the rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for six calendar months after the date whereon the same shall have become due, whether the same shall have been demanded or not or if the lessee becomes insolvent and/or goes into liquidation voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non-observance by the lessee of any of the conditions and covenants therein contained and the lessee fails to remedy the breach within sixty days of the notice in writing given by the lessor or becomes insolvent or enters into an agreement with his creditors for composition of the industry, this sub-lease will be deemed to have been terminated and the lessor notwithstanding the waiver of the previous dues, shall have right of re-entry without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the sub-lease upon the said land/premises and repossess the same, as if this demise had not been made.



19. On the expiry of the sub-lease period or termination of the sub-lease due to breach of the conditions of the sub-lease, the lessor shall have the right of re-entry over the land/premises. No refund of premium, or ground rent or security deposit shall be admissible due to the termination of the sub-lease under such conditions.

20. On termination/surrender of the sub-lease, the lessee shall be given an opportunity to transfer or otherwise dispose of the building, plant and machinery and any other construction on the said premises within the period of three months in a manner acceptable to the lessor. After the said three months period, the lessor shall have the full right on all the property left over in the said premises without payment of any compensation and will be free to dispose of the same accordingly.

21. The lessor may at his discretion, if the lessee shall have duly paid the rent hereby reserved and observed and performed the conditions herein contained, at the request and cost of lessee, renew the sub-lease for a further period of 30 (Thirty) years.

For, Jindal Steel & Power Ltd.

R.P. Agrawal
R.P. Agrawal
F.V.P. (F&A)

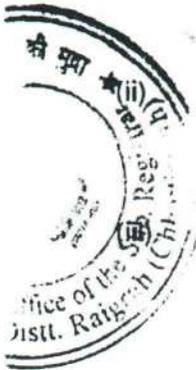
JINDAL (India) Pvt. Ltd.
[Signature]
Director

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Provided that the rent may be enhanced for the grant of every renewed sub-lease and that every renewed sub-lease shall contain such of the conditions herein contained as shall be applicable and such other conditions as may be thought necessary by the lessor.

22. The lessee may surrender the sub-leased area in whole, by giving to the lessor three calendar months notice in writing, of his intention to do so. The lessor shall have the right of re-entry over the surrendered land / premises. On such re-entry, the lessor may refund to the lessee the premium paid by the lessee at the time the land was allotted / sub-leased to the lessee in the following manner.

(i) 90%, if surrender of allotted/sub-leased land occurs within three years.



(ii) 80%, if surrender of allotted/sub-leased out land occurs after three years but within four years.

For the purpose of this clause, the period of possession of land with the lessee will be reckoned from the date of the registration of sub lease deed.

23. All costs and expenses incurred or which may be incurred for preparation, execution and registration of this sub-lease shall be borne by the lessee, subject to such relaxations as may be approved by the lessor in this behalf. No interest shall be payable by the lessor on the refunded amount.

24. Consequent upon the infringement / breach of any of clauses of sub-lease by the lessee the lessor may/will serve a notice to lessee for observation/compliance of clauses of lease deed (i.e. rectification of breach) within 60 days and in case of non-compliance of this notice, the sub-lease shall be deemed terminated.

For, Jindal Steel & Power Ltd.

R.P. Agrawal
R.P. Agrawal
E.V.P (F&A)

JR TST (India) Pvt. Ltd.
[Signature]
Director

25. Upon breach or non-observance by lessee of any of the terms and conditions herein contained it shall be lawful for the lessor to forfeit the security deposit referred to in clause 2 above, without prejudice to any other right or remedy of the lessor in that behalf/and to resume the possession of the said land/premises.
26. The security deposit, unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned without interest to the lessee after termination of the lease by afflux of time or otherwise.
27. In the event of any dispute arising between the parties in respect of this deed or any other matter whatsoever connected therewith, the Raigarh Courts alone shall have the exclusive jurisdiction to try, entertain and adjudicate upon all such disputes.

SCHEDULE:

Name of village : Tumidihi
P.H. No.
Plot No. : 211,213 (P) and 212 (P) , Sector- " L "
Name of Tehsil : Gharghoda
Name of district : Raigarh
Name of Industrial Area : O. P. Jindal Industrial Park

<u>Sl. No.</u>	<u>Name of village</u>	<u>Khasra No.</u>	<u>Area (Acres)</u>
1.	Tumidihi	312 (P)	1.723
2.	Tumidihi	406 (P)	6.286
3.	Tumidihi	407 (P)	0.120
4.	Tumidihi	411/1 (P)	2.371
		Total	<u>10.500</u>

SURROUNDED BY:

On North : Vacant Plot
On South : Road
On East : Road
On West : Vacant Plot

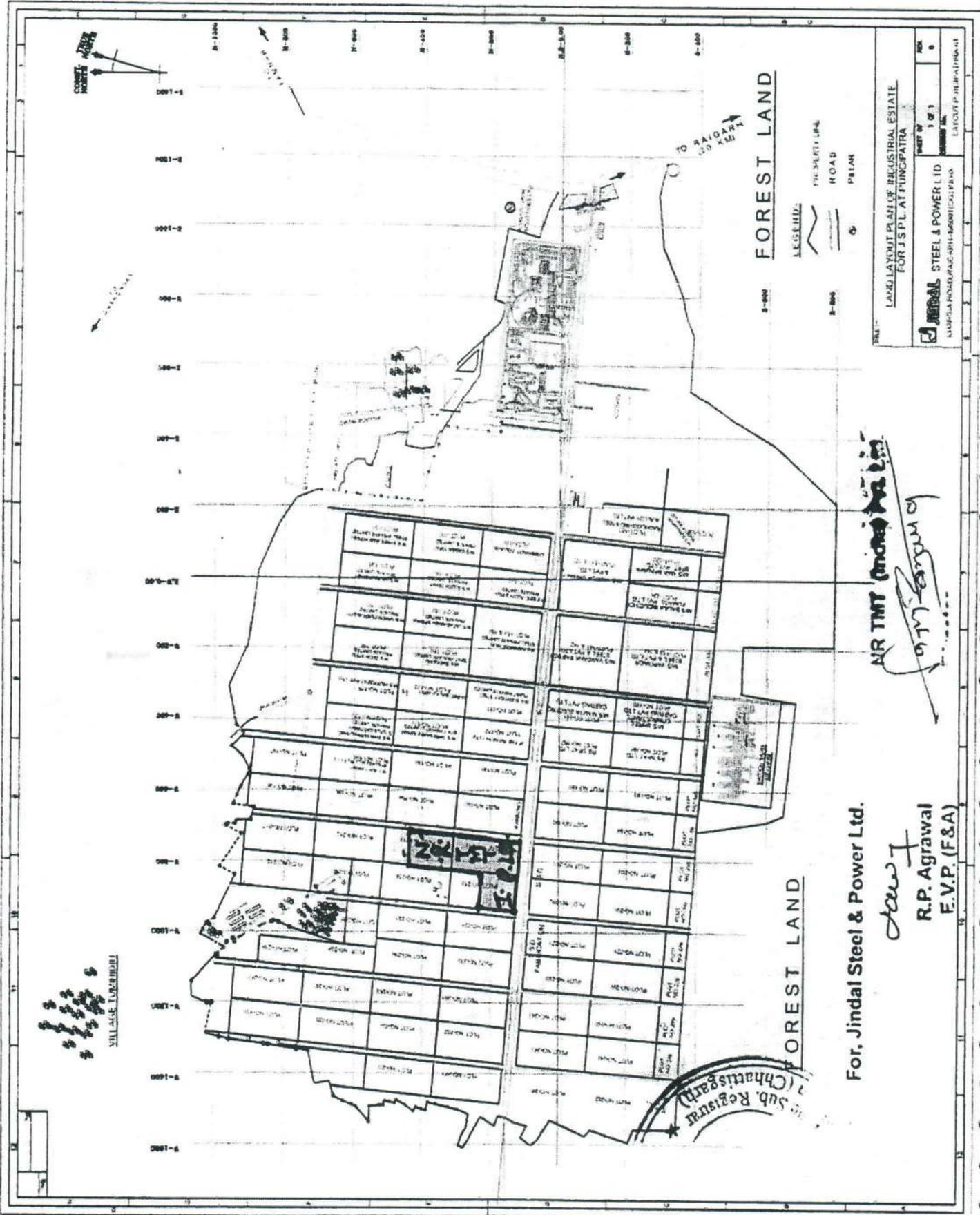
For, Jindal Steel & Power Ltd.

R.P. Agrawal
R.P. Agrawal
E.V.P. (F&A)

NR TEL (India) Pvt. Ltd.

[Signature]
DIRECTOR

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FOREST LAND

LEGEND:

- PROPERTY LINE
- ROAD
- PRIAR

FOREST LAND

LAYOUT PLAN OF INDUSTRIAL ESTATE FOR J.S.P.L. AT PUNGPATRA

JINDAL STEEL & POWER LTD.

SCALE: 1/1000

DATE: 1/1/11

PROJECT NO: 1000/11

DATE OF PREPARATION: 1/1/11

For, Jindal Steel & Power Ltd.

R.P. Agrawal
E.V.P. (F&A)

NR TMT (under) Ltd.
R.P. Agrawal

Sub Registrar
(Chhatnagar)

FOREST LAND

**JINDAL STEEL & POWER LIMITED**

Post Box No. 16, Kharola Road,
Raigarh - 496 001 (Chhattisgarh) India
Phone : (07762) 227001 to 227005,
Fax : 07782 - 227021, 227022
Gram : PIG IRON, email : rakesh.jindal@jspl.com

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JSPL:RGH:COMML:2003:

Dated 28th October, 2003.

M/s. Maa Banjari Ispat (P) Ltd.,
Jindal Road, Dhimrapur Chowk,
P.O. Raigarh (C.G.)

Dear Sirs,

We are allotting you the plot of 100 X 200 Mtrs., having the below mentioned khasra nos., of Punjipathra village at our Industrial Park.

<u>Khasra No.</u>	<u>Area (Acre) approx.</u>
215	0.25
217	3.75
235	1.00
Total	5.00

Thanking you,

Yours faithfully,
For JINDAL STEEL & POWER LTD.,

Rakesh Jindal
(RAKESH JINDAL)
Vice President (Commercial)

original land documents are submitted
with State Bank of Indore, Raipur
at Hypothecation.

An ISO 9002 & 14001 Company
Registered Office: Delhi Road, Hiser - 125 006 (Haryana)
Corporate Office: Jindal Centre, 12, Bhikaji Cama Place, New Delhi - 110 066.

Maa Banjari Ispat (P.) Ltd.

[Signature]
Din No. 02015116, Director

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- 26. The security deposit, unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned without interest to the lessee after termination of the lease by afflux of time or otherwise.
- 27. The Lessee hereby agrees and declares that all the terms and conditions contained in the original lease deed dated 11.02.2005 executed by and between the Lessor and the CSIDC Limited an undertaking of State Government of Chhattisgarh in so far as and to the extent applicable shall be binding on Lessee as if he is a party to the said original lease deed.
- 28. In the event of any dispute arising between the parties in respect of this deed or any other matter whatsoever connected therewith, the Raigarh Courts alone shall have the exclusive jurisdiction to try, entertain and adjudicate upon all such disputes.

SCHEDULE:

Name of village : Punjipathra
 P.H. No.
 Plot No. : 123, Sector-"C"
 Name of Tehsil : Gharghoda
 Name of district : Raigarh
 Name of Industrial Area : Jindal Industrial Park

<u>Sl. No.</u>	<u>Name of village</u>	<u>Khasra No.</u>	<u>Area (Ha)</u>
1.	Punjipathra	217 (P)	1.500
		Total	1.500

SURROUNDED BY:

On North : Plot of M/s Harsh Vinimay Pvt. Ltd.
 On South : Vacant Plot
 On East : Road
 On West : Plot of M/s Shri Banke Bihar Ispat Pvt. Ltd.

[Signature]
 Director

M/s Shri Banke Bihar Ispat Pvt. Ltd.
[Signature]
 Managing Director

STEEL & POWER

Ref. No. JSPL-D/16-17/9005

Dated 15.06.2017

To
M/s. Ajay Ingot Rolling Mills Pvt. Ltd.
 O.P. Jindal Industrial Park
 Raigarh (C.G.)

Kind Attention: Mr. Kamal Jindal / Mr. Ashish Jindal.

Sub. - Letter of Allotment.

Dear Sir,

Further to our LOI No. JSPL-D-16-17/ 9019 dated 28.04.2017, subsequent discussion held with you on 14.06.2017. We are pleased to allot the plot no. 193 and 194 (10 Acre Land) and 10.00 MVA of Power Supply at 33 KV. for establishment of a Steel Products manufacturing unit, in OP Jindal Industrial Park, Raigarh. The details of the land are given below:

Sl. No.	Name of the Village	Plot No.	Dimension	Khasara No.	Area (Acre)
1.	Tumidih	193	100 M X 100 M	212 P	5.00
2.	Tumidih	194	100 M X 100 M	212 P	5.00
				Total	10.00

The allotment of Land as detailed herein above is subject to the following conditions:-

- The Allottee of the Land shall enter into a sub-lease agreement, within 2 months of the allotment, with the Jindal Steel and Power Limited (JSPL) for a period of 30 years, which may be renewed for a further period subject to agreement of parties on mutual terms.
- The Allottee shall be charged Rs.15 Lacs per acre towards Land and Land Development Charges (Total Rs. 1,50,00,000.00 for allotted land of 10.00 Acre). This amount shall be paid as under:
 - Rs. 37,50,000.00 paid by you by RTGS.
 - Rs. 37,50,000.00 to be paid within One month of date of allotment of land.
 - Rs. 37,50,000.00 to be paid within Two month of date of allotment of land.
 - Rs. 37,50,000.00 to be paid within Three month of date of allotment of land.
- The Allottee shall pay Rs. 5.00 Lac per MVA of allotted power of 10.00 MVA towards Infrastructure Development Charges (Total of Rs. 50.00 Lac). to be paid as under;

Contd. - 2 -

Jindal Steel & Power Limited
 Corporate Identification No. L27105HR1979PLC009913
 TIN-22484901419
 Post Box No.16, Kharsia Road, Raigarh - 496 001 (C.G.)
 T (07762) 227001- 227005 (5 lines) F 07762 - 227021, 227022 E kamalagrawal@jspl.com
 Registered Office O.P.Jindal Marg, Hisar - 125 005 (Haryana)

- e) Rs. 12,50,000.00 paid by you by RTGS.
f) Rs. 12,50,000.00 to be paid within One month of date of allotment of land.
g) Rs. 12,50,000.00 to be paid within Two month of date of allotment of land.
h) Rs. 12,50,000.00 to be paid within Three month of date of allotment of land.
4. Security Deposit amount, on electricity, shall be payable on power availed as per Chhattisgarh State Electricity Regulatory Commission's Supply Code, 2015, prior to start of drawal of power.
5. All the above payment should be paid by the allottee before commencement of production.
6. The rent towards the sub lease of the land shall be Rs. 15,000.00 per acre per annum. The allottee shall deposit an amount equal to three years of annual lease rent as security for lease rent before signing of the lease deed which shall not carry any interest. Such amount will be refunded at the time of expiry/termination of lease subject to the applicable deductions.
7. You have confirmed the following project completion and power drwal schedule from the date of allotment letter;

Activity	Completion Period	Quantum of Power
Commissioning of Plant and Commencement of Production	Within 09 Month (31.03.2018)	10.00 MVA

8. In the event, the allottee fails to commence production or start drawing full power within the drawal schedule mentioned above, the allottee shall be liable to pay the minimum demand and other charges, as applicable from the date mentioned above however a grace period of 3 months on account of any unforeseen circumstances can be considered depending upon the progress of work.

Please acknowledge the receipt as token of your acceptance.

Thanking you.

Yours Faithfully

For - Jindal Steel & Power Limited



(Authorised Signatory)

Jindal Steel & Power Limited

Corporate Identification No. L27105HR1979PLC009913

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JINDAL STEEL & POWER LIMITED

Post Box No.16, Kharsia Road, Raigarh - 496 001 (C.G.)
Phone : (07762) 227001 - 227005 (5 Lines) Ext. - 2115
Fax : 07762 - 227021 & 227022
Gram : PIG IRON,
email : kamalagrawal@jspl.com

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Ref. No. - JSPL/RGH/CTAX/2007/

Date - 12.04.2007

To,
M/s Narmada Iron & Steel Pvt. Ltd
Plot No. - 151 - 152, Sector - " F "
O.P. Jindal Industrial Park
Vill - Punjipathra, Tah. - Gharghoda
Distt. - Raigarh (C.G.)

Kind Attn. - **Shri Ajay Kumar Jain, Director.**

Sub. --Consent for assignment of land sub-leased.

Ref. --Your letter dated 02.04.07 and subsequent discussion on the matter.

Dear Sir,

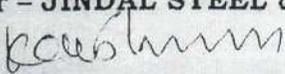
With reference to the above we are to inform you that we had allotted 04 Ha. Land known as plot No. 151 - 152, sector "F" in the name of M/s East West Ispat Pvt. Ltd. and accordingly Khasra No. 300(P),301 (P), 302 (P), 303 (P) and 306 (P) were subleased in their favour.

As informed by you, now name of the company has got changed from East West Ispat Pvt. Ltd. to Narmada Iron & Steel Pvt. Ltd. and you want to transfer your loan facility from existing bank to another bank, hence you require our permission to assign the above land at any other bank.

We are hereby giving our consent that we have no objection on that land being mortgaged as security in favour any financial institution or bank by the applicant namely M/s Narmada Iron & Steel Pvt. Ltd. for the purpose of availing any finance/credit facility subject to clearance that M/s East West Ispat Pvt. Ltd. has cleared all loan taken against the said land.

Thanking you,

Yours Faithfully,
For - **JINDAL STEEL & POWER LIMITED**


(K. G. MAHESHWARI)
G. M. (COMMERCIAL)



JINDAL STEEL & POWER LIMITED

37

Post Box No.16, Kharsia Road, Raigarh - 496 001 (C.G.)
Phone : (07762) 227001 - 227005 (5 Lines) Ext. - 2115
Fax : 07762 - 227021 & 227022
Gram : PIG IRON,
email : kamalagrawal@jspl.com

Ref. No. - JSPL/RGH/CTAX/2006/

Date - 15.06.2006

To,
M/s Narmada Iron & Steel Pvt. Ltd
Plot No. - 151 - 152, Sector - " F "
O.P. Jindal Industrial Park
Vill - Punjipathra, Tah. - Gharghoda
Distt. - Raigarh (C.G.)

Kind Attn. - **Shri Ajay Kumar Jain, Director.**

Sub. -No-objection on change of name.

Ref. --Your letter dated 15.06.2006.

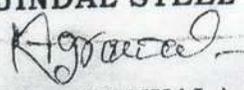
Dear Sir,

With reference to the above we hereby confirm that we have no objection on your proposal for change of name of your company from M/s East West Ispat Pvt. Limited to M/s Narmada Iron & Steel Pvt. Limited.

It is your responsibility that you will arrange to effect of change of name in the record of all govt. department including Land, Pollution, Electricity etc and submit us copy of the same within one month.

Thanking you,

Yours Faithfully,
For - **JINDAL STEEL & POWER LIMITED**

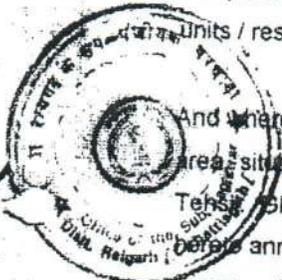

(KAMAL AGRAWAL)
Manager (Sales Tax)

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Deed for Sublease of Land in Jindal Industrial Park

This deed is made on 20th day of September in the year 2004 between M/s. Jindal Steel & Power Limited (JSPL), Raigarh, in Tehsil Raigarh, District Raigarh, acting through Shri Rakesh Jindal, Vice President (Commercial), S/o. Late Anand Swaroop, Registered Office at Delhi Road, Hissar (Haryana) (hereinafter called the "lessor" which expression shall, where the context so admits, includes its successors and permitted assignees) of the one part and M/s. Harsh Vinimay Pvt. Ltd. Through Shri Deepak Aggrawal Director, (hereinafter called the "lessee" which expression shall, where the context so admits, includes its successors and permitted assignees) of the other part.

Whereas the lessor M/s JSPL has obtained the lease for 99 years for the land of the Industrial Estate at Village Punjipathra/Tumudihi from the Government of Chhattisgarh through CSIDC vide their allotment letter no. CSIDE/LP/1523 dated 29.5.2004 and execution of lease deed vide registration no 287 dated 07.06.2004 and whereas JSPL has been authorised by the CSIDC an undertaking of the State Government to sublease whole or part of the land to different entrepreneurs / companies / individuals for establishing industries / stores / godown / shops / service units / residential quarters for Industrial Workers etc. for the industries.



And whereas the lessee requested the lessor to grant sublease of 3.400 Hectares of area situated under the referred Industrial Estate in village Punjipathra/Tumudihi, Tehsil Bharghoda, District Raigarh, more particularly described in the schedule hereto annexed and for better clarification delineated on the plan hereto annexed and thereon shown with boundaries coloured red (hereinafter referred to as "the said land") for a term of 30 (Thirty) years commencing from 20.09.2004 and ending on 19.09.2034 for the purpose of construction and establishing a unit for manufacture of Steel Ingots

And whereas the lessor has agreed to grant the sublease on the terms and conditions mentioned below.

Now, therefore, this deed witnesses and it is hereby agreed and declared as follows:

For Jindal Steel & Power Ltd.

For Harsh Vinimay Pvt. Ltd.

[Handwritten signature]

[Handwritten signature]

श्री दीपक इण्डियाल प्राइवेट लिमिटेड

Director

24 NOV 2004
4/00

[Signature]

For Harsh Vinimay Pvt. Ltd.

Director
श्री दीपक इण्डियाल प्राइवेट लिमिटेड

श्री शक्ति लाल शर्मा
उपाध्यक्ष (कार्यपालिका)
जे. एन. पी. ए. ए. - 4722 पाली (राजस्थान)

व्यक्तिगत रूप से जानकारी के लिए
यदि कोई भी जानकारी चाहिए तो कृपया हमसे संपर्क करें।
आपका धन्यवाद।

Director

श्री राजनिवाज श्री अशोक प्रकाश श्री तनुजा
श्री सुदीप शर्मा श्री सुदीप शर्मा श्री सुदीप शर्मा

24 NOV 2004

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1. In consideration of the premium and ground rent for land herein referred and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a sublease of the said land / building to hold the same for the purpose of industrial and related use for a period of **30 (Thirty) years** commencing on the date on which the possession of the said land / premises is handed over to the lessee.

2. The lessee has paid to the lessor the premium of **Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand only)** and advance rent for one year amounting to **Rs. 21,250/- (Rupees Twenty One Thousand Two Hundred Fifty)** and **Rs.63,750/- (Rupees Sixty Three Thousand Seven Hundred Fifty only)** amounting to three years of rent as security deposit. Thereafter during the term of the sub-lease, the lessee shall pay to the lesser the annual ground rent of **Rs. 21,250/- (Rupees Twenty One Thousand Two Hundred Fifty)** and such other sums as may be determined in accordance with clause 3 hereunder on or before the **10th** day of January each year in the office of the lessor or such other place/places as may be is directed from time to time by the lessor.

3. If the yearly rent of the land / or any part thereof is not paid within one month after the date prescribed by the lessor, the same will have to be deposited with interest **@ 15% per annum**.

4. The lessee shall from time to time and at all times during the term of the lease pay and discharge, all taxes, rates, assessments and other charges and outgoing, which are being assessed and / or levied or imposed or may at any point of time hereafter during the said terms be assessed, charged or imposed upon the said land whether on the lessor or on the lessee.

5. The lessee hereby agrees that he shall within a period of two years in the case of a small-scale industry and within a period of three years in the case of a large or medium-scale industry, from the date of his taking over the possession of the land, implement the project and go into production.

For Jindal Steel & Power Ltd.
[Signature]
Vice President (Commercial)

For Harsh Vinimay Pvt. Ltd.
[Signature]

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6. The lessee further agrees that if he is unable to utilise the complete land leased out to him within the period prescribed in clause 5, the lessor shall have the right of re-entry in the unutilised land without any payment or compensation after giving due opportunity to the lessee for presenting his case.
7. The lessee shall submit to the lessor or any Officer authorised by him, in writing, from time to time the plans and specifications for the said construction which shall be in accordance with the plans and specifications as may be approved by the lessor and the competent authority of the Government.
8. The lessee shall use the said premises, land and building, structures and works, erected or constructed thereon only for the purpose of the said industrial use and for manufacture of other allied products as mentioned in project report/provisional registration for construction of offices, administrative building, godowns, shops, service units, residential quarters for the use of the said industry and shall not use the same or any other part thereof or permit it or any other part thereof to be used for any other purpose without the previous permission in writing of the lessor.
9. The lessee shall, at his own expenses, forthwith erect and at all times maintain, repair and keep in good condition, all boundary marks and pillars along with the boundaries of the said land according to the demarcation shown in the plan hereto annexed.
10. The lessee shall keep the said premises, land and building erected thereon at his own cost in a condition fit for habitation and install at his own expense the effluent treatment system as prescribed by the Chhattisgarh Pollution Control Board or the local authority concerned.
11. The lessee shall not sublet, assign or otherwise transfer the said premises/land or any part thereof or any building constructed thereon for any purpose, whatsoever, without the prior written permission of the lessor.
12. The lessee shall not change the constitution of ownership of the Unit without the prior permission of the lessor in writing. If due to the change in the

For Jindal Steel & Power Ltd.

[Signature]
Rakesh Jindal

For Essar Windway Pvt. Ltd.

[Signature]

constitution the share of the original allottee is reduced to less than 50% share, then it will be deemed to be taken that unit has been transferred to some other hand and accordingly the case of transfer shall be dealt with by the lessor. The onus of informing the change to the lessor within a period of one month from such change shall be on the lessee

- 13. The lessee shall plant at least **50 trees per hectare** of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expense on this account. Failure to comply with this condition shall be deemed as a breach of the condition of allotment of the said premises.
- 14. The lessee shall not carry on any **offensive trade or business** on the said land premises. The decision of the lessor as well as of the Government of Chhattisgarh with regard to what is offensive trade or business shall be final and binding on the lessee.
- 15. While using the said land / premises if the lessee causes any harm or injury to any person, he shall be liable to pay compensation or damages in the same manner as a tenant of land / building is generally liable to pay
- 16. The lessee shall continuously run, during the period of sub-lease the factory for which the land/premises is allotted. Closure of the factory for a continuous period exceeding 6 months without proper reasons to the satisfaction of the Lessor shall be considered as a breach of this condition
- 17. The lessee shall during the said term keep the said land/premises at his own cost in a reasonably good condition to the satisfaction of the lessor
- 18. If the rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for six calendar months in the case of land and two calendar months in the case of building, next after the date whereon the same shall have become due, whether the same shall have been lawfully demanded or not or if the lessee becomes insolvent and/or goes into liquidation voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non-observance by the lessee of any of the conditions and covenants therein contained and the lessee fails to remedy the breach within

For Jindal Steel & Power Ltd.

M. Jindal

For Jindal Steel & Power Ltd.

J. Jindal

Mr. Jindal
Chhattisgarh

sixty days of the notice in writing given by the lessor or becomes insolvent or enters into an agreement with his creditors for composition of the industry, this sub-lease will be deemed to have been terminated and the lessor may, notwithstanding the waiver of the previous dues, cause right of re-entry without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the sub-lease upon the said land/premises and repossess the same, as if this demise had not been made.

19 On the expiry of the sub-lease period or termination of the sub-lease due to breach of the conditions of the sub-lease, the lessor shall have the right of re-entry over the land/premises. No refund of premium, or ground rent or security deposit shall be admissible due to the termination of the sub-lease under such conditions.

20 On termination/surrender of the sub-lease, the lessee shall be given an opportunity to transfer or otherwise dispose of the building, plant and machinery and any other construction on the said premises within the period of three months in a manner acceptable to the lessor. After the said three months period, the lessor shall have the full right on all the property left over in the said premises without payment of any compensation and will be free to dispose of the same accordingly.

21 The lessor may at his discretion, if the lessee shall have duly paid the rent hereby reserved and observed and performed the conditions herein contained, at the request and cost of lessee, renew the sub-lease for a further period of 30 (Thirty) years, if the original period of sub-lease does not exceed 94 (ninety four) years.

Provided that the rent may be enhanced for the grant of every renewed sub-lease and that every renewed sub-lease shall contain such of the conditions herein contained as shall be applicable and such other conditions as may be thought necessary by the lessor.

22 The lessee may surrender the sub-leased area in part or whole, by giving to the lessor three calendar months notice in writing, of his intention to do so. The lessor shall have the right of re-entry over the surrendered land / premises. On such re-entry, the lessor may refund to the lessee the premium

For Jindal Power Ltd.

For Harsh Vinimay Pvt. Ltd.

[Faint signature]
Director

[Handwritten signature]
Director

paid by the lessee at the time the land was allotted / sub-leased to the lessee in the following manner.

- (i) 90%, if surrender of allotted/sub-leased land occurs within one year from date of taking over its possession in case of small-scale industry and three years in the case of large and medium industry.
- (ii) 80%, if surrender of allotted/sub-leased out land occurs after one but within two years, in case of small-scale industry and after three years but within four years in the case of large and medium industry
- (iii) 70%, if surrender of allotted/sub-leased out land occurs after one but within two years, in case of small-scale industry and after three years but within four years in the case of large and medium industry.
- (iv) For the purpose of this clause, the period of possession of land with the lessee will be reckoned from the date of the lessee taking possession to handing over the possession to the lessor.

23 All costs and expenses incurred or which may be incurred for preparation, execution and registration of this sub-lease shall be borne by the lessee, subject to such relaxations as may be approved by the lessor in this behalf.

24 Consequent upon the infringement / breach of any of clauses of sub-lease by the lessee the lessor may/will serve a notice to lessee for observation/compliance of clauses of lease deed (i.e. rectification of breach) within 60 days and in case of non-compliance of this notice, the sub-lease shall be deemed terminated

25. Upon breach or non-observance by lessee of any of the terms and conditions herein contained it shall be lawful for the lessor to forfeit the security deposit referred to in clause 2 above, without prejudice to any other right or remedy of the lessor in that behalf/and to resume the possession of the said land/premises.

For [Name] Ltd.
[Signature]
[Title]

For Marsh Vindhary Pvt. Ltd.
[Signature] Director

- 26 The security deposit, unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned without interest to the lessee after termination of the lease by afflux of time or otherwise.
- 27 The Lessee hereby agrees and declares that all the terms and conditions contained in the original lease deed dated 07.06.2004 executed by and between the Lessor and the CSIDC Limited an undertaking of State Government of Chhattisgarh in so far as and to the extent applicable shall be binding on Lessee as if he is a party to the said original lease deed.
- 28 In the event of any dispute arising between the parties in respect of this deed or any other matter whatsoever connected therewith, the Raigarh Courts alone shall have the exclusive jurisdiction to try, entertain and adjudicate upon all such disputes.

SCHEDULE:

Name of village : Punjipathra/Tumudihi
 P.H. No. :
 Plot No. : 121 & 122, Sector-"C"
 Name of Tehsil : Gharghoda
 Name of district : Raigarh
 Name of Industrial Area : Jindal Industrial Park

Sl. No.	Name of village	Khasra No.	Area (Ha)
1	Punjipathra	216 (P)	3.000
2	Tumudihi	305 (P)	0.400
		Total	3.400

For Jindal
 Jindal
 (Official)

For Harsh Vinimay Pvt. Ltd.
 Director

अर्थात् जिन जगहों पर जमीन है, रायपुर, ज.स.
क्रमांक/वि.सं.सं-रा.वि.सं/2002/...

राज्य भूखण्ड पट प्रमाण-पत्र

नवीन जमीनों को राज्य भूमि में पट के अंतर्गत में उल्लेखित क्षेत्रों में, विस्तार वास्तव्य कर योजना, आर्थिक सर्वोच्छेदकी तथा 20 तृतीय प्रिधान्कन विभाग की अधीनस्थ क्रमांक स्प-10-19/2002/वा.सं./सवि(32)/ दिनांक 27 मार्च 2002 के प्रवचनों पर जमीन आयुक्त, जमीन वि.सं.सं, रायपुर के आदेश क्रमांक/उ/अ.वि.सं/सं.सं-रा/2002/15 रायपुर दिनांक 0-1-2004 द्वारा अधिभूत जमीन को एक ही प्रमाणित किया जाता है कि यहाँ सभी विनियम प्रा.वि.सं. विनियम अर्थात् पार्क, फुडीपार्क, तक्षोज वरवाँडा, जिला-रायपुर से नवीन नए जमीन है, जिसके पट में एक अर्थात् जमीन प्रमाणित पीछे न प्रमाण का क्रमांक 22/04/09387 दिनांक 10-5-2004 जारी किया गया है जिसका वास्तविक उत्पादन 1 नवम्बर 2004 के पूर्व प्रारंभ नहीं हुआ है। यह भी प्रमाणित किया जाता है कि अर्थात् जमीन को राज्य भूखण्ड पट विनियम अर्थात् पार्क, प्रा.वि.सं. फुडीपार्क, तक्षोज प.सं.सं. 21 रा.वि.सं.सं. तक्षोज, तक्षोज-वरवाँडा, जिला-रायपुर के विनियम द्वारा ही भूखण्ड पट के तहत ही अधिभूत कर प्राप्त होगी।

क्रमांक	क्षेत्र नं.	रकबा (हेक्टर में)
1-	216 हे	3.000
2-	30 हे	0.600
3-	305 हे	0.400
योग		4.000 हेक्टर

यह प्रमाण-पत्र निम्न बातों के अधीन होगी :-

- 1- यह प्रमाण-पत्र संपादन-सं.सं.सं के उत्पादन पर प्रकाशित होगी।
- 2- भूमि पर विक्रय पेट्री को नटारी विभाग के अधिभूत अधिकारी के अनुमति प्राप्त कर ही जायेगी।

प्रमाण-पत्र,
जिला जगहों पर जमीन है, रायपुर,
रायपुर दिनांक 0-1-2004

- प्रतिवेदन:- 1- विद्या संस्थान, विद्या संस्थान, रायपुर, जिला रायपुर।
- 2- उ. प्रौद्योगिकी, प्रौद्योगिकी संस्थान, रायपुर, जिला रायपुर।
- 3- सर्वप्रथम कार्यवाही हेतु।

As per

सहायक,
विद्या संस्थान एवं उच्च शिक्षण, रायपुर।

संख्या 41 V/00
 मकान 914

SURROUNDED BY:

- On North
- On South
- On East :
- On West

दस्तावेज की तफसीलकारी न कीमत या दस्तावेज की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिसके बावत फीम दाखिल हुई हो उसके ऊपर लिखो हुई इवारत	तादात फीम (अगर हो तो) दाखल शुला	विजय ओर नं 101
Roa	3	4
Plot	5384030	
Roa	Pr. 850000	
Roa	AR. 212500	
	30/11/04	

IN WITNESS WHEREOF, the parties have put their hands and seals hereunto at the place mentioned.

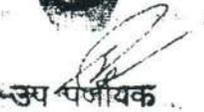
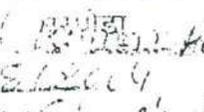
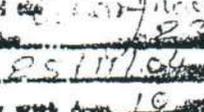
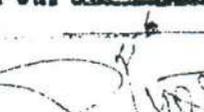
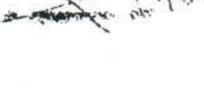
Signed, Sealed and delivered by the Lessor
 Document - 29 NOV 2004
 29 NOV 2004
 Document - 29 NOV 2004
 For Jindal Steel & Power Ltd.

WITNESSES: रामनीशदास दास

1. Ramnisha Das
 2. Ramesh Das
 3. Ramesh Das
 4. Ramesh Das

Vice President (Commercial)
 (RAKESH JINDAL)
 LESSOR

Signed, sealed and delivered by the within named Lessee in the Presence of:

WITNESSES:
 1. 
 2. 
 3. 
 4. 
 5. 
 6. 

For Harsh Vinimay Pvt. Ltd.
 Director

THE LESSEE


 Director

49

FOR, JINDAL STEEL & POWER LTD

54

(Bakshi Jindal)
Vice President (Commercial)

राजनीति

श्री श्री राकेश बिदल
गुटे का निवास, कोटा
दिनांक 29 NOV 2004

[Signature]
बकशी जसपाल

[Signature]

29 NOV 2004
आ. क्रमांक *[Handwritten]*
संख्या 914



23790=00
50000
53840=00

राजपूत हवा
कोटा का राजपूत हवा

[Signature]
बकशी

कोटा का राजपूत हवा
कोटा का राजपूत हवा

[Signature]
बकशी



Deed for Sublease of Land in Jindal Industrial Park

This deed is made on 20th day of September in the year 2004 between M/s. Jindal Steel & Power Limited (JSPL), Raigarh, in Tahsil Raigarh, District Raigarh, acting through Shri Rakesh Jindal, Vice President (Commercial), S/o. Late Anand Swaroop, Registered Office at Dehi Road, Hissar (Haryana) (hereinafter called the "lessor" which expression shall, where the context so admits, includes its successors and permitted assignees) of the one part and M/s. Harsh Vinimay Pvt. Ltd. Through Shri Deepak Aggrawal Director, (hereinafter called the "lessee" which expression shall, where the context so admits, includes its successors and permitted assignees) of the other part.

Whereas the lessor M/s. JSPL has obtained the lease for 99 years for the land of the Industrial Estate at Village: Punjipathra/Tumudihni from the Government of Chhattisgarh through CSIDC vide their allotment letter no. CSIDC/LP/1523 dated 25.5.2004 and execution of lease deed vide registration no 287 dated 07.06.2004 and whereas JSPL has been authorised by the CSIDC an undertaking of the State Government to sublease whole or part of the land to different entrepreneurs / companies / individuals for establishing industries / stores / godown / shops / service units / residential quarters for industrial Workers etc. for the industries.

And whereas the lessee requested the lessor to grant sublease of 3.400 Hectares of land situated under the referred industrial Estate in village Punjipathra/Tumudihni, Tahsil Sharghoda, District Raigarh, more particularly described in the schedule annexed and for better identification delineated on the plan hereto annexed and thereon shown with boundaries coloured red (hereinafter referred to as "the said land") for a term of 30 (Thirty) years commencing from 20.09.2004 and ending on 19.09.2034 for the purpose of construction and establishing a unit for manufacture of Steel Ingots.

And whereas the lessor has agreed to grant the sublease on the terms and conditions mentioned below.

Now, therefore, this deed witnesses and it is hereby agreed and declared as follows:

For Jindal Steel & Power Ltd.

For Harsh Vinimay Pvt. Ltd.

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- 26. The security deposit, unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned without interest to the lessee after termination of the lease by afflux of time or otherwise.
- 27. The Lessee hereby agrees and declares that all the terms and conditions contained in the original lease deed dated 07.05.2004 executed by and between the Lessor and the CSIDCO Limited an undertaking of State Government of Chhattisgarh in so far as and to the extent applicable shall be binding on Lessee as if he is a party to the said original lease deed.
- 28. In the event of any dispute arising between the parties in respect of this deed or any other matter whatsoever connected therewith, the Raigarh Courts alone shall have the exclusive jurisdiction to try, entertain and adjudicate upon all such disputes.

SCHEDULE:

Name of village : Punjipathra/Tumudihi
 P.H. No. :
 Plot No. : 121 & 122, Sector-"C"
 Name of Tehsil : Gharghoda
 Name of district : Raigarh
 Name of Industrial Area : Jindal Industrial Park

Sl. No.	Name of village	Khasra No.	Area (Ha)
1.	Punjipathra	216 (P)	1.000
2.	Tumudihi	305 (P)	0.400
		Total	<u>3.400</u>

For Jindal

[Signature]
 Director
 Jindal
 Industrial
 Park

For Harsh Vinimay Pvt. Ltd.

[Signature]
 Director

17

36
52

JINDAL
STEEL & POWER

Ref. No. JSPL-D/16-17/9006

Dated 05.08.2017

To
M/s. Mashiva Steel & Alloys LLP
381/9, Faridabad - 121006
Email ID mashivasteelandalloys@gmail.com
Mobile - 9910343530 , 9873834810

Kind Attention: Mr. Surinder Kumar Kansal.

Sub. - Revised Letter of Allotment.

Dear Sir,

Further to our LOI No. JSPL-D-16-17/ 9020 dated 29.06.2017, subsequent discussion held with you on 10.07.2017. We are pleased to allot the plot no. 196 and 198 A (6.80 Acre Land) and 9.00 MVA of Power Supply at 33 KV, for establishment of a Induction Furnace Plant, in OP Jindal Industrial Park, Raigarh. The details of the land are given below;

Sl. No.	Name of the Village	Plot No.	Dimension	Khasara No.	Area (Acre)
<u>1.</u>	Tumidih	196	200 M X 100 M	312 P	5.00
<u>2.</u>	Tumidih	198 A	200 M X 36 M	295 P	1.80
				Total	6.80

The allotment of Land as detailed herein above is subject to the following conditions:-

1. The Allottee of the Land shall enter into a sub-lease agreement, within 2 months of the allotment, with the Jindal Steel and Power Limited (JSPL) for a period of 30 years, which may be renewed for a further period subject to agreement of parties on mutual terms.
2. The Allottee shall be charged Rs.15.00 Lakh per acre towards Land and Land Development Charges (Rs. 1,02,00,000.00) for allotted Land of 6.80 Acre and Rs. 5.00 Lakh per MVA as Infrastructure Development Charges (Rs. 45.00,000.00) Total Rs. 1,47,00,000.00 is payable by allottee.

Contd. - 2 -

Jindal Steel & Power Limited
Corporate Identification No. L27105HR1979PLC009913
TIN-22484901419
Post Box No.16, Kharsla Road, Raigarh - 496 001 (C.G.)
T (07762) 227001- 227005 (5 lines) F 07762 - 227021, 227022 E kamalagrawal@jspl.com
Registered Office O.P.Jindal Marg, Hisar - 125 005 (Haryana)

3. The allottee has paid Rs. 28,00,000.00 by RTGS as 25.00% payment of Land & Land Development Charges and 25.00% payment of Infrastructure Development Charges as per Letter of Intent issued in favour of allottee.
4. Balance 75.00% of amount of Land and Land Development Charges and Infrastructure Development Charges (Rs. 119.00 Lakh) will be paid by allottee before registry of Land.
5. Security Deposit amount, on electricity, shall be payable on power availed as per Chhattisgarh State Electricity Regulatory Commission's Supply Code, 2015, prior to start of drawal of power.
6. The rent towards the sub lease of the land shall be Rs. 15,000.00 per acre per annum. The allottee shall deposit an amount equal to three years of annual lease rent as security for lease rent before signing of the lease deed which shall not carry any interest. Such amount will be refunded at the time of expiry/termination of lease subject to the applicable deductions.
7. You have confirmed the project completion and power drwal schedule within 9 month of time (within 30.04.2018).
8. In the event, the allottee-fails to commence production or start drawing full power within the drawal schedule mentioned above, the allottee shall be liable to pay the minimum demand and other charges, as applicable from the date mentioned above however a grace period of 3 months on account of any unforeseen circumstances can be considered depending upon the progress of work.

Please acknowledge the receipt as token of your acceptance.

Thanking you.

Yours Faithfully

For - Jindal Steel & Power Limited

Jaw

(Authorised Signatory)

Lease Deed [s] for Plot no.: 59 / A, 60 / A and 61 / A

54



ADY 1286A
 8/985
 20 SEP 2008
 122912/-
 122912/-
 122912/-

This deed is made this 12th day of April 2007

LEASE DEED

between the Governor of Chhattisgarh, acting through the General Manager, District Trade the Industries Centre, Durg (here in after called the 'LESSOR' which expression shall where the context so admits includes his successor in office) of the one part and M/s. HARIOM INGOTS & POWER PVT. LTD. acting through its Director S.K. AGRAWAL S/o SHRI T.D. AGRAWAL Resident of New Khursipar, Bhillai, Dist-DURG (herein after called the 'LESSEE' which expression shall, where the context so admits, includes its successors and permitted assigns) of the other part.

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of the land Plot no. 59/A, 60/A, 61/A, Light Industrial Area, Mutual comprising of an area measuring approximately 52,792 Sqft. or there about situated in the Light Industrial Area, Bhillai of the Durg District, more particularly described in the Schedule hereto under and for greater clearness delineated on the plan here to annexed and thereon shown with boundaries coloured RED (herein after referred to as the said

HARJOT SINGH & PARTNERS
 Durg
 S.K. Agrawal
 Director
 HARIOM INGOTS & POWER PVT. LTD.
 Durg

Name of Village
 Name of Taluk
 Name of District
 Name of Industrial Area
 Plot No.
 Area

CHIAWANI
 DURG
 DURG
 Light Industrial Area, Bhillai
 59/A, 60/A, 61/A
 52,792 Sqft.

SURROUNDED BY

On the North
 On the South
 On the East
 On the West

Part of Plot No. 61
 Plot No. 58
 Plot No. 59, 60 & Part of 61
 Part of Plot No. 50, 51 & 52

In the witnesses whereof the parties here to have signed this deed on the date and year respectively mentioned again in their signatures.

WITNESSES

1. [Signature] General Manager
 Durg
 District Trade & Industries Centre
 Durg (Chhattisgarh)
 On behalf of the
 Governor of Chhattisgarh

2. [Signature] Director
 HARIOM INGOTS & POWER PVT. LTD.
 Durg

REGISTERED
 12/04/2007

55

Lease Deed [s] for Plot no.: 59, 60 and part of 61



[Signature]
General Manager

LEASE DEED

This deed is made this 14th day of October, 2004

between the Governor of Chhattisgarh, acting through the General Manager, District Trade and Industries Centre, Durg (here in after called the LESSOR which expression shall where the context so admits include his successor in office) of the one part and Shri Satyanarayan Agrawal S/o Shri Thakural Das Agrawal Resident of Nehru Nagar (W), Bhalai District Durg (C.G.) acting through Director M/s Harlom Ingots and Power Pvt. Ltd., Bhalai in Tahsil Durg of the District Durg (C.G.) (herein after called the LESSEE which expression shall, where the context so admits, include its successors and permitted assigns) of the other part.

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of the land Plot No. 59, 60 & part of 61, Light Industrial Area, Bhalai comprising of an area measuring approximately 59,031 Sqft. or there about situated in the Light Industrial Area, Bhalai of Tahsil Durg of the Durg District, more particularly described in the Schedule hereto under and for greater Certainty, more particularly described in the Schedule hereto under and for greater Certainty delineated on the plan here to annexed and thereon shown with boundaries coloured RED (herein after referred to as the said land) for a term of Ninety Nine years commencing from 15/10/2004 and ending on 14/10/2103 for the purpose of construction and establishing thereon a factory for the purpose of manufacturing Steel Ingots Products (here in after referred to as the said business) And whereas the lessor has agreed to take the lease on the said terms and conditions;

Contd. 2.

For, M/s. Ingots & Power Pvt. Ltd.

[Signature]

General Manager of District Trade & Industries Centre Durg (Chhattisgarh)

1st Page

SCHEDULE

Name of Villages	1	Chhaoni
Name of Tahsil	2	DURG (C.G.)
Name of District	3	DURG (C.G.)
Name of Industrial Area	4	Light Industrial Area, Bhalai
Plot No.	5	59, 60 & Part of 61
Area	6	59,031 Sqft.

SURROUNDED BY

- 1 On the North Part of 61
- 2 On the South Plot No 58
- 3 On the East Road
- 4 On the West Plot No. 52, 51 & Part of 50

Above details shown in the annexed plan. In the witnesses whereof the parties here to have signed and sealed on the date and year respectively mentioned against their signatures.

WITNESSES

- 1. *[Signature]* General Manager
- 2. *[Signature]* Director M/s Harlom Ingots and Power Pvt. Ltd.
- 3. *[Signature]* Director M/s Harlom Ingots and Power Pvt. Ltd.

LESSEE

[Signature]

[Signature]

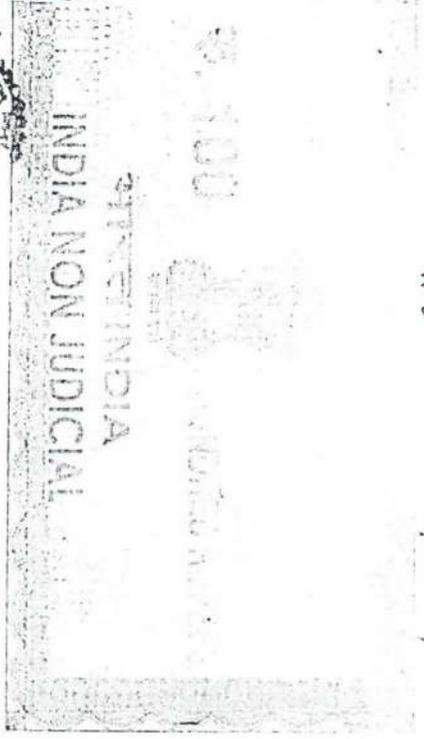
11th Page

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Lease Deed [s] for Plot no.: 49/ A, 50/ B, 50/ C and 51/ C

A ✓ 85/1209



H.H. BHARGAVA

LEASE DEED

B 801356

This deed made this 12th day of MARCH 2010

between the Government of Chhattisgarh, acting through the General Manager, District Trade and Industries Centre, Durg (here in after called the 'LESSOR') which expression shall where the context so admits includes his successor in office) of the one part and M/s. HARIOH INGOTS & POWER PVT. LTD. acting through its Director SHRI SANTOSH KUMAR AGRAWAL S/o. SHRI T.D. AGRAWAL Resident of OPP. SAPANA TALKIES, NANDINI ROAD, BHILAI, DISTT. DURG (C.G.) (herein after called the 'LESSEE' which expression shall, where the context so admits, includes its successors and permitted assigns) of the other part.

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of the land Plot No. 49/A, 50/B, 50/C & 51/C Light Industrial Area, Bhilai comprising of an area measuring approximately 57,167.58 Sqft. or there about situated in the Light Industrial Area, Bhilai of the Durg District, more particularly described in the Schedule hereto under and for greater

FOR, HARIOH INGOTS & POWER PVT. LTD.

[Signature]
DIRECTOR

Distt. Trade & Industries Centre
Durg (Chhattisgarh)

1st Page

FOR, HARIOH INGOTS & POWER PVT. LTD.
[Signature]
DIRECTOR

SCHEDULE

Name of Village	CHHARGHAT
Name of Taluk	DURG
Name of District	DURG
Name of Industrial Area	Light Industrial Area, Bhilai
Plot No.	49/A, 50/B, 50/C & 51/C
Area	57,167.58 Sqft.

SURROUNDING BY

On the North	Plot No. 42
On the South	Plot No. 61
On the East	Plot No. 54, 50, 61
On the West	Plot No. 59

Also shown in the annexed plan.

In the witnesses whereof the parties here to have signed and sealed the date and year respectively mentioned against their signatures.

WITNESSES

1. *[Signature]*
2. *[Signature]*
On behalf of the Government of Chhattisgarh

V. C. S.
1. *[Signature]*
2. *[Signature]*
On behalf of the Government of Chhattisgarh

FOR, HARIOH INGOTS & POWER PVT. LTD.

[Signature]
DIRECTOR

13th Page

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H.S. [Signature]



DEED OF AMENDMENT PERTAINING TO THE LEASE DEED

This deed of amendment is made and executed on this 19th day of JANUARY, 2010 between the Governor of Chhattisgarh, acting through the Executive Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur (C.G.) (hereinafter called The Lessor) which expression shall where the context so admits including his successors in office of the one part and M/S S. PYARELAL ISPAT PRIVATE LIMITED Industrial Area URLA (C.G.) in Tehsil Raipur of District Raipur acting through its Director VIKAS KUMAR GOYAL S/O SHRI BRIJLAL GOYAL, resident at C/o Brijdham Plastics, Boria Road, Santoshi Nagar, Raipur (C.G.) registered as under Indian Companies Act, 1956 and also registered as Small Scale Industry with District Trade & Industries Centre, Raipur (C.G.) having its regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall, where the context so admits include his successor and permitted assigns of the other part.

S. PYARELAL ISPAT PVT. LTD.
 विक्रम गोयल
 DIRECTOR

[Signature]
 Executive Director
 Chhattisgarh State Industrial
 Development Corporation Limited
 RAIPUR (Chhattisgarh)



(2)

WHEREAS a Deed of Lease was executed on 15.10.2009 between the aforesaid lessor and M/s Brijdham Polythene Pvt. Ltd., pertaining to plot No. 143, 145 & 148 Part, 150 Part admeasuring 37,947 sq. ft.(0.87 acres) of land situated in the Industrial Area Urla Raipur (C.G.) and was registered in the office of the Sub-Registrar Raipur vide registration no. 3355 (ख) dated 16.10.2009.

And whereas the Lessee has submitted an application dated 05.01.2010 for change in the name of the Company mentioned in the said lease deed from M/s Brijdham Polythene Private Limited to M/s S. Pyarelal Ispat Private Limited and have submitted fresh certificate of incorporation consequent upon change of name issued by Registrar of Companies Madhya Pradesh & Chhattisgarh issued on 13.10.2009 and same has been accepted by the lessor.

So whereas in view of above, an amendment in the said lease deed has become necessary.

And therefore, the following amendment is hereby made in the said lease deed.

" M/s Brijdham Polythene Private Limited to M/s S. Pyarelal Ispat Private Limited " wherever these occur in original lease deed.

Other terms and conditions of the said lease deed shall remain unchanged.

S. PYARELAL ISPAT PVT LTD.

५ दिनांक २०१०
DIRECTOR


Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

(3)

IN witnesses whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

NOTE :- This Amendment lease deed be kept attached with original lease deed dated 15.10.2009.

Signed by Lessor

(signature)

Date:


Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

Chhattisgarh State Industrial Development Corporation Ltd.
On behalf of the Governor of Chhattisgarh

Witnesses:

1. Signature

Name and address

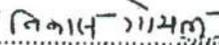

General Manager
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

2. Signature

Name and address

S. PYARELAL ISPAT PVT. LTD.

Signed by Lessee
(Signature)


DIRECTOR
On behalf of M/S S. PYARELAL ISPAT
PRIVATE LIMITED

Date

Witnesses:

1. Signature

Name and address

2. Signature

Name and address

60

22197

175536 रसीद दस्तावेज वगैरह
मुकाम 355

क्रिस को री गड	दस्तावेज की तफसीलकारी व कीमत या दस्तावेज की तारीख या क्रिम्प की मूहगबंद लिफाफा लिया गया हो इसके कायत फीस दाखिल हुई हो उसके रूपय लिखी हुई इबागत	तादात फीस (अगर हो नो) दाखिल भुदा	रजिस्ट्री के ऑहदेदार के छोटे दस्तावेज
(1)	(2)	(3)	(4)
	विमल कुमार श्री - 423052 18/12/22	35683	

तारीख 16 OCT 2009 उप-निर्देश

गैर न्यायिक



Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

INDIA NON JUDICIAL

छत्तीसगढ़ CHHATTISGARH

SCHEDULE-VI

B 513615

(Lease deed for land/Shed in Industrial area)



Lease deed is made on this 15 day of 10 2009 between the Chhattisgarh, acting through the Executive Director, Chhattisgarh State Development Corporation Ltd. Raipur (hereinafter called The Lessor which expression shall where the context so admits include his successor in office) of the one and M/S BRIJDHAM POLYTHENE PVT. LTD. Industrial Area Urla in Tehsil Raipur of District Raipur acting through its Director - SHRI VIKAS KUMAR GOYAL S/o SHRI BRIJLAL GOYAL resident of C/o-Brijdham Plastics, Boria Road, Santoshi Nagar, Raipur (C.G.) registered as under Indian Companies Act 1956 and also registered as Small Scale Industry with District Trade & Industries Centre, Raipur (C.G.) having its regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall, where the context so admits include his successor and permitted assigns of the other part.

For, Brijdham Polythene Pvt. Ltd.

Director

Amish Bhatnagar
 Executive Director
 Chhattisgarh State Industrial
 Development Corporation Limited
 RAIPUR (Chhattisgarh)

(For land)

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area/estate at Urla comprising of an area measuring approximately 37,947 sq.ft. (0.87 acre) or there about, situated in the village Achholi of the Raipur District. More particularly described in Schedule hereto annexed and thereon colored red (hereinafter referred to 'the said land') for a term of 99 years commencing from 15.10.2009 and ending on 14.10.2108 for the purpose of construction and establishing thereon a factory for the establishing of M.S. INGOTS (Runner Riser Product) etc. and purpose ancillary thereto (hereinafter referred to as the said business).

(Common for land/building)

And whereas the lessee has agreed to take the lease on the said terms and conditions.

Now therefore this deed witnesses and it is hereby agreed and declared as follows:

(Common for land /building)

1. In consideration of the premium and rent (for land) or rent (for premised) herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land/building to hold the same for the purpose of M.S. INGOTS (Runner Riser Product) etc. for a period of 99 years commencing on the date on which the possession of said land/premises is handed over to the lessee.

1.(A) The lessee hereby agrees to take possession of the land leased out to him within thirty days from the date of execution of the lease deed and he further agrees to take possession of the land in the condition it exist on that date.

(For land)

2. The lessee having paid to the lessor for said land the advance rent and premium of Rs. 4,23,057.00 (Rs. Four laes twenty three thousand fifty seven only) and 10% additional Premium Rs. Nil (Rs. Nil only) as prescribed under Rule 10 of the Chhattisgarh Industries (Allotment of shed, plots and land) Rules, 1974 (hereinafter referred to as the said rules) and deposit for the said land three years rent Rs. 31,731.00 (Rs. Thirty one thousand seven hundred thirty one only) as security amount within thirty days of the execution of this deed.

thereafter, during the terms of the lease the lessee shall pay the lessor Annual Ground Rent of Rs. 10,577.00 (Rs. Ten thousand five hundred seventy seven only) and Annual Development Fund for maintenance of Industrial Area Rs. 10,577.00 (Rs. Ten thousand five hundred seventy seven only) and annual Street Light Charges of Rs. 1,763.00 (Rs. One thousand seven hundred sixty three only) and such other sums as may be determined in accordance with Clause 3 hereunder on or before 10th day of January of each year in the office of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd or such place or places as the Managing Director from time -to-time may direct

Contd..(3)

For, Brijdham Polythene Pvt. Ltd.

ब्रिजधम पॉलिथेन
Director

Hemant Bhatnagar
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

62

विकास कुमार व
सुजलाल गौयल
सा. सीतोषी नगर
रामपुर
जयं वीर - में सुजधात्र
पॉलीथीन प्रायः लि. की



सहूल या निम्न मूल्य पर,
स्वीकार करते हैं कि तय करके
विलेय का निष्काशन किया गया था और प्रतिफल
के पूरे/आंशिक रूप से
प्राप्त हो सके हैं
मेरी उपस्थिति में हैं, जो प्रतिफल को
बच गई है, जो पत्र के बाद प्राप्त होगा।
सा. सुजधात्र

सुजधात्र

1) पी.एल. एन. कुलगा व स्व. पी. ए. सुधात्र
सा. - राधेवीध, रामपुर
2) सुरेश व सुजलाल गौयल, सा. - सीतोषी नगर,
रामपुर

जो प्रायः पत्रों में निष्पादन/अंतिम रूप में
सा. निष्पादन के विषय में को देती।
सा. दिनांक.....

16 OCT 2009

63

Handwritten text at the top left, including the number 100L and some illegible characters.



Handwritten signature and text: राजना वैष्णव, जाल विभाग, रायपुर कार, रायपुर.

Form with handwritten entries and a large 'S' mark. Includes fields for (अ) रायपुर जिला, (ब) रायपुर जिला, (ग) रायपुर जिला, (घ) रायपुर जिला, (ङ) रायपुर जिला.



वेकाश कुमार का कुजलाल गौथल

उपरोक्त कुजलाल गौथल, राजना वैष्णव के हस्ताक्षरों के अभाव में

6 OCT 2009 2145

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निकाल-गौथल

(For building)

The lessee having paid to the lessor for the said premises the advance rent as prescribed under Rule 10 of the said rules he shall pay to the lessor for the said premises one year's rent as security deposit within thirty days of the execution of this deed. Thereafter, during the terms of the lease, the lessee shall pay the lessor a monthly rent of Rs. (Rs. only) on or before the 10th day of each calendar month at the office of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. or at such places as the Managing Director from time to time may direct.

- 2.(A) The charges of development for maintenance of Industrial Area and Street Light Charges are subject to revision from time to time and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.
3. If the yearly/monthly rent of the land/premises and annual development fund for maintenance of Industrial Area or any part thereof is not paid within one month after the date prescribed by the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., the same will have to be deposited with interest @ 18% per annum for the first one year/12 months of such default and @ 24% per annum for the remaining period thereafter.

(For land)

4. The ground rent of Rs.10,577.00 (Rs. Ten thousand five hundred seventy seven only) per annum shall be liable to be increased on the expiry of 30 years from the date of execution of this deed and also at subsequent intervals of 30 years, provided that the increase on each occasion may not exceed one quarter of the rent fixed for the preceding 30 years.

(For building)

The monthly rent as mentioned in clause 2 above shall be review able from time to time subject to the conditions, that the enhancement of rent at any one time may not exceed 30% or rent payable at the time of review.

(Common for land/building)

5. The lessee shall from time to time and at all times during the term of the lease pay and discharge except as aforesaid, all taxes, rates assessments and other charges and outgoing which are or may at any time here after during the said terms be assessed, charged or imposed upon the said land/premises whether on the land lord or on the tenant.

(For land)

6. The lessee hereby agrees that he shall within a period of one year, in the case of small scale industry, and within a period of three years, in the case of large and medium scale industry, from the date of his taking over possession of the land implement the project and go into production.

(For land)

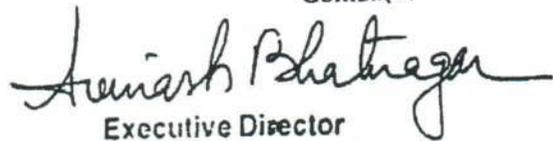
7. The lessee hereby agrees that he shall utilize the complete land leased out to him here under for implementation of the project or for its expansion within a period of three years in case of SSI and five years in case of Medium & Large Scale Industries for the above said purpose.

Contd..(4)

For, Brijdham Polythene Pvt. Ltd.

ब्रिजधम

Director



Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

(For land)

8. The lessee further agrees that if he is unable to utilize the complete land lease out to him within the period prescribed in clause 6 or 7 the lessors shall have the right of re-entry in the surplus unutilized land without payment of any sort or compensation after giving due opportunity for representing his case.

(For land)

9. The lessee shall submit to the lessor or any officer authorized by him in writing from time to time, the plans and specification for the said construction which shall be in accordance with the plans and specifications as may be approved by the lessor.

(Common for land/building)

10. The lessee shall use said premises, land and building structures and works, erected or constructed thereon only for the purpose of establishing **M.S. INGOTS (Runner Riser Product)** etc. and other allied products as mentioned in project report/provisional registration for construction of offices, administrative building, go down and shall not use the same or any other, part thereof or permit it or any other part thereof to be used for any other purpose without the previous permission in writing of the lessor.

- 10.(A) The lessee shall not sink well/tube-well without the written permission of the lessor or any other officer authorized by him. The permission will be subject to such terms and conditions as the lessor may deem fit and it will be binding on lessee.

"Provided that no permission will be given in an industrial area in which the lessor or any other person or agency authorized by the lessor is operating or, proposes to operate a water supply scheme, without imposing a fixed amount of water charges (for drawing water from under the ground) which shall not be less than.

- i) Rs.500/- (Rs. five hundred only) per month in case of SSI & 5000/- (Rs. five thousand only) per month in case of LMI, or commercial activity, if water is not used for any process of production.
- ii) Rs.2000/- (Rs. Two thousand only) per month in case of SSI & Rs.10,000/- (Rs. Ten thousand only) per month in case of LMI, or commercial activity, if water is also used for any process of production."

11. The lessee shall, at his own expenses forthwith erect and at all times maintain, repair and keep in good condition all boundary marks and pillars along with the boundaries of the said land according to the demarcation shown in the plan hereto annexed.

Contd..(5)

For, Brijdham Polythene Pvt. Ltd.

बिजय प्रसाद

Director

Arunabh Bhatnagar

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

66

(Common for land/building)

12. The lessee shall keep the said premises, land and building reflected thereon in a condition fit for habitation and at his own expenses the effluent treatment systems as prescribed by the Chhattisgarh Environment Conservation Board or the local authority concerned.

(For building)

13. The lessee shall not make any permanent and temporary additions or alterations whatsoever in the said premises without obtaining the prior consent in writing of the Industrial Commissioner. The decision of the Industries Commissioner with regard to what constitutes additions or alterations, shall be final and binding on the lessee

(For building)

14. If there is any necessity of any additions or alterations to the said premises to suit any particular requirement of the lessee the same may be made by the lessee at his own cost with the previous permission in writing of the Industries Commissioner. This permission may be refused if the same is considered undesirable or unsafe for the premises. Any addition and alterations carried out by the lessee shall be subject to removal of the expiry of the said term at the lessee's cost, if so required by the Industries Commissioner. If the Industries Commissioner does not insist on such removal, no compensation or expenses incurred in making the addition and alterations shall be payable by the lessor to the lessee.

(Common for land/building)

15. The lessee shall not sublet, assign or otherwise transfer the said premises/land or any part thereof or any building constructed thereon for any purpose, whatsoever, except as provided in rule 19 of the said rule.

(Common for land/building)

16. The lessee shall not change the constitution of ownership of the unit without the prior permission of the Allotting Authority in writing. If due to the change in the constitution the share of the original allottee has reduced to less than 50% share that it will be deemed to be taken that unit has been transferred to some other hand and accordingly the case of transfer shall be dealt with by the lessor.

(For land)

17. The lessee shall plant at least fifty trees per hectare of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expenses on this account. Failure to comply with this condition shall be deemed as a breach of the condition of allotment of the said premises.

Contd..(6)

For, Brijdham Polythene Pvt. Ltd.

निदेशक

Director

Amresh Phatnagar

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

(Common for land/building)

18. The lessee shall not carry on any offensive trade or business on the said land/premises. The decision of the Allotting Authority with regard to what is offensive trade or business shall be final and binding on lessee.

(Common for land/building)

19. While using the said land premises, if the lessee cause any harm or injury to any person, he shall be liable to pay compensation or damages in the same manner as a tenant of land/building is general liable to pay.

(For building)

20. The lessee shall insure and keep insured the.....in the name of the Industrial Commissioner and shall at all times during the said term keep the same insured independently and separately against any loss or damage caused by fire and against all other risks, as the Industries Commissioner may require, in the sum of Rs..... (Rs.....only) with an Insurance Company approved by the Industries Commissioner and shall deposit with the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. Raipur all such insurance policies and receipts of payment of the premiums in respect of the same. The lessee shall insure the said premises independently of and not along with any of the property of the lessee.

(For building)

21. The lessee shall complete all formalities required under clause 20 above and deposit the insurance policy and receipt of payments towards the same with the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. within the period of one month from the date of taking over possession of the said premises by the lessee.

(Common for land/building)

22. The lessee shall comply with all acts, rules and regulations in force from time to time in respect of the working of M/S BRIJDHAM POLYTHENE PVT. LTD.

(Common for land/building)

23. The lessee shall continuously run, during the period of lease the factory for which the land/premises is allotted. Closure of the factory for a continuous period exceeding six months without proper reasons to the satisfaction of the Allotting Authority be considered as a breach of this condition.

Contd.:(7)

For, Brijdham Polythene Pvt. Ltd.

ब्रिजधम

Director

Amresh Bhatnagar

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

(Common for land/building)

24. The lessee shall during the said term keep the said land/premises in a reasonably good condition

(For building)

25. The lessor shall carry out all such normal repairs to the said premises as he may deem necessary. If any repair are occasioned by any negligence for default on the part of the lessee, he same shall be carried out by the lessee at his own cost or by the Industries Commissioner as to what shall constitute normal repairs and whether any repairs are occasioned by any negligence or default on the part of the lessee shall be final and binding on the lessee.

(Common for land/building)

26. If the rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for six calendar months in the case of land and two months in the case of premises next after the date whereon the same shall have become due, whether the same shall have been lawfully demanded or not or if the lessee becomes insolvent and/or goes into liquidation voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non-observance by the lessee of any of the conditions and covenants therein contained and the lessee fails to remedy the breach within twenty one days of the notice in writing given by the lessor or becomes insolvent or enters into an agreement with his creditors for composition of the industry, this lease will be deemed to have been terminated and the lessor may notwithstanding the waiver of any previous cause right of re-entry and without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the lease upon the said land/premises and repossess the same as, if this demise had not been made.

(For land)

27. On the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed or surrender of land after the execution of lease deed, the lessor, shall have the right of re-entry over the land/premises. On such re-entry, the lessor may refund to the lessee the premium/cost of acquisition paid by the lessee at the time the land was allotted/leased out to the lessee in the following manner:

- (i) Full premium, if surrender of allotted/leased land occurs within one year and three years, in respect of small scale industry, and large and medium industry, respectively.
- (ii) 10% less, if surrender of allotted/leased out land occurs after one year but within two years, and after three years, but within four years in respect of small scale industry and large and medium industry respectively.
- (iii) 20% less if surrender of allotted/leased out land occurs after two years but within three years, and after four years but within five years in respect of small scale industry and large/medium industry respectively.
- (iv) No refund of premium shall be permissible to unit not falling under category (i),(ii) and (iii) above.

Contd..(8)

For, Brijdham Polythene Pvt. Ltd.

ब्रिजधम पॉलिथेन

Director

Amish Bhatnagar

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

(For land)

28. On termination/surrender of lease, the lessee shall be given an opportunity to transfer or otherwise dispose off the building, plant and machinery and any other construction on the said premises within the period of 3 months in a manner acceptable to the lessor. After the said 3 months period the lessor shall have the full right on all the property left over in the free to dispose it off accordingly.

(For building)

29. The lessee shall hand over the said building to the lessor, the expiry of the said term or on the earlier determination of the lease in the same condition as was handed over when occupied or received by the lessee after reasonable wear and tear expected.

(For land)

30. The lessor may at his discretion if the lessee shall have duly paid to rent hereby reserved and observed and performed the conditions herein contained at the request and cost of lessee, renew the lease for a further period of FIVE years.

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 necessary by the lessor.

(For land)

31. Lessee may surrender the leased area in part or whole by giving to the lessor, THREE calendar months notice in writing of his intention to do so.

(Common for land/building)

32. All costs and expenses incurred or which may be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee, subject to such relaxations as may be approved by the lessor in this behalf.

(Common for land/building)

33. It is FURTHER DECLARED THAT THE lessee shall deposit a sum of Rs. 31,731.00 (Rs. Thirty one thousand seven hundred thirty one only) as security in pursuance of clause 2 of this lease deed for the due payment of the rent and observance and performance by him of the several conditions herein contained.

(Common for land/building)

34. Upon breach or non-observance by lessee of any of the terms and conditions herein contained it shall be lawful for the lessor to forfeit the security deposit referred to in clause 33 above, without prejudice to any other right or remedy of the lessor in that behalf and to resume the possession of the said land/premises.

Contd..(9)

For, Brijdham Polythene Pvt. Ltd.

निदेशक

Director

Anwar Bhatnagar
 Executive Director
 Chhattisgarh State Industrial
 Development Corporation Limited
 RAIPUR (Chhattisgarh)

70
(Common for land/building)

35. The security deposit unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned to the lessee after determination of the lease by afflux of time or otherwise

(Common for land/building)

36. The lessee may file a representation if he is aggrieved by an order of the Allotting Authority as under:-

A representation may be filed before the Chairman of Chhattisgarh State Industrial Development Corporation Ltd., Raipur against Original Order of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur, Commerce and Industry Department against in original order of the Board of Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur. HOWEVER such a representation shall be made within Thirty (30) days of the receipt of an original order.

37. The lessee shall provide regular employment to one person belonging to those families who been disposed from their land due to its acquisition for the Area Estate Growth Center within one year of its going into production. The list of persons entitled for consideration under this clause will be as provided by the District Collector

OR

(Where the major portion of acquired land is to be used for a particular industry)

The lessee shall rehabilitate one person belonging to each of those families which have been disposed due to acquisition of their land for Industrial purpose according to the rehabilitation programme as approved by the Industries Commissioner. This rehabilitation programme will have to be implemented fully within one year of its going into production.
(Strike out whichever is not applicable)

Contd..(10)

For, Brijdham Polythene Pvt. Ltd.

(Signature)
Director

(Signature)
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

(Common for land/building)

38. The Managing Director or any other officer to whom the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

(Common for land/building)

39. All sums recoverable under this deed may be recovered as arrears of land revenue.
40. The development works in the Industrial Area will be done by the lessor according to its programme of work and completed as early as possible depending on availability of funds but non-execution or non completion of any work shall not entitle the lessee to withhold or raise objection to the payment of street light or maintenance charges or any other amount due and payable to the lessor
41. In the event of any dispute arising between the parties in respect of the deed or any other matter whatsoever connected therewith the RAIPUR courts shall have the jurisdiction

Contd.(11)

For, Brijdham Polythene Pvt. Ltd.

ब्रिजधम पॉलिथेन
Director

Arunesh Bhatnagar
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
(Raipur, Chhattisgarh)

72

(11)
SCHEDULE

Name of Village	ACHHOLI
Name of Tehsil	RAIPUR
Name of District	RAIPUR
Name of Industrial Area	URLA
Size of Plot	37.947 sq.ft. (0.87 acre)
Plot no.	143, 145 & 148 PART, 150 PART

SURROUNDED BY:

On North	CSIDC PLOT
On South	M/S GANPATI ISPAT (PROP- GANPATI SPONGE IRON LTD.)
On East	CSIDC PLOT
On West	60' WIDE ROAD No. 21

Above details shown in the annexed map

Contd..(12)

For, Brijdhani Polythene Pvt. Ltd.

(Signature)
Director

(Signature)

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.

25000

पच्चीस हजार रुपये

Rs.

25000

TWENTY FIVE THOUSAND RUPEES



INDIA

छत्तीसगढ़ CHHATTISGARH

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1000 रुपये का

भारतीय गैर न्यायिक स्टाम्प
1000 रुपये का

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

छत्तीसगढ़ CHHATTISGARH

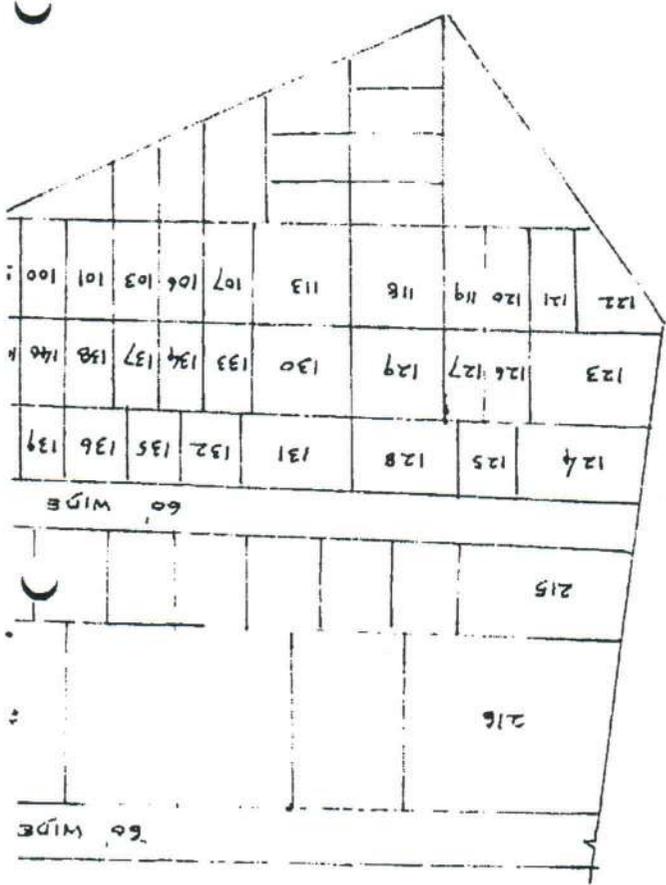
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INDIA NON JUDICIAL
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पच्चीस हजार रुपये
CHHATTISGARH
10907



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For, Bridham Polythene Pvt. Ltd.
Project 01/1995
Director



INDUSTRIAL
M/S BRIDHAM
AREA OF 1
PLOT No.

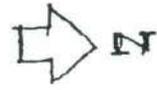
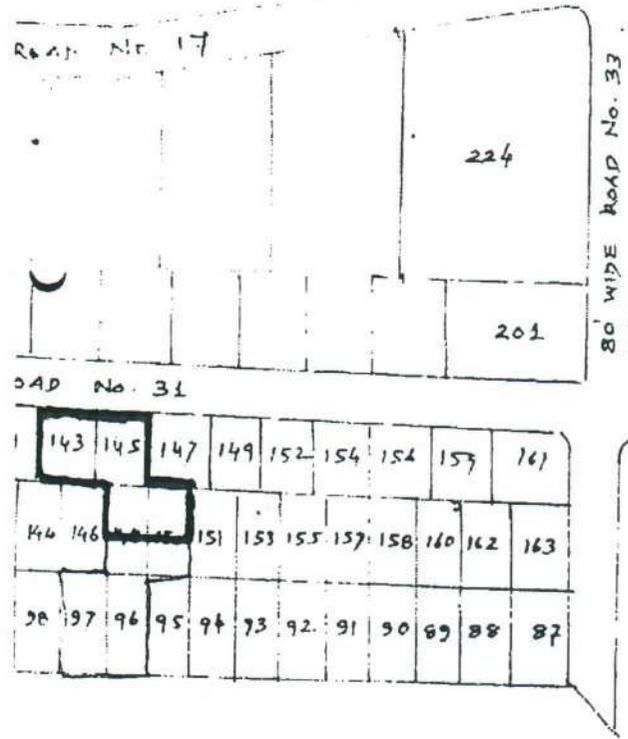
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TRUST CENTRE URLA RAIPUR

DEVELOPMENT INT LTD.

OT- 37947 SIT

143, 145 & 146 PART, 150 PART



ON NORTH - CSIDC PLOT

ON SOUTH - M/S GANPATI IS,
PROP. GANPATI SPONGE IRON

ON EAST - CSIDC PLOT

ON WEST - 60' WIDE ROAD No. 31

Arunabh Bhattacharya

Executive Director
Mahatma Jeevan Industrial
Development Corporation Limited
(RAIPUR, Jharkhand)

77



Chhattisgarh State Industrial Development Corporation Limited
(A Government of Chhattisgarh Undertaking)
Life Insurance Corporation of India, Commercial Complex, Pandri, Raipur
website:www.csidcindia.com, Email:csidc@csidcindia.com,csidc_raipur@yahoo.com
Phone:0771-2583789&90, Fax:0771-2583794

LAND ALLOTMENT ORDER

NO.CSIDC:Allotment/09 **6820** Date **15/10/09**

To,
M/S BRIJDHAM POLYTHINE PVT. LTD.
Director-Shri Vikas Kumar Goyal
Plot no. 143, 145 & 148 part, 150 part
I/A-Urla
Raipur (C.G.)

Sub: Allotment of land at Industrial area Urla Distt. Raipur (C.G.)
Ref: Letter of Intent No. 6771 Dated 14/10/09 and your consent letter dated 14/10/09

- Sir,
- 1) We are in receipt of your letter of Acceptance of the terms and conditions of Letter of Intent and Lease Deed communicated vide your consent letter dated 14/10/09 alongwith a Cheque/Bank Draft or cash vide our receipt No.3042 & 3049 dated 12/10/09 & 14/10/09 for Rs. 50,000/- & Rs. 4,27,705/- Total Rs. 4,77,705/- (Rs. Four lacs Seventy seven thousand seven hundred five only)
 - 2) The Nigam is pleased to allot you plot no.143, 145 & 148 part, 150 part admeasuring 37,947 sq.ft. (0.87 acre) at Industrial area Urla Distt. Raipur (C.G.) which is surrounded by-
On North CSIDC PLOT
On South M/S GANPATI ISPAT (PROP-GANPATI SPONGE IRON LTD.)
On East CSIDC PLOT
On West 60' WIDE ROAD
 - 3) The plot is marked by red boundary in the enclosed map for the establishment of M.S INGOTS etc.
 - 4) You will be required to execute the lease deed. All costs and expenses incurred or which may be incurred for preparation execution and registration of the lease deed shall be borne and paid by you. You shall be required to deposit original lease deed with this office duly registered.
 - 5) You should complete the formalities of executing and registering the lease deed and take over possession of land within a period of 60 days from the date of issue of this Allotment Order.
 - 6) In case any of the conditions/formalities are not fulfilled within 60 days, the Nigam shall be free to cancel this Land Allotment Order.

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- 7) If the Allotment Order is cancelled due to noncompliance of terms & condition mentioned in said letter of Intent/Allotment order, following amount will be deducted by the Nigam:- mentioned
- (i) 10% Premium
 - (ii) Annual Lease Rent
 - (iii) Annual Maintenance Charges
 - (iv) Annual Street light charges
- Thanking you,

Hemish Bhatnagar
Executive Director
Chhattisgarh State Industrial
Development Corporation Ltd. Raipur

(12)

IN witnesses whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

Arunash Bhetnagar

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

Signed by Lessor

(signature)

Chhattisgarh State Industrial Development
Corporation Ltd. Life Insurance Corporation of India
Commercial Complex, Pandri, Raipur (C.G.)
On behalf of the Governor of Chhattisgarh

Date: 15-10-2009

Witnesses:

1. Signature

Name and address

[Signature]
General Manager
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

2. Signature

Name and address

For, Brijdham Polythene Pvt. Ltd.

[Signature]

Director

Signed by Lessee
(Signature)

On behalf of M/S BRIJDHAM POLYTHENE
PVT. LTD.



Date

Witnesses:

1. Signature

Name and address

[Signature]
P.A.N. KRISHNA S/O. G.P.R. Murthy
1014-29, P.O.P.H.B. Colony
TATIBANDH RAIPUR (CG)

2. Signature

Name and address

[Signature] SURESH GOYAL
GOYAL PLASTIC, SANWASHEI NAGAR RXP

80

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27/06/17



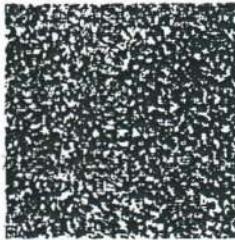
सत्यमेव जयते

INDIA NON JUDICIAL Government of Chhattisgarh

e-Stamp

Certificate No. : IN-CG05271886893710P
Certificate Issued Date : 24-Jun-2017 03:12 PM
Account Reference : SHCIL (FI)/ cgshci01/ RAIPUR/ CG-RP
Unique Doc. Reference : SUBIN-CGCGSHCIL0105838846638073P
Purchased by : MS S PYARE LAL ISPAT PVT LTD BY DIR SURESH KUMAR
Description of Document : Article 35 Lease (For a period of one year or more)
Property Description : INDUSTRIAL AREA URLA RAIPUR CG
Consideration Price (Rs.) : 0
 (Zero)
First Party : C S I D C RAIPUR
Second Party : MS S PYARE LAL ISPAT PVT LTD BY DIR SURESH KUMAR
Stamp Duty Paid By : MS S PYARE LAL ISPAT PVT LTD BY DIR SURESH KUMAR
Stamp Duty Amount(Rs.) : 1,80,600
 (One Lakh Eighty Thousand Six Hundred only)

1372



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0001425257

Statutory Act

The Government of Chhattisgarh, in exercise of the powers conferred by sub-section (1) of section 3 of the Stamp Act, 1899 (Act No. 22 of 1899) and section 10 of the Stamp Act, 1902 (Act No. 2 of 1902) hereby notifies that the stamp duty payable on the instrument described in the Schedule below shall be as therein specified.

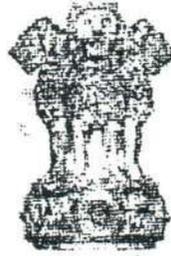
भारतीय गैर न्यायिक

81

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

छत्तीसगढ़ CHHATTISGARH

K 857604

TRANSFER OF LAND (LEASE DEED FOR ALLOTMENT)

INDUSTRIAL AREA URLA, DISTRICT RAIPUR (C.G.)

Plot Identification No.	96, 97 & 148 PART & 150 PART
Lessor	The Governor of Chhattisgarh Through - Chief General Manager, Chhattisgarh State Industrial Development Corporation Ltd. (CSIDCL) First Floor, Udyog Bhawan, Ring Road No.1, Telibandha, Raipur (C.G.)
Lessee	M/S S. PYARELAL ISPAT PRIVATE LIMITED Through Director SHRI SURESH KUMAR GOYAL S/O SHRI BRIJLAL GOYAL Resident of Bangalow No. A-42, Wallfort City, Bhatagan, Raipur (C.G.)
Location of land	Industrial Area Urla, District Raipur (C.G.)
Plbt No.	96, 97 & 148 PART & 150 PART
Area (in Hectares)	3526.87 Sq. Mtrs. (0.352 Hectares), 37,947 Sq. ft. (0.87 Acres)

This deed is made on this 23th day of June year 2017 between the Governor of Chhattisgarh acting through Chief General Manager, Chhattisgarh State Industrial Development Corporation Limited, (herein after called the 'Lessor') which expression shall, where the context so admits, include his successor in office, of the one part.

2.....

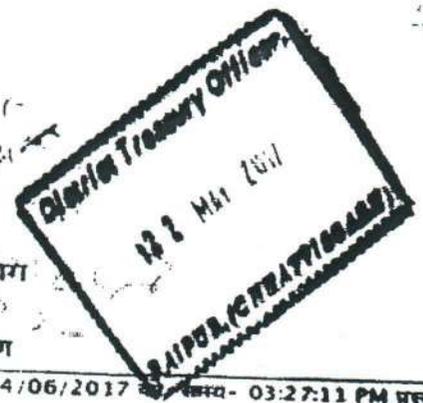
M/S S. PYARELAL ISPAT PVT LTD

DIRECTOR

Manager

82

8/24 2017 (2017)



पंजीयने एवं मुद्रांक विभाग
इतीसगढ
पंजीयन हेतु प्रस्तुतिकरण

जिला- रायपुर उच्च पंजीयक कार्यालय- रायपुर SR3 के कार्यालय में दिनांक- 24/06/2017 को समय- 03:27:11 PM प्रस्तुत किया

दस्तावेज नं.-	21
प्रस्तुतकर्ता का नाम	सुरेश कुमार गोयल
प्रस्तुतकर्ता का पता (प्रति-कम नाम)	बृजलाल गोयल
प्रस्तुतकर्ता का जिला	भाटा गाँव रायपुर के द्वारा प्रस्तुत किया गया

सहायक निदेशक

Reaso

रजनीश घोस, उच्च पंजीयक
उच्च पंजीयक कार्यालय, - रायपुर SR3

ई पंजीयन की पावती

निष्पादक का नाम	सुरेश कुमार गोयल
प्रकार पंजीयक/ निष्पादक की स्थिति	सका: (साक्षियों द्वारा निष्पादक)

जिला- रायपुर उच्च पंजीयक कार्यालय- रायपुर SR3 के कार्यालय में दिनांक- 24/06/2017 को समय- 03:27:11 PM में कोषालय मुद्रांक/ई-स्टाम्प द्वारा संभव निष्पादित प्रिन्ट को ई-पंजीयन हेतु प्रस्तुत की गई

ई-स्टाम्प पृष्ठों की संख्या	1
ई-स्टाम्प पृष्ठों का क्रम	IN CG052718A6893710P / R & 180600
कुल मुद्रांक	180700

ई स्टाम्प की SHCIL द्वारा उपलब्ध कराया गया खिचरी

कुल प्रस्तुत पृष्ठों	19
ई-पंजीयन आई-डी नं	CG6304624062017021

Reaso

रजनीश घोस, उच्च पंजीयक
उच्च पंजीयक कार्यालय, - रायपुर SR3



CG6304624062017021

(2)

And

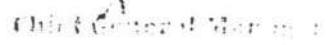
SHRI SURESH KUMAR GOYAL S/O SHRI BRIJLAL GOYAL R/o Bungalow No. A-42, Wallfort City, Bhatagaon, Raipur (C.G.) acting for **M/S S. PYARELAL ISPAT PRIVATE LIMITED** a Private Limited Company registered under the Indian Companies Act 1956 and also registered as Small Scale Industry with District Trade & Industries Centre, Raipur (C.G.) and also EM Part-I No. Nil dated Nil & Udyam/Unit Id-11203015315799 dated 05.10.2016 having its registered office at **M/s S. Pyarelal Ispat Private Limited, Plot No. 143, 145 & 148 Part, 150 Part, Urla Industrial Area, Raipur (C.G.)** (hereinafter called the 'Lessee') which expression shall where the context so admits include this successor and permitted assigns of the other part.

WHEREAS upon the request of the Lessee, the Lessor has agreed to grant to the Lessee, subject to the term and conditions hereinafter specified a lease of the piece of land in the **Industrial Area Urla, District Raipur (C.G.)** comprising of an area, admeasuring approximately **3526.67 Sq. Mtrs. (0.352 Hectares), 37,947 Sq. ft. (0.87 Acrea)** thereabout situated in the Village(s) **Sarora Tehsil Raipur District Raipur**, more particularly described in the schedule hereunder and for greater clearness delineated on the plan hereto annexed and thereon coloured red (hereinafter referred to as 'the Said Land/Building') for a term of **Approx. 91 years** commencing from **23.10.2017** and ending on **15.10.2108** for the purpose of establishing thereon a Industry/Enterprise(Business) for the manufacture of / establishment of **"Manufacturing of Other Bars and Rods of Iron or Non-Alloy Steel, Not further worked than forged, Hot-rolled, Hot-drawn Orextruded, but including those Twisted after Rolling, n.e.c."** and ancillary purpose thereto (hereinafter referred to as the said business).

And whereas the Lessee has agreed to take the lease on the said "TERMS and CONDITIONS". Now, therefore, this deed witnesses and it is hereby agreed and declared as follows :-

- 1 It is agreed upon that the Said Land/Shed is allotted to the Lessee for the operations of Said Business, under the provisions of the "**Chhattisgarh Audyogik Bhoomi Evam Bhawan Prabandhan Niyam 2015**" (as applicable and amended from time to time) issued by the Government of Chhattisgarh (hereinafter referred to as the "Said Rules") read together with the Demand Note, Letter of Intent and Allotment Order issued to the Lessee, all of which shall be considered as a part of this Lease Deed.
2. It is also agreed that all the provisions, terms and conditions as referred to in the "Said Rules", Demand Note, Letter of Intent, and Allotment Order issued to the Lessee, shall be applicable and binding on the Lessee for the entire term of lease.
- 3 In consideration of the premium, ground rent (for land) or rent (for premises), development, maintenance, street light and other charges (taxes extra as applicable from time to time) herein reserved and the covenants on the part of the Lessee herein contained, the Lessor shall demise to the Lessee and the Lessee shall accept a Lease of the said land/building to hold the same for the purpose of said business for a period of **Approx NINETY ONE YEARS** commencing on the date of execution of this Lease Deed.

Condt...3

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पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
जाँच परचा सह घोषणा प्रपत्र

जिला: रायपुर उच्च पंजीयन कार्यालय: रायपुर SR3
टोकन नं.: 21 टोकन दिनांक/ समय: 2017-06-24/04:13:06

प्रस्तुतकर्ता	सुरेश कुमार गोकुल
प्रस्तुतकर्ता का पता	भारत गैरि रायपुर
निष्पाटक की हैसियत	स्थान: (साक्षियों द्वारा सिनाका)
नियोजक प्रकल्प	पट्टा
कुल प्लॉट की संख्या	26
ई-पंजीयन आई.डी.नं.	CG6304624062017021
नियोजक प्रकार	संयुक्त मुद्रांक 180700

सम्पत्ति का विवरण:

नगर निगम/सरोरा/तहसील: रायपुर/रा.नी.अ.अ. - बीरगांव

वार्ड/हस्तगत मोहल्ला का नाम	वार्ड का नाम/ गाँव का नाम	खता नं.	प्लॉट नं.	खसरा नं.	सीरी	भूमि की स्थिति	एकता
37	महामाया नगर, ईश्वर देव मिला, आसकीय स्कूल के आसपास का क्षेत्र, कोरमल तलाब क्षेत्र	37	96, 97 & 148P& mp 150P	343 OFF ART	उत्तर - प्लॉट नं 151-95, दक्षिण - प्लॉट नं 146-98	प्लॉट नं 148 का भाग एवं 150 का भाग	37947 वर्ग फुट

भूमि विभागीय - जीवमिति

भूमि की उपयोगिता - जीवमिति उपयोग

पक्ष का विवरण

पक्षधर का प्रकार	पक्षधर का नाम	पिता/पति का नाम	पेसा	प्रकार	व्यक्ति/उप-व्यक्ति	पैन/60	सहकार संस्था का नाम/की जानकारी	पता
पट्टादाता	सी.एस.आई.डी. श्री.एन. रायपुर	उपस्थित नहीं है	व्यवसाय	पुरुष	सामान्य/		आधार कार्ड 0	उत्तरी भवन रायपुर
पट्टागमिता	मेमर्स एस. प्यारेकान्ठ खपात प्रा. लि. द्वारा डा.स. सुरेश कुमार गोकुल	कुलशान गोकुल	व्यवसाय	पुरुष	सामान्य/	AADC87 167P	पैन कार्ड AADC87 167P	आलागाव रायपुर
गवाह-1	महेंद्र अयकान्त	गोपाल अयकान्त	व्यवसाय	पुरुष	सामान्य/		आधार कार्ड 6428169 57092	नगर निगम खिलोनी रायपुर
गवाह-2	बजेस निवाडी	जे.पी. निवाडी	नौकरी	पुरुष	सामान्य/		आधार कार्ड 9974070 40456	खिलोनी नगर रायपुर



(3)

4 The Lessee having paid the following amount to the Lessor for the said land-

I. PREMIUM

S.No.	Head	Rate (per hectare) (Rs. in Lac)	Total Area allotted	Value Rs.	
1	Rate fixed by Board as on date	100.00 Lacs	3526.67 Sq. Mtrs. (0.352 Hectares), 37,947 Sq. ft. (0.87 Acres) (@ 15% Transfer Fees)	Rs.	5,28,820.00
2	10% Addl. Premium as per clause no. 2.5.1.4 of the said rule.	-	-	Rs.	Nil
3	10/20% Addl. Premium as per clause no. 2.5.1.5/2.5.1.6 of the said rule.	20.00 Lacs	-	Rs.	1,05,764.00
4	Effective Premium (Total of 1+2+3) (Rs.42,30,563.00 X 15 % = 6,34,584.00)	120.00 Lacs	-	Rs.	6,34,584.00

(Rupees Six Lacs Thirty Four Thousand Five Hundred Eighty Four Only)

II. Other Charges:-

S. No.	Head	Rate	Total Value		
				In figures	In words
1	One Year Advance Annual Lease Rent.	@ 3% of Effective Premium	Rs.	1,26,917.00	(Rupees One Lac Twenty Six Thousand Nine Hundred Seventeen only)
2	Three year's Annual Lease Rent as Security Deposit.	Annual Lease Rent of 3 years as per S.No. 1	Rs.	3,80,751.00	(Rupees Three Lacs Eighty Thousand Seven Hundred Fifty One only)
3	Advance one year Annual Maintenance Charges	@ 2.5 % of Effective Premium	Rs.	1,05,764.00	(Rupees One Lac Five Thousand Seven Hundred Sixty Four only)
4	Development charges (if applicable)	@ Rs..... Lacs per hectare	Rs.	Nil	Nil
5	Street Light Charges	@ Rs.15,000 Per Hectare	Rs.	5,288.00	(Rupees Five Thousand Two Hundred Eighty Eight only)
6	Other Charges, if any	As applicable from time to time	Rs.	Nil	Nil
7	1 Service Tax	@ 14% on Lease Rent	Rs.	17,768.00	(Rupees Nineteen Thousand Thirty Eight only)
	2 Swatch Bharat Cess	@ 0.5 % on Lease Rent	Rs.	635.00	
	3 Krishi Kalyan Cess	@ 0.5 % on Lease Rent		635.00	
				19,038.00	
8	Total of Other Charges Amount		Rs.	Nil	Nil

Condt.....4

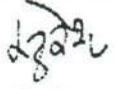
For. S. PYARELAL ISPAT PVT. LTD

23/2
DIRECTOR

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मै/हम इस संलग्न चिन्नेच के सभी पृष्ठों के एवं संलग्नित उपरोक्त निर्दिष्ट प्रतिलिपियों को, चिन्नेच के ई-पत्रीका आई.टी.
CG6304624062017021 तथा ई-स्टाम्प कोड IN-CG05271886893710P सहित, एसाद द्वारा अभिलेखित एवं प्रुष्टि करते है,
तथा मैरे/अपने निश्चित हस्ताक्षरों से इस चिन्नेच को निश्चित करते है।

निष्पटकों की हस्ताक्षर



दाखेदारों की हस्ताक्षर



CG6304624062017021

(4)

5. Thereafter, during the term of the lease the Lessee shall pay to the Lessor the Annual Charges as given below:-

- 5 (a) Annual Lease Rent @ 3% of the Effective Premium i.e. Rs.1,26,917.00.
- 5 (b) Annual Maintenance Charges as Fixed by the Board of Director of the Corporation and subject to revision in the rates, from time to time, by the Board of Directors as per the provisions of Rule 2.5.4 of the "Said Rules" and after the revision, the amount as revised shall be payable by the Lessee.
- 5 (c) Annual Street Light charges as Fixed by the Board of Director of the Corporation and subject to revision in the rates, from time to time, by the Board of Directors and after the revision, the amount as revised shall be payable by the Lessee.
- 5 (d) Service Tax and other taxes as applicable from time to time, which is presently Service Tax @ 15% on the amount of Lease Rent

6. The Lessee hereby agrees to pay the annual charges at the rates as are fixed/ may be revised. as per Clause 5 above, from time to time and such other sum as may be determined in accordance with the "Said Rule" together with the applicable taxes, on or before 10th of January every year through the online system of the Lessor or through such other medium at such place or places as the Lessor may direct from time to time, even if no separate demand is raised in this regards.

Provided that, if the yearly/monthly charges as above of the land/premises of Industrial Area or any part thereof is not paid within one month after the date prescribed by the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., the same will have to be deposited with simple interest @ 18% per annum for the first one year/12 months of such default and @ 24% per annum for the remaining period thereafter

Provided further that the lease rent as fixed under this lease deed shall be increased on the expiry of 22 years from the date of execution of this deed and also at subsequent, intervals of 30 years, provided that the increase on each occasion may not exceed 25% of the rent fixed for the preceeding 30 years.

7. The Lessee shall from time to time and at all times during the term of the lease pay except as aforesaid, all taxes, rates, assessments and other charges, which are or may, at any time hereafter during the said term be assessed, charges or imposed upon the said land/premises, whether on the Lessor or on the Lessee.

8. All sums, such as due amount of premium, ground rent, security deposit maintenance charges, shed rent or any other charges imposed by the Lessor may be recovered as arrears of land revenue if the same is not paid on or before the due date.

Condt...5

13/02/21

Chief Executive Officer
Chhattisgarh State Industrial Development Corporation Ltd.

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पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
पंजीयन हेतु स्वीकृति एवं शिनाख्ती

निष्पादक

टाइटेडर

1. बी.सी.एम.आई.डी.सी.एम. रायपुर जिला / पति का नाम 1. बी.मेमर्स एम.प्यारोल्डान इस्पताल प्रा.लि.द्वारा डाय.-सुरेश
उपलब्ध नहीं है जति सामान्य निवास स्थान अयोग भवन रायपुर कुमर गोयल जिला / पति का नाम धनश्याम गोयल जति सामान्य
निवास स्थान भादरागाव रायपुर

स्वीकार करते हे कि तयकथित पट्टा क्लिबेक का निष्पादन किया गया था

उल्लेख

1. महेद अग्रवाल जिला का नाम गोपाल अग्रवाल जति सामान्य निवास स्थान मगर निगम कलकत्ता रायपुर जिला रायपुर
 2. कुबेर पिपडी जिला का नाम जे.पी.पिपडी जति सामान्य निवास स्थान मलौबी मगर रायपुर जिला रायपुर
- की जांच पूर्वोक्त निष्पादक/टाइटेडर की शिनाख्ती के विषय में की गई है।

Signature

आज दिनांक 24/06/2017

रजनीश शेर, जय कबीरक
जय कबीरक कार्यालय - रायपुर SR 3



CG-104634062017021

(5)

- 9. If the Annual Charges (Sum Payable under clause 5 of this deed) hereby reserved or any part thereof shall at any time be in arrears and unpaid for one year, next after the date whereon the same shall have become due, whether the same shall have been lawfully demanded or not or the Lessee becomes insolvent and/or goes into liquidation voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non-observance by the Lessee of any of the conditions and covenants therein contained and the Lessee fails to remedy the breach within sixty days of the notice in writing given by the Lessor or becomes insolvent or enters into an agreement with his creditors for composition of the business, this lease will be deemed to have been terminate and the Lessor may, notwithstanding the waiver of any previous dues, take recourse to right of re-entry without prejudice to any right or remedy of the Lessor for recovery of Annual charges remaining due under the lease upon the said land/premises and reposes the same, as if this demise had not been made.
- 10. The Lessee hereby agrees that the possession of the land will be handed over to him after submission by him with the Lessor, the copy of the duly registered Lease Deed. Provided that the Annual Charges as aforesaid shall become due and payable to the Lessor from the expiry of 30 days from the execution of this Lease Deed or the date of taking over the possession of the said land whichever is earlier.
- 11. The Lessee further agrees that he shall start the production and completely utilize the land as per the following schedule failing which action will be taken for cancellation of allotment of said land/surplus land, termination of Lease Deed and taking back possession of the said land/unutilized land as prescribed in the 'Said Rule', by the Lessor.

Time Schedule:

S.No.	Status of Allottee	Time limit for commencing production (from the date of taking over of possession)	Time limit for complete utilisation of land (from the date of taking over the possession)
01	Micro and Small	02 Years	03 Years
02	Medium	03 Years	05 Years
03	Large	04 Years	05 Years
04	Mega	05 Years	07 Years
05	Ultra Mega	06 Years	07 Years
06	Ancillary	02 Years	02 Years 06 months

Provided that, complete utilization of land by the Lessee shall be accepted, only if construction work has been completed by the Lessee as per the details of covered area given in the application for land.

Condt...6

For S. P. V. L. LTD.
 DIRECTOR

Chief General Manager
 Chhattisgarh State Industries
 Development Corporation Limited
 Raipur (C.G.M. Office)

90



पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़

पंजीयन अधिनियम 1908 की धारा 32 (ब) के तहत निष्पादकों/दाखेदारों एवं गवाहों का फोटो एवं अंगुल का छाप

टोकन नं.- 21 दिनांक - 24/06/2017 विलेख का प्रकार - फटा

निष्पादकों/दाखेदारों/गवाहों का विवरणी	प्रमाणपत्रों का फोटो	अंगुल का निशान	हस्ताक्षर
नाम - सी.एस.आई.डी.सी.एन. रायपुर(फटादाखत) पिता/पति का नाम - उपलब्ध नहीं है पता - उद्योग भवन रायपुर			
नाम - केसरि एस.प्यारेलाल इस्पताल प्रा.बि.द्वारा डा.य. सुरेश कुमार गोयल (फटादाखत) पिता/पति का नाम - सुखराम गोयल पता - भारतगारा रायपुर			
नाम - महेश अखतान (गवाह-1) पिता/पति का नाम - गोपाल अखतान पता - नगर निगम कॉलोनी रायपुर			
नाम - कृष्णा त्रिपाठी (गवाह-2) पिता/पति का नाम - जे.बी. त्रिपाठी पता - खोबी नगर रायपुर			

पूर्वोक्त निष्पादक/दाखेदार/स्मरिदाखत/गवाह के अंगुल छाप/हस्ताक्षर मेरे स्वसु लिये गये

रमेश बोस, उप पंजीयक
उप पंजीयक कार्यालय, - रायपुर SR 3



CGA304624062017021

(6)

12. The Lessee further agrees that if he is unable to utilize the complete land leased out to him within the period prescribed in the 'Said Rule', the Lessor shall have the right to re-enter in the said land/unutilized land without any payment or compensation and will also have the right to re-allot the same to other, after giving reasonable opportunity for representing his case to the Lessee.

13. The Lessee shall obtain all necessary approvals/permissions required for starting the operation of business from the various concerned government departments and authorities before commencing the production within the period as mentioned in Clause 10 above.

Provided that if the Lessee fails to obtain all the necessary approvals/permission within the period mentioned as aforesaid, the Lessee shall surrender the land and obtain refund of premium as per the provisions of the Offer Letter, Letter of Intent and Allotment Order issued to the Lessee read with the 'Said Rule'

Provided further that in case, building/other assets have been constructed on the said land, the Lessee shall have the right to remove the assets at his/their own cost. In the event of sale of such assets, the purchaser shall have to execute a fresh lease deed after the payment of prevailing premium in full and other charges/dues as per the 'Said Rule'

14. The Lessee shall, at all times, comply with all the Acts, Rules and Regulations of State Government/Central Government/Local Bodies/ any other competent authority, in force from time to time, which are or may be, applicable for the operation of the said business.

15. The Lessee shall be liable for complying with all the environment protection measures as per the Laws/Rules applicable in this regards and shall not do anything which will adversely affect the environment. The Lessee, at his own cost, shall also undertake the plantation in at least 10% of the land allotted to him, and shall also be responsible for maintaining the same.

Provided that the lessee shall take prior permission from Competent Authority for cutting the trees, if at all necessary, subject to a condition that the minimum area of plantation shall not reduced to less than 10% as aforesaid.

16. The Lessee shall submit to the Lessor or any officer authorised by him, in writing, from time to time, the plans and specification for the construction and the same shall be in accordance with the plans and specifications as may be approved by the authority competent in this regards. The Lessee shall not undertake any construction activity without obtaining permission/ necessary approval of maps by the concerned competent authority.

Condt...7

[Handwritten signatures and marks]

92
(7)

17. The Lessee shall not encroach upon any land adjoining to the said land or any other land, and in the event of any such encroachment, the Lessee shall be deemed to be trespasser and liable to be evicted therefrom. The Lessor shall be entitled to recover from the Lessee, expenses, if any, incurred in this behalf.

18. The Lessee shall use the said premises, land and building structures and works erected or constructed thereon only for the purpose of the business stated herein above and shall not use the same or any part thereof or permit it to be used for any other purpose by himself or anyone else without the prior permission in writing from the Lessor.

Provided that the Lessee may be allowed to change an activity under the same purpose after obtaining permission of the Lessor subject to a condition that the Lessee shall make the payment of difference of amount of premium and, consequently lease rent, maintenance, streetlight and other charges together with applicable taxes which may be applicable in such cases. However, lease shall be liable to be terminated if land/shed is utilized for any purpose, other than the purpose for which it is allotted, without the prior permission in writing of the Lessor.

19. The Lessee shall, at his own expenses, forthwith erect and at all times maintain, repair and keep in good condition, all boundary marks and pillars along with the boundaries of the said land according to the demarcation shown in the plan hereto annexed. The Lessee shall keep the said premises, land and building erected thereon secure and in good condition through maintenance and upkeep at his own cost. The Lessee shall also develop his own parking arrangements on the land/building allotted and shall not allow the parking on the road.

20. The Lessee, at his own cost and expenses, shall paint or affix its name, constitution, address, size of the plot, purpose of the said business, telephone number, name and contact number of the Manager/ In-charge of factory/Premises, in Hindi as well as English language, in sufficient size preferably 4'x10' size board and shall keep the same legible, at all time, in a conspicuous position.

21. The Lessee shall not dig well or tube well in the leased premises without the written permission of the Authority competent in this regards under intimation to the Lessor in writing.

Provided that no such digging will be allowed to be done in an industrial area in which the Lessor or any other person or agency authorised by the Lessor is operating, or proposes to operate water supply scheme and it will be obligatory for the Lessee to draw water from such supply system of the Lessor/ authorised person or agency.

22. The Lessee shall not sublet, assign or otherwise transfer the said premises/land or any part thereof or any building constructed thereon for any purpose whatsoever, except as provided in the 'Said Rule'.

Condt...8

FOR S PYNKELALISARI PVT. LTD

20/09/11
DIRECTOR

Chief General Manager

Industrial
Limited

(8)

- 23. The Lessee shall not change the constitution of ownership of the unit without the prior permission of the Lessor in writing. For the purpose of this clause, change in constitution shall have the meaning as provided in the 'Said Rule' and if there is change in constitution of the ownership as per the relevant provisions of the said Rule, the prevailing fees/charges for the same shall be payable on the date of change with penalty as per the 'Said Rule'.
- 24. The Lessee shall not carry on any offensive trade or business on the said land/premises. The decision of the allotting authority with regards to what is offensive trade or business shall be final and binding on the Lessee.
- 25. The Lessee also agrees that while using the said land/premises, if any harm or injury, of whatsoever nature, is caused to any person/fellow Allottees /Lessees, he shall be liable to pay compensation or damages to the affected out of his own pocket.
- 26. The Lessor shall not be liable to compensate any loss on account of any accident occurred or damage caused to other persons due to the operations being carried out by the Lessee in the allotted premises/land.
- 27. The Lessee shall continuously run the business during the period of lease, for which the land/premises is allotted. For any closure of the business for a continuous period exceeding six months, allotment of land/shed shall be liable to be cancelled.
- 28. On the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed, the Lessor shall have the right of re-entry over the land/premises. No refund of premium or ground rent or security deposit shall be admissible due to the termination of the lease deed under such condition.
- 29. On termination/surrender of the lease, the Lessee shall be given an opportunity to transfer or otherwise dispose of the building, plant and machinery and any other assets on the said premises/land within a period of three months in a manner acceptable to the Lessor. After the said three months' period, the Lessor shall have the full right on all the property left over in the said premises/ land without payment of any compensation and will be free to dispose it off accordingly.
- 30. The development and maintenance works in the Industrial Area will be done by the Lessor according to its plan which will be completed as early as possible depending upon the availability of funds with him. Any non-execution or non-completion of any kind of development and maintenance works or non-availability of any facility in area allotted to the Lessee, shall not entitle the Lessee to raise objection or to withhold payment of ground rent, maintenance charges or any other charges due and payable to the Lessor or to claim compensation of any kind whatsoever in this connection.

Condi....9

[Handwritten signature]

[Handwritten signature]
 Chief General Manager
 [Faded text]
 [Faded text]
 [Faded text]

94
For Building

31. The Lessee shall handover the said building to the Lessor, at the expiry of the said term or on the earlier termination of the lease in the same condition as was handed over when occupied or received after the normal wear and tear.

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 additional conditions as may be thought necessary by the Lessor.

Land / premises

32. Lessee may surrender the leased area in part or whole, by giving to the Lessor three calendar months' notice in writing of his intention to do so. The Lessor shall have the right of re-entry over the surrendered land/premises. On such re-entry, the Lessor may refund to the Lessee part of the premium paid by the Lessee at the time the land was allotted/leased out to the Lessee as per provisions of the 'Said Rules'.

Explanation - For the purpose of this clause, period of possession of land with the Lessee will be reckoned from the date of the Lessor handing over possession to the Lessee and where possession of land has not been taken, period between date of execution of lease deed and date application for surrender of land shall be considered for calculation of refund of premium.

33. On the request of bank/financial institution and the Lessee, permission in favour of the concerned bank/financial institution, as referred to in the 'Said Rules' may be granted by the Lessor regarding assignment of lease hold rights. In all circumstances, the charge of the Department of Commerce & Industry, GoCG, on land/shed shall be over and above any subsequent charges created.
34. Consequent upon the infringement/breach of any of clauses of the lease deed by Lessee the Lessor will serve a notice to Lessee, for observance/compliance of clause of lease deed (i.e. rectification of breach) within 60 days and in case of non-compliance of this notice, the lease deed may be terminated after the expiry of these 60 days without any further notice.
35. Lease shall be liable to be terminated in case Annual Charges and Other Charges (if any) along-with applicable taxes for the duration of one year become overdue for payment by the Lessee. If Lessee makes payment of the entire amount due along with interest in a single instalment, Lessor may revoke such termination by charging an amount equivalent to 10% of the premium prevalent at that time

Condt.....10

FOR S. PYRENEALISTAT T. 100


DIRECTOR

- 36. In the matter of complete utilization of land/building transfer/cancellation of allotment, appeal and any other matter arising out of this Lease Deed; compliance of relevant provision in the 'Said Rules' is mandatory, and in case of non-compliance of any such provision(s), Lessor may take action towards cancellation of allotment.
- 37. Any request for due payment on account of Premium/Annual Charges shall not be acceptable after termination or expiry of lease deed. Any such amount deposited by any person in such circumstances shall be refunded, unless it is not allowed under the provisions of the 'Said Rules'.
- 38. Upon breach or non-observance by Lessee of any of the terms and conditions herein contained, it shall be lawful for the Lessor to forfeit the security deposit without prejudice to any other right or remedy of the Lessor in that behalf and to resume the possession of the said land/premises.
- 39. The security deposit, unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the Lessor under these lease deed shall be returned to the Lessee after termination of the lease by efflux of time or otherwise.
- 40. The Lessee, if aggrieved by an order of allotting authority, may prefer an appeal to the designated authority with appropriate fee within a period of 30 days as per the provisions of the 'Said Rules'
- 41. The allotting authority to which the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the Lessor.
- 42. The Lessee hereby nominates, as his legal nominee as per the Nomination Form attached with this lease deed.
 Provided that in case of partnership, in the event of death of a partner, respective nominated person shall be accepted by the Lessor, as partner on his behalf in the Lessee partnership entity for the remaining period of lease, subject to amendments of lease deed as per 'Said Rules'. However, if any of the original partners has ceased to be partner in the Lessee partnership entity at any point of time, such nomination exercised by him shall automatically become null and void.
- 43. In the event of permanent disability and affliction with incurable disease, the Lessee shall be entitled to apply voluntarily to the Lessor to accept a person nominated by him as Lessee, even during his lifetime, subject to modification in the lease deed as per the 'Said Rules'.

Condt.....11

[Handwritten signature]

[Handwritten signature]
 Chief Executive Manager
 Chief Executive, Industrial
 Development Corporation Limited
 (A Public Limited Company)

96

(11)

44. The Lessee shall not restrict the entry of the Lessor or any person authorized by him, in the leased premises and shall be bound to provide all information relating to said business sought in writing by the Lessor or any person so authorised by the Lessor.
45. The Lessee shall provide to the Lessor annually the copies of its income tax return, balance sheet and profit and loss account, annual return filed with Registrar of Companies on or before 31st December each year.
46. The Lessee, in case of allotment of land outside Industrial Area, will have to pay difference amount, with interest, if the amount of compensation and/or interest for the acquired/transferred land is increased by any court or any Statutory Authority after the execution of this lease deed.
47. The Lessee, in case of allotment of land outside Industrial Area, shall have to comply with all the terms and conditions mentioned in Land Acquisition Award passed by Collector in relation to Said Land.
48. The Lessee shall bear all costs and expenses incurred or which may be incurred for preparation, execution and registration of this Lease Deed, subject to such relaxation, as may be approved by the Lessor, in this behalf.
49. Any dispute arising out of this deed is subject to jurisdiction of court of law within the State of Chhattisgarh.

For S PYARELAL ISPAT PVT LTD


DIRECTOR

Condt.....12


General Manager
Chhattisgarh State Industries
Corporation Limited
Raipur, Chhattisgarh

(12)

97

SCHEDULE

NAME OF INDUSTRIAL AREA : URLA
NAME OF VILLAGE : SARORA
NAME OF TEHSIL : RAIPUR
NAME OF DISTRICT : RAIPUR (C.G.)
PLOT NO : 96, 97 & 148 PART & 150 PART
KHASRA NO : 343 PART
P.H. NO : 101
SIZE OF PLOT : 3526.67 Sq. Mtrs. (0.352 Hectares),
37,947 Sq. ft. (0.87 Acres)

SURROUNDED BY

ON NORTH : PLOT NO. 151 & 95
ON SOUTH : PLOT NO. 146 & 98
ON EAST : PRIVATE LAND
ON WEST : PLOT NO. 148 PART & 150 PART

Above details shown in the annexed plan.

Condt.....13

Chief General Manager
Industrial
ation Limited

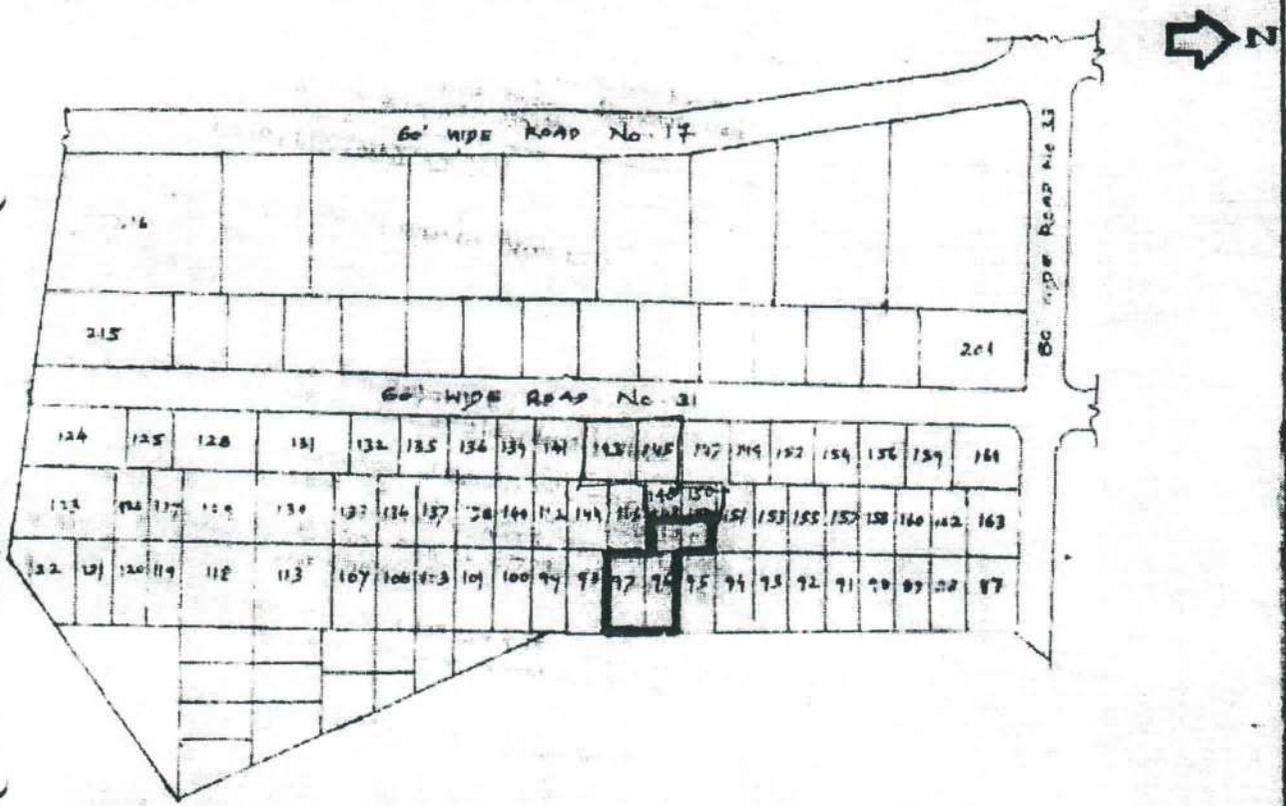
98

INDUSTRIAL GROWTH CENTRE URLA, RAIPUR

M/s.PYARELAL ISPAT PVT.LTD

AREA OF PLOT - 37947 Sqft.

Plot No. - 96 & 97 & 148 PART & 150 PART



- ON North - PLOT NO. 151,95
- ON South - PLOT NO 146 & 98
- ON East - PRIVATE LAND
- ON West - PLOT NO. 148 PART & 150 PART

M/s. PYARELAL ISPAT PVT. LTD.

Manager
Pyarelal Ispat Pvt. Ltd.
Raipur

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
S. PVARELAL ISPAT PRIVATE LIMITED
17/02/2009
FEDERAL ACCOUNT NUMBER
AAD0971878

100



भारत सरकार
Government of India



महेंद्र अग्रवाल
Mahendra Agrawal
जन्म तिथि / DOB : 12/03/1988
पुरुष / Male



6428 1695 7092

आधार - आम आदमी का अधिकार



भारतीय विश्वैक पहचान प्राधिकरण
Unique Identification Authority of India

UIDAI कार्यालय भवन-15, आर्य समाज स्थान पर, 15
नया राधा कान्हा प्रसाद रोड, नया राधा कान्हा प्रसाद रोड
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www.uidai.gov.in

102

ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ

ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ
ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ
ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ
ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ

9974 0704 0456

ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ

ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ

ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ
ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ
ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ
ಶ್ರೀ ಸಾಯಾನ್ಯ ನ ಅಧಿಕಾರ

9974 0704 0456

In witness whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.-

Chief General Manager

Signature For and on behalf of the Lessor
Name Alok Trivedi
Designation: Chief General Manager
(Land Allotment)
Address: Chhattisgarh State Industrial
Development Corporation Limited,
Udyog Bhawan, Ring Road No.1,
Telibandha, Raipur (Chhattisgarh)

WITNESS :-

- 1. Signature
Name
Address
- 2. Signature
Name
Address

Date 23 06-2017

For S PYARELAL ISPAT PVT LTD

DIRECTOR



Signature For and On behalf of Lessee
M/S S. PYARELAL ISPAT PRIVATE LIMITED
Name : Suresh Kumar Goyal
Capacity : Director
Address : Bungalow No A-42, Wallfort City,
Bhatagaon, Raipur (C.G.)



WITNESS :-

Signature
Name
Address

Date 23 06-2017



Signature
Name
Address

Signature
Name
Address



104



पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
शुल्क रसीद

दस्तावेज नं.	21
ई-पंजीयन आईडी-सी नं.	CG6304624062017021
निष्पादक का नाम -	सुरेश कुमार गोखल
जिला	रायपुर
उप पंजीयक कार्यालय	रायपुर SR3
दिनांक	24/06/2017

मुद्रांक शुल्क विवरणी

मुद्रांक शुल्क	0.00
कलकट/न.नि./न.पा./न.पं./ शुल्क	0.00
उपशुल्क	0.00
अतिरिक्त मुद्रांक शुल्क	180,700.00
कुल मुद्रांक	180,700.00

पंजीयन शुल्क विवरणी

पंजीयन शुल्क	129,000.00
रिवा प्रभार शुल्क	1,560.00
अतिरिक्त शुल्क	0.00
उपरि सहस्रक शुल्क	0.00
कुल शुल्क	130,560.00

Ramesh

सहायी घोष, उप पंजीयक
उप पंजीयक कार्यालय, - रायपुर SR3

शिलेख क्रमांक - 1372

पंजीयन प्रमाणपत्र
(अधिनियम की धारा 60)

आज तारीख 24/06/2017 मास June सन् 2017 समय 05:21:07 को
पुस्तक क्रमांक 1 शुल्क क्रमांक 72973 से फुल 362 से 387 पर
शिलेख क्रमांक 1372 देात पंजीयित किया गया।

Ramesh

सहायी घोष, उप पंजीयक
उप पंजीयक कार्यालय, - रायपुर SR3



CG6304624062017021



छत्तीसगढ़ CHHATTISGARH

DEED OF AMENDMENT PERTAINING TO THE LEASE DEED

B 39736

This deed of amendment is made and executed on this 45 day of MAY 2009 between the Governor of Chhattisgarh, acting through the Executive Director, Chhattisgarh State Industrial Development Corporation Ltd. Raipur (C.G.) (hereinafter called The Lessor) which expression shall where the context so admits including his successors in office of the one part and M/s ISHWAR ISPAT INDUSTRIES PVT. LTD. Industrial Area Urla in Tehsil Raipur of District Raipur (C.G.) acting through its Director SHRI ANIL PATEL S/o SHRI SHANTILAL PATEL resident of Ishwar Saw Mill Compound, New Timber Market, Fafadih, Raipur (C.G.) registered as under Indian Companies Act 1956 and also registered as Small Scale Industry with District Trade & Industries Centre, Raipur (C.G.) having its regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall, where the context so admits include his successor and permitted assigns of the other part.

ISHWAR ISPAT IND. (P) LTD.

M.D./DIRECTOR

For, Ishwar Ispat Industries (P) Ltd.

Executive Director

Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)

WHEREAS a Deed of amendment was executed on 9/12/2005 between the aforesaid lessor and **M/s Ishwar Ispat Industries Pvt. Ltd.** pertaining to plot no. 82, 83, 84, 85, 86, 164, 165, 166, 167, 168, 169, 170, 171 & 173 admeasuring 1,57,273 Sq.ft. (3.61 acres) of land situated in the Industrial Area **Urla** of Tehsil & Distt. **Raipur (C.G.)** and was registered in the office of the Sub-Registrar Raipur vide registration dated 24/12/2005.

And whereas this land was leased out to the lessee for the purpose of **Steel Re-Rolling Mill Products etc.**

And whereas the lessee has submitted an application dated 21/4/2009 for amending the purpose by adding other activities i.e. **Induction Furnes etc.**, in the said lease deed which has been accepted by the lesser, so in view of this an amendment in the original lease deed executed on 9/12/2005 between the above said lesser and lessee has become necessary.

And therefore, the following amendment is hereby made to the amendment deed was executed on 9/12/2005.

Item of manufacture "**Steel Re-Rolling Mill Products**" be read as "**Steel Re-Rolling Mill Products & Induction Furnes**" where ever it occurs in original lease deed.

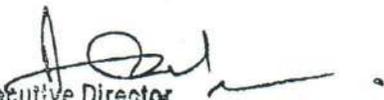
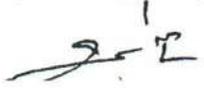
All other terms and conditions of the amendment deed executed on 9/12/2005 shall remain unchanged.

ISHWAR ISPAT IND. (P) LTD.



M.D./DIRECTOR

For, Ishwar Ispat Industries (P) Ltd.


Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)

IN witness whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

NOTE:- This amendment lease deed kept attached with original lease deed was executed on 9/12/2005.

Signed by Lessor
(signature)


Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)
Chhattisgarh State Industrial Development
Corporation Ltd. Life Insurance Corporation of India,
Commercial Complex, Pandri, Raipur (C.G.)
On behalf of the Governor of Chhattisgarh

Date:

Witnesses:

1. Signature


General Manager
Chhattisgarh State Industrial
Development Corporation Limited
& RAIPUR (Chhattisgarh)

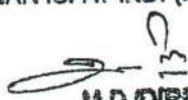
Name and address

2. Signature

Name and address

ISHWAR ISPAT IND. (P) LTD.

Signed by Lessee
(Signature)

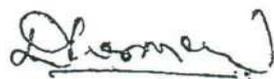

M.D/DIRECTOR
On behalf of M/S ISHWAR ISPAT INDUSTRIES
PVT. LTD.

Date

Witnesses:

1. Signature

Name and address

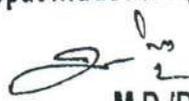

DHARMENDRA PATEL
N.T.M. ESTATE, RAIPUR

2. Signature

Name and address


HAREESH PATEL
N.T.M. ESTATE, RAIPUR

For, Ishwar Ispat Industries (P) Ltd.


M.D/Director

9

2550

2000Rs.

108



LEASE DEED FOR LAND IN INDUSTRIAL AREA :

GANPATI SPONGE IRON LTD.
 DIRECTOR

THIS DEED is made this 5th day of June, 1990
 between the Governor of Madhya Pradesh acting through
 the Managing Director, M.P. Audyogik Kendra Vikas Nigam
 (Raipur) Ltd., Raipur (hereinafter called the 'LESSOR'
 which expression shall where the context so admits
 include his successors in office of the one part and
 GANPATI SPONGE IRON LTD. through Director Shri Girish
 R. Agrawal S/o Shri R. Raghavveer P. Agrawal, resident of
 J-5, Anupam Nagar, Raipur (M.P.) registered as Indian
 Companies Act, and also registered as Small Scale
 Industry with District Industries Centre, Raipur (M.P.)
 and having its office at J-5, Anupam Nagar, Raipur
 (hereinafter called the 'LESSEE') which expression
 shall, where context so admits, include his successor
 and permitted assigns of the other part.

....2

MANAGING DIRECTOR
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 RAIPUR LTD., RAIPUR, M.P.

FOR, GANPATI SPONGE IRON LTD
 DIRECTOR
 For, GANPATI LTD
 (Prop. Ganpati Sponge Iron Pvt. Ltd.)
 Authorised Signatory

be referred to the arbitration of Chairman, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur, whose decision thereon shall be final and binding on the parties.

33. ANY notice required to be made or give to the lessee hereunder shall be deemed to have been duly served on him if sent by the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur on any other officer authorised by him in this behalf, through post by registered letter addressed to the lessee at premises of the said business or at registered office of the firm, failing above if it is affixed at the entrance of the said premises in the presence of two witnesses.

34. THE Managing Director or any other officer whom the power of allotment a have been delegated will also be competent to terminate the leased deed on behalf of the lessor.

35. All sums recoverable under this deed may be recovered as arrears of land revenue.

SCHEDULE

Name of Village	: Anholi C.P. No. 100
Name of Tehsil	: Raipur
Name of District	: Raipur
Name of Industrial Area	: U.I.D.


 FOR, CHAIRMAN
 MANAGING DIRECTOR,
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 RAIPUR, M.P.

110

भारतीय गैर न्यायिक

बीस रुपये

Rs. 20

रु. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

यह स्टांप न्यायिक प्रयोजनों के लिए नहीं है। यह गैर न्यायिक प्रयोजनों के लिए है।

न्यायिक प्रयोजनों के लिए नहीं है। यह गैर न्यायिक प्रयोजनों के लिए है।

पार कि प्रकाशक कर्मांक 01 ने मध्य औद्योगिक विकास केंद्र विमर लिमिटेड जो
 वर्तमान में मध्य औद्योगिक केंद्र लि. से मंजीकृत दिनांक 10.01.1990
 को अर्थात् औद्योगिक केंद्र के अंतर्गत काम करता स्थित मुख्य पते परकवा 76894-100
 00 बंधों के पट्टे पर प्राप्त किया और उपरोक्त मुख्य पते पर आधुनिक एवं सौकर के
 लन का निर्माण किया तथा औद्योगिक इकाई चलाने की मंजूरन के आर्थिक लयी
 बाजार में अलायन इकाई के कारण तथा अन्य व्यवसायों में प्राप्त करने के कारण इस
 इकाई को नहीं चलाने पा रहे है। अतएव प्रकाशक क्र. 01 उपरोक्त वर्णित शेड, अधिसू
 चीकोदर क्रम को विक्रय करना चाहता है तथा इसी प्रकाशक को प्रत्येक विक्रय की
 प्रति 1000 की है। इसी प्रकाशक तब को गैर रातों को लिखित रूप से बरतना देना चाहते है
 अतएव प्रकाशक क्र. 01 को लिखित रूप से बरतना देना चाहते है।



यह प्रकाशक क्र. 01 ने अपने उद्योग को चलाने में आर्थिक कठिनाई
 बाजार में विक्रय एवं वित्तीय कठिनाई, बाजार में उतार चढ़ाव आदि के
 कारण उपरोक्त फाट पर निर्मित परिसरों को विक्रय करने का तय किया है।
 महक कि प्रकाशक क्र. 02 ने प्रकाशक क्र. 01 को विक्रय राशि 19,00,000/-
 रुपये (अर्थात् नौ लाख पचास हजार रुपये मात्र) आपसी राजमंदी द्वारा पूर्ण
 मंजूरन किया है जो प्रकाशक क्र. 01 को प्राप्त है एवं आशुभतय प्रकाशक क्र. 02
 ने प्रकाशक क्र. 01 से प्राप्त किया है।

13-06-2009

2009

Page 2 of 4

SURESH KUMAR GUPTA

[Handwritten signature]

NEW DELHI NUMBER

(11)
SCHEDULE

Name of Village

ACHHOLI

Name of Taluq

RATPUR

Name of District

RATPUR

Name of Industrial Area

HRLA

Size of Plot

17,947 sq ft. (0.41 acre)

Plots

143, 145 & 148 PART, 150 PART

SURROUNDED BY

On North

CSING PLOT

On South

M/S. GANPATI ISPAT (PROP.
GANPATI SPONGE IRON
ETD)

On East

CSING PLOT

On West

60' WIDE ROAD

Above details shown in the annexed plan

Contd. (12)

Dr. Brijbhani Mahipati P. V. Singh

Secretary

Director

Arumark P. Singh
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
(BAILUJHANGARH)

ganpati sponge

2550

2000Rs.

112



LEASE DEED FOR LAND IN INDUSTRIAL AREA

GANPATI SPONGE IRON LTD.
 RAIPUR
 M.P.

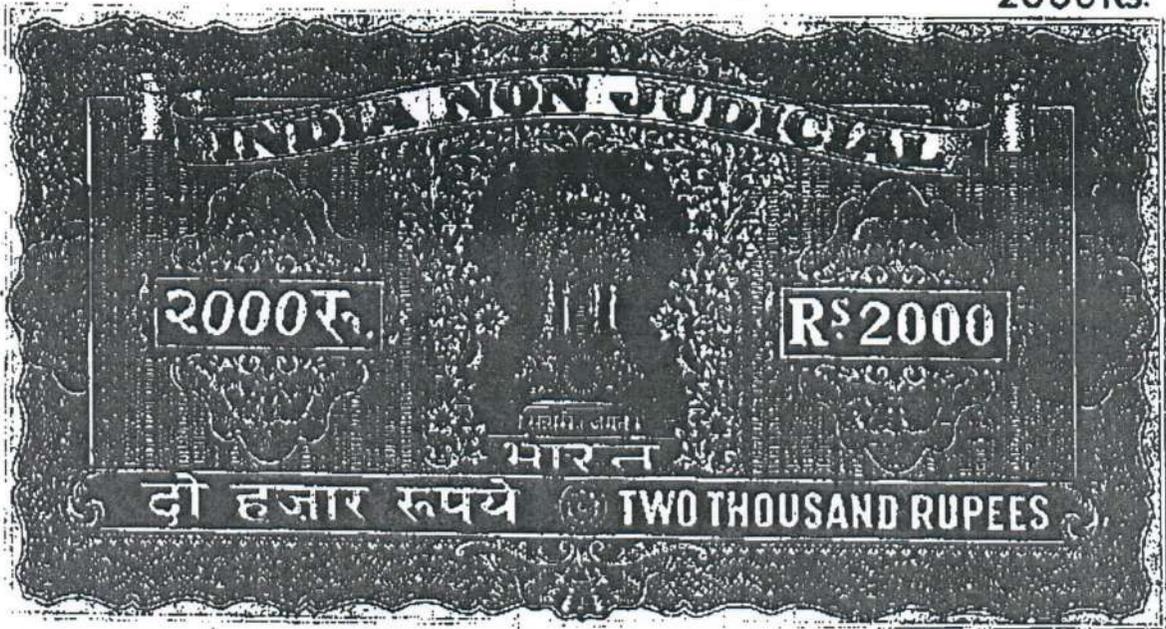
THIS DEED is made this 5th day of June, 1990
 between the Governor of Madhya Pradesh acting through
 the Managing Director, M.P. Audyogik Kendra Vikas Nigam
 (Raipur) Ltd., Raipur (hereinafter called the 'LESSOR'
 which expression shall where the context so admits
 include his successors in office of the one part and
 GANPATI SPONGE IRON LTD. through Director Shri Girish
 R. Agrawal S/o Shri & Raghavver P. Agrawal, resident of
 J-5, Anupam Nagar, Raipur (M.P.) registered as Indian
 Companies Act, and also registered as Small Scale,
 Industry with District Industries Centre, Raipur (M.P.)
 and having its office at J-5, Anupam Nagar, Raipur
 (hereinafter called the 'LESSEE') which expression
 shall, where context so admits, include his successor
 and permitted assigns of the other part.

....2

[Signature]
 MANAGING DIRECTOR
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 RAIPUR LTD., RAIPUR, M.P.

[Signature]
 FOR, GANPATI SPONGE IRON LTD
 DIRECTOR

113



/2/

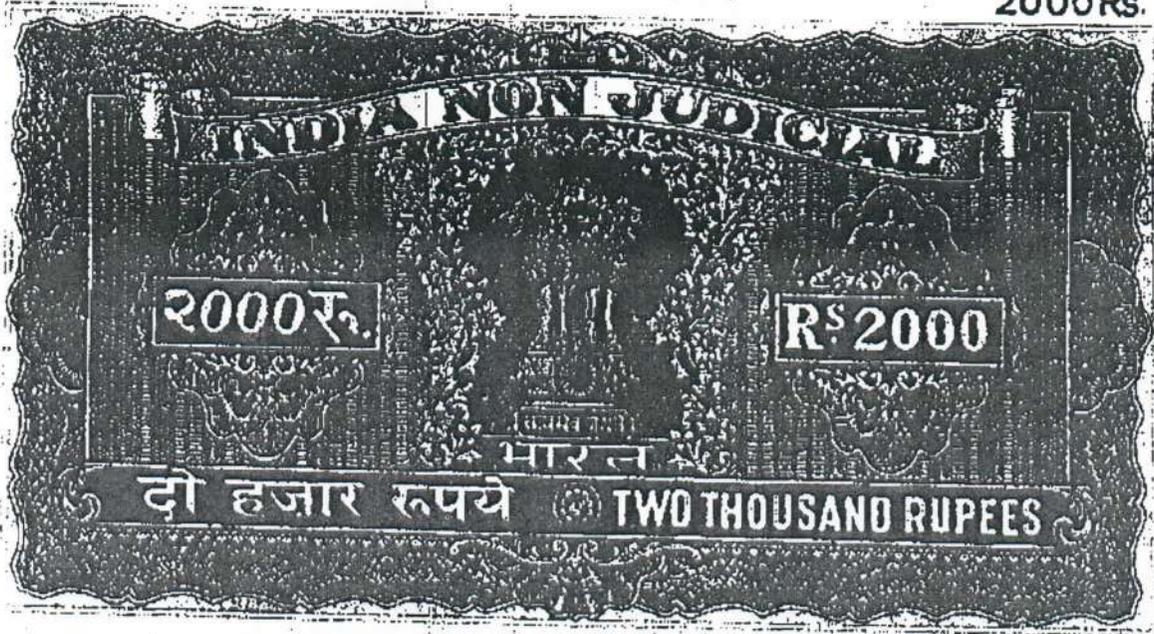
WHEREAS upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified a lease of the piece of land in the Industrial Area, Urla comprising of an area, measuring approximately 178045 sq.ft. (4.09 acres) there about situated in the village: Amra of Tehsil Raipur of Raipur District, more particularly described in the Schedule hereunder and for greater clearness delineated on the plan hereto annexed and thereon coloured red (hereinafter referred to as 'the said land') for a term of 99 years commencing from.....5.6....., 1990 and ending on...4.6... 2089 for the purpose of construction and establishing thereon a factory for the manufacturing of Pig Iron and purpose ancilliary thereto (hereinafter referred to as 'the said business').

[Signature]
 NATIONAL DIRECTOR,
 M.P. INDUSTRIES BOARD, V.K.A.S. NIGAM,
 RAIPURI LTD., RAIPUR, M.P.

FOR, GANPATI SPOKESMAN LTD.
 DIRECTOR

2000Rs.

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AND WHEREAS the lessee has agreed to take the lease on the said terms and conditions:-

NOW THEREFORE this deed witnesseth and it is hereby agreed and declared as follows:-

1. IN consideration of the premium and rent herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land to hold the same for the purpose(s) of establishing a factory for a period of 99 years (Ninety nine years) commencing from the date on which the possession of the said land is handed over to the lessee.

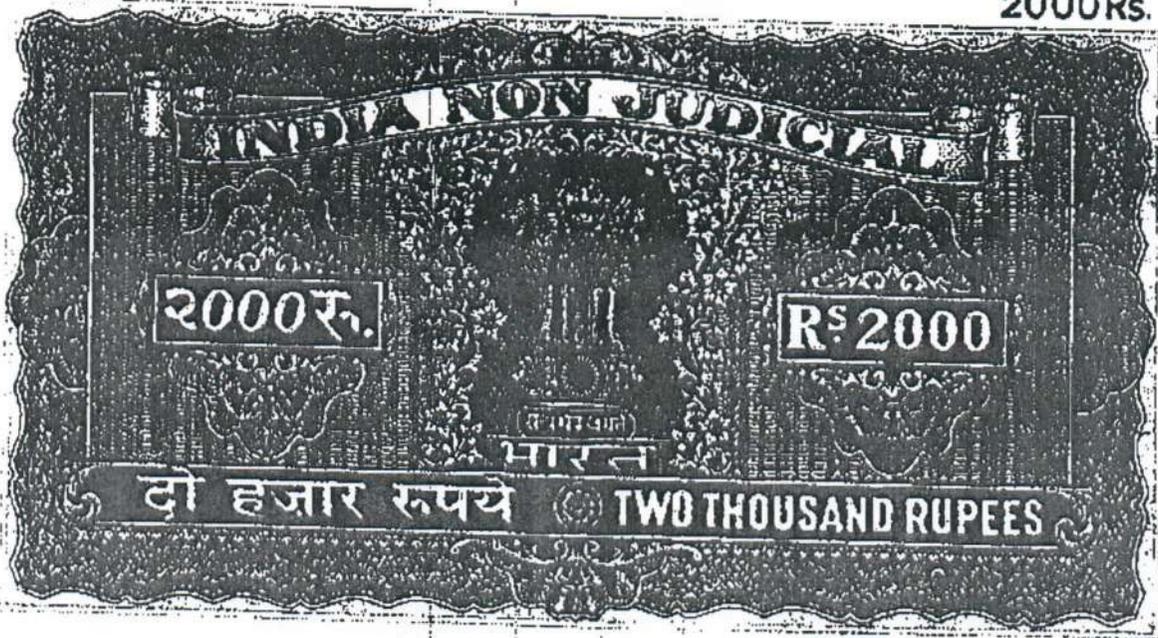
2. THE lessee has paid to the lessor for the said land, the amount of premium of Rs. 2,31,729/- (Rupees: Two lakhs thirty one thousand seven hundred twenty nine only) and has also paid the following amount:-

Kaf
 MANOJ K. DIRECTOR,
 M.P. AUDYOGIKA KARBANA V. SABHIGAM
 RAIPUR, LTD., RAIPUR, M.P.

FOR GANPATI S. SHARMA LTD.
 DIRECTOR

2000
 10/11/2000
 RAIPUR

2000Rs.



/4/

- (a) Annual advance of lease rent Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only);
- (b) Annual advance of development fund for maintenance of Industrial Area Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only);
- (c) Annual advance of Street Light charges of Rs. 982/- (Rupees: Nine hundred eighty two only);
- (d) Security deposit for lease rent of Rs. 17,882/- (Rupees: Seventeen thousand three hundred eighty two only).

THEREAFTER during the term of the lease, the lessee shall pay to the lessor the annual lease rent of Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only), Annual development fund for maintenance of Industrial Area Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only) and Annual

MANAGING DIRECTOR,
M.P. INDUSTRIAL DEVELOPMENT BOARD
(RAIPUR) LTD., RAIPUR, M.P.

FOR, CANPATI SINGHIRON LTD
DIRECTOR

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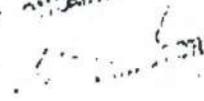
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Street light charges Rs. 982/- (Rupees: Nine hundred eighty two only) and such other sums as may be determined in accordance with clause '3' hereunder on or before the 10th day of April of each year in the office of the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Limited., Raipur or at such other place of places as the Managing Director may from time to time direct.

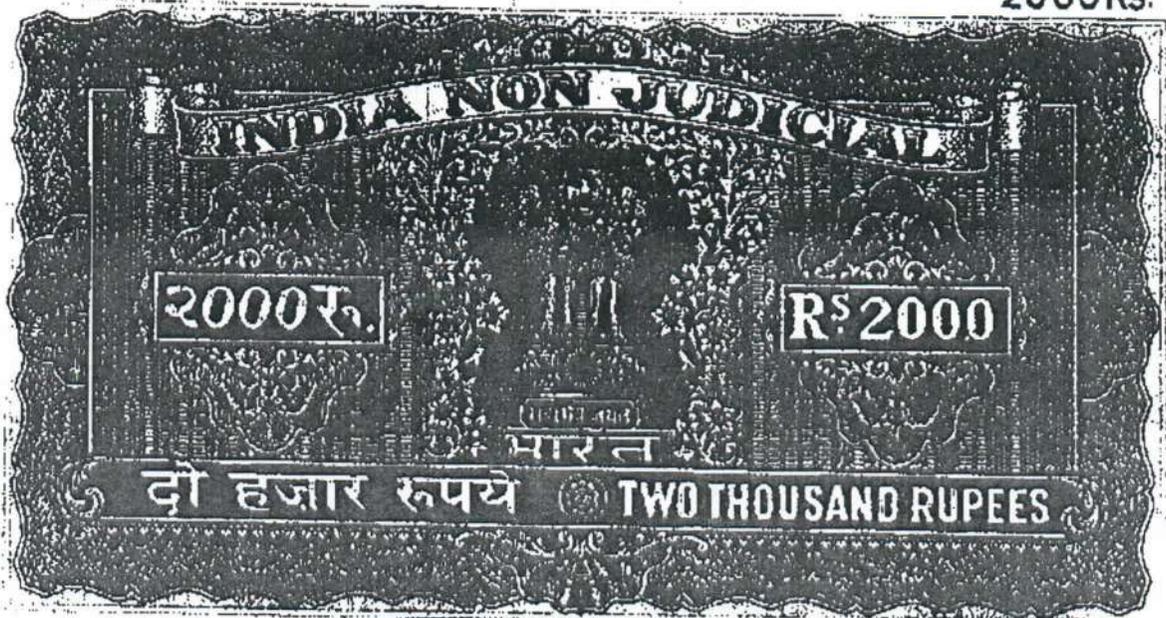
3. IF the yearly lease rent of the land, development fund for maintenance of Industrial Area, Street Light charges or any part thereof is not paid within one month after the prescribed date, the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur (hereinafter referred to as the 'Managing Director') shall charge interest @ 18% on outstanding amount till the date of payment.

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 MANAGING DIRECTOR,
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 RAIPUR, LTD., RAIPUR, M.P.

FOR CANCELLATION OF CHECKS LTD.


2000Rs.



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4(a) THE ground rent of Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only) per annum shall be liable to be increased on the expiry of 30 years from the date of execution of this deed and also at subsequent intervals of 30 years, provided that the increase on the occasion may not exceed one quarter of the rent fixed for the preceeding 30 years.

4(b) THE charges of development fund for maintenance of industrial area and street light charges are subject to revision at every 3 years and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.

5. THE lessee shall from time to time and at all times during the term of the lease pay and discharge except as aforesaid, all taxes, rates, assessments and

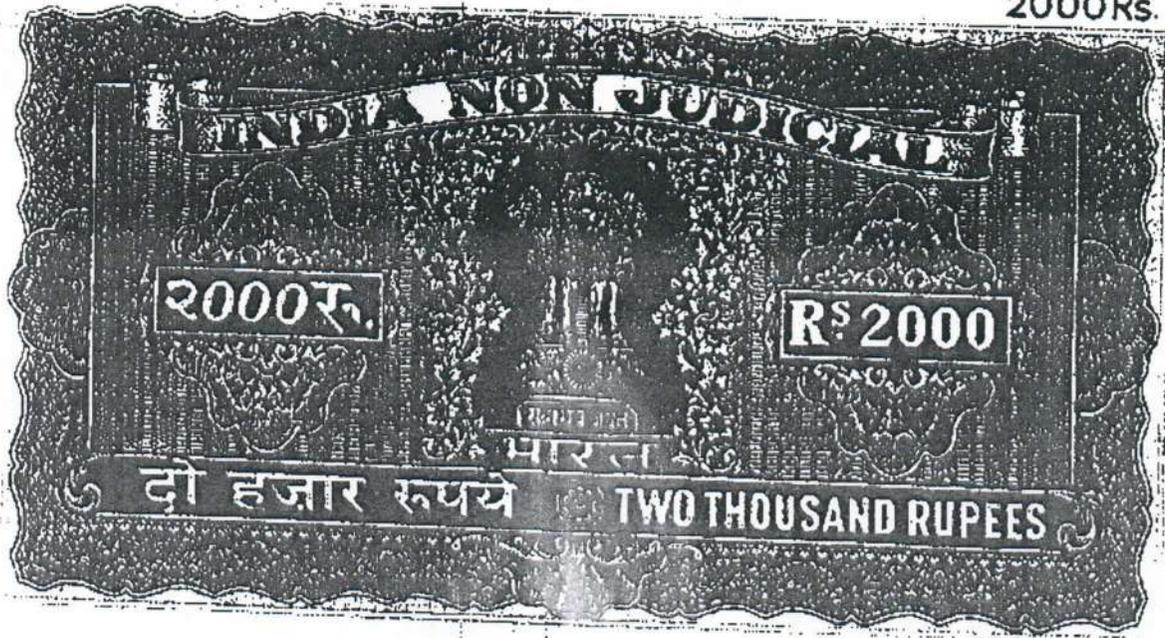

MANAGING DIRECTOR,
M.P. INDUSTRIES LTD. V.K.'S ROAD
BIRAPUR, LTD. BANGALORE, M.P.

FOR, GANPATI SPONGIRON LTD.
DIRECTOR

...7

2000Rs.

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other charges and outgoings which are or may at any time hereinafter during the said terms be assessed, charged or imposed upon the said land whether on the land lord or on tenant.

6(a) THE lessor may supply water to the lessee on the terms and conditions as may be fixed by the lessor. The water charges are subject to revision after every three years and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.

6(b) THE development works in the Industrial Area will be done by the lessor according to its programme of work and complete as early as possible depending on availability of funds but non execution or non compliance of any work shall not entitle the lessee to with-hold or raise objection to the payment of street light or maintenance charges or any other amount due and payable to the lessor.

[Handwritten Signature]
 MANAGER DIRECTOR
 H.P. AUDIT...
 PULAPUR...
 H.P.

FOR. COMPANY SECRETARY, LTD
 DIRECTOR

...8

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6(a) THE lessee agrees to take possession of the land leased out to him in the condition it exist on that date.

6(d) THE lessee hereby agrees that he will not sink well/tube well without the written permission of the lessor or any other officer authorised by him. The permission will be subject to such terms and conditions as the lessor may deem fit and it will be binding on lessee.

7(a) THE lessee hereby agree that he shall within a period of one year being the Small Scale Industry from the date of taking over possession of the land shall commence commercial production.

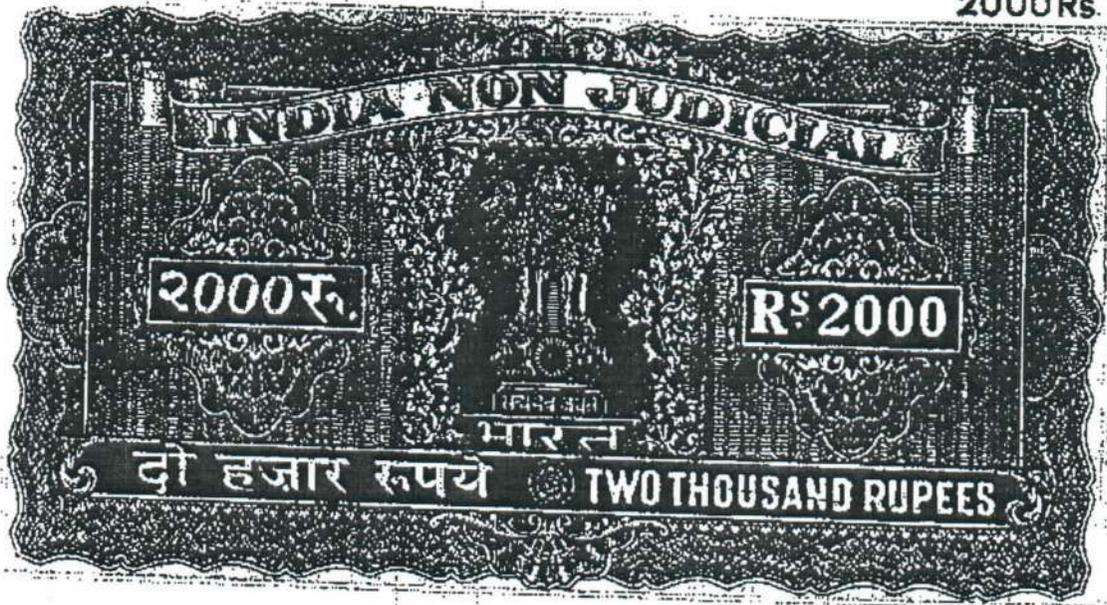
7(b) THE lessee hereby agrees that he shall utilise the complete land leased out to him hereunder for implementation of project or for its expansion within a period of

[Signature]
 M.P. ...
 ...

FOR ...
 ...

...9

2000Rs.



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/9/

3 years as a Small Scale Industry for the above said purpose, from the date of taking over possession of the land.

7(c) THE lessee further agrees that if he is unable to utilise the complete land leased out to him within the period prescribed under clause 7(b) the lessee will surrender the surplus land to the lessor or the lessor has the right of re-entry in that portion. (The lessee agrees to provide approach road for the surrendered land). The lessee also agrees that if he fails to surrender the surplus land he will pay fifteen times of the lease rent.

7(d) THE lessee hereby agrees that where the land is obtained for expansion also, he shall completely demarcate it and shall not start any work in such demarcated land till 1st phase of implementation of the project is completed.

KOP
 Notary Public
 M.P. ADRICHUNDRAN V.K.G. HIRAM
 RAIPUR, C.T.O., RAIPUR, M.P.

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8(a) THE lessee shall submit to the lessor or any other officer as may be directed by him in writing from time to time, the plans and specification for the said construction for approval of the competent authority and the construction shall be in accordance with the plans and specification as may be approved by the competent authority. In case of any amendment, addition, modification to the approved layout proposed, the approval of the same shall be necessary prior to undertaking such an addition, modification or amendment.

8(b) THE lessee agrees to obtain permission, whenever applicable from M.P. Pradushan Niwaran Mandal for water and Air Pollution before the unit is established and shall observe all the condition specified there on.

8(c) THE lessee also agrees that in case licence/permission is required under any statutory provision for manufacture of registered/licenced item/product, the

[Handwritten Signature]
 M.P. Pradushan Niwaran Mandal
 Bhopal, M.P., India

FOR CANPATI SPONGERON LTD-
 DIRECTOR

2000Rs.



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/11/

same will be obtained by him before establishing the industry. In case of failure to do so, on the part of lessee, the lessee absolves lessor from all liabilities that may arise on this account. The lessee after obtaining such permission/licence shall observe all the conditions laid therein or prescribed from time to time by the concerned authorities.

9. THE lessee shall use the said land for the purpose of said business of manufacturing and for construction of office, administrative building, godown and shall use the same or any other part thereof or permit it to be used for any other purpose without the previous permission in writing from the lessor.

10; THE lessee shall at his own expenses forthwith erect and at all times maintain, repair and keep in good

[Signature]
 MANAGING DIRECTOR,
 M.P. INDUSTRIES LTD. BILASPUR, M.P.

FOR: KANBATI SPONGERON LTD.

...12

DIRECTOR

2000Rs.

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condition all boundary marks and pillars alongwith the boundaries of the said land according to the demarcation shown in the plan hereto annexed.

11. THE lessee shall keep the said land buildings erected thereon in a condition fit for habitation and use and shall connect at his own expenses the effluent channel with the underground drainage system which may be laid by the State Government or the Local authority concerned.

12. THE lessee shall not sublet, assign or otherwise transfer the said land or any part thereof or any building structures of work constructed thereon for any purpose whatsoever, except as provided in rules 20 of the Madhya Pradesh Industries (Allotment of sheds, land and plots) Rules 1974 (hereinafter referred to as the said 'rules') without the previous sanction in writing of the lessor or any other officer authorised by him.

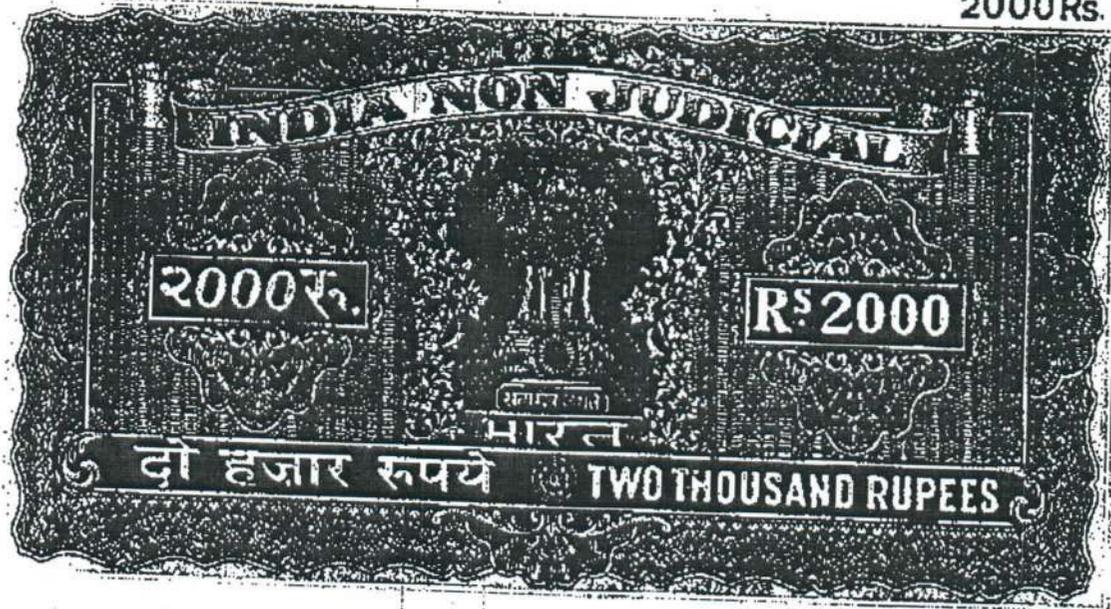
[Signature]
 MANAGING DIRECTOR,
 M.P. INDUSTRIES BOARD, V. KAS MORGAN
 BANGALORE, INDIA

FOR, CAMPAIGN PROMOTION LTD.

...13

...

2000Rs.



/13/

12(a). THE lessee agrees that in case where the industry is being run by him/them on the said land and the constitution of the firm/partnership/company has been changed without prior permission of the lessor in writing, the lessor may grant permission on his/their request by imposing a penalty of 10% of the premium.

12(b) THE lessee agrees that in case where the lessee has neither taken any effective steps nor the industry is established or running within the time period as mentioned in clause-7 and the constitution of the firm/partnership/company is changed without permission of the lessor, the lessor has right to cancel the allotment of land in such cases.

13. THE lessee shall not encroach upon the land adjoining to the said land and in the event of such encroachment he shall be deemed to be trespasser and liable to

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MANAGING DIRECTOR,
M.P. ADVOCATE GENERAL V.KAS NUSAM
PRAPUR 110, BHUPUR, M.P.



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be evicted therefrom. The lessor shall, be entitled to recover from the lessee expenses if any, incurred for eviction of the lessee.

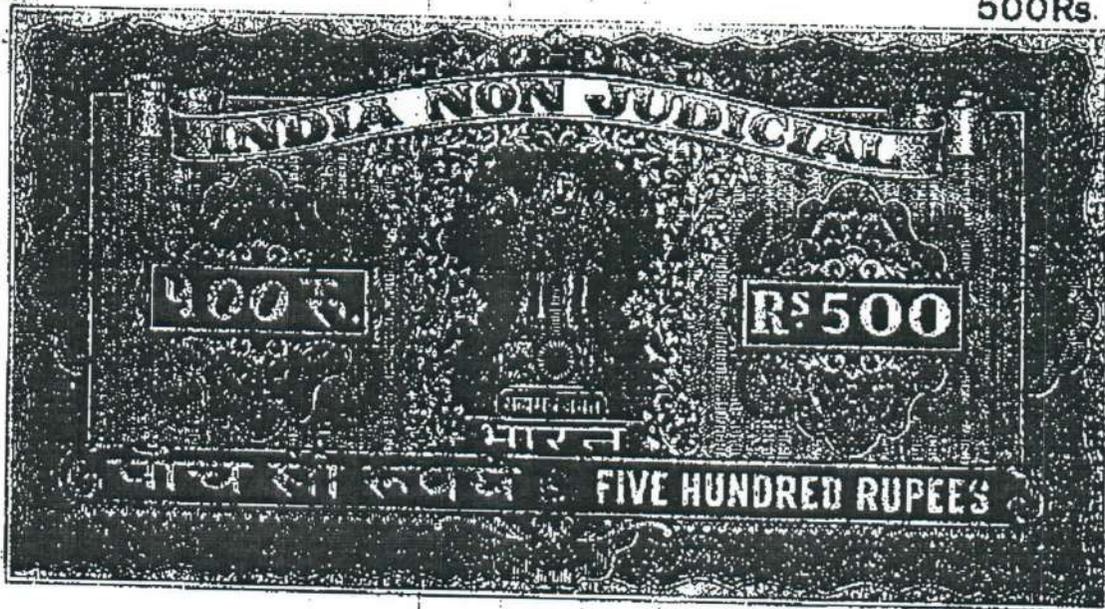
14. THE lessee shall not carry on any offensive trade or business on the said land premises, the decision of the allotting authority with regard to what is offensive trade or business shall be final and binding on the lessee.

14(a) THE lessee shall not change the constitution of the unit without the prior permission of the allotting authority in writing. If due to the change in the constitution of the unit, the share of the original allottee is reduced to less than 50% share than it will be deemed to be taken that unit has been transferred to some other hand and accordingly, the case of transfer shall be dealt by lessor.

[Signature]
 MANAGING DIRECTOR,
 M.P. AUDIOPHONE SOCIETY VIKAS NIAM
 (RAIPUR) LTD., RAIPUR, M.P.

FOR: VANPATI SPONGHIRON LTP.
 DIRECTOR

...15



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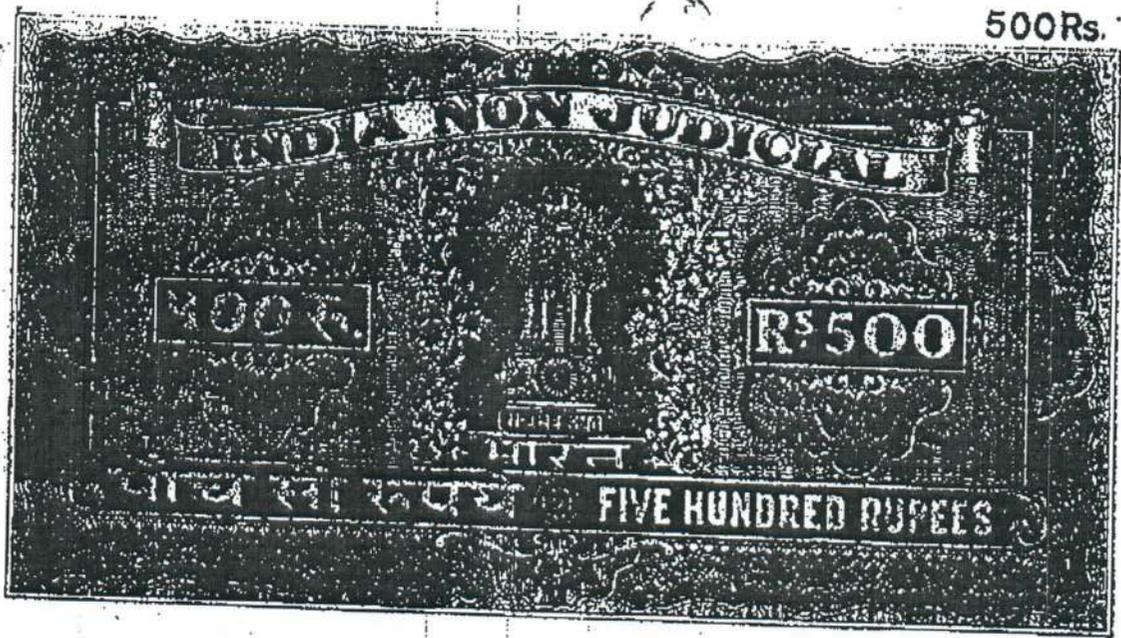
15. WHILE using the said land premises, if the lessee causes any harm or injury to the person he shall be liable to pay compensation or damages in the same manner as a tenant of land is generally liable to pay.

15(a) THE lessee shall plant atleast 50 trees per hectare of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expenses on this account. Failure to comply with this condition shall be deemed as a breach of conditions of allotment of the said land.

16. THE lessee shall acquire no proprietary right or claim whatsoever over the said land.

17. THE lessee shall provide regular employment to at least one person of the family of each 'Bhumiswami' whose land has been acquired for the purpose and who is an educated person.

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/16/

Company shall arrange to impart appropriate training for him/her and absorb him/her in a post commensurate with his/her qualifications. Where there is no such person in the family, employment as unskilled labour shall be given to one person of the family on a regular basis.

18. THE lessee shall comply with all acts, rules and regulations in force from time to time in respect of the working of GANPATI SPONGE IRON LTD.

19. THE lessee shall continuously run, during the period of lease, the factory for which the land is allotted. Closure of the factory for a continuous period exceeding 6 months without proper reason to the satisfaction of the allotting authority shall be considered as a breach of the conditions.

20. THE lessee shall during the said term keep the said land in a reasonable good condition.

[Signature]
 MANAGING DIRECTOR,
 M.P. RAYONIK PRADESHI VIKAS NIDAM,
 BILASPUR, INDIA.

FOR, GANPATI SPONGE IRON LTD.
[Signature]
 DIRECTOR

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21. THE lessor hereby covenant with the lessee that the lessee paying the charges as mentioned in clause 2 hereby reserved and observing and performing the covenants and conditions herein contained and on his part to be observed and performed, shall peacefully and quietly possess and enjoy the said land during the term of this lease without any interruption or disturbance of the lessor or any person lawfully claiming under him.

22. IN the event of any dispute regarding lessor's title to the land leased out hereunder and/or in the event of such title being found defective the lessor undertakes to acquire the land and bear the cost of acquisition.

23. IF the rent, maintenance charges and street light charges hereby reserved or any part thereof shall at any time be in arrears and unpaid for 6 calendar months next after the date when the same shall have become due, whether the same shall have been lawfully demanded or not or if the lessee becomes insolvent and or goes into liquidation, voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non observance by the lessee of any of the conditions and covenants there in contained and the lessee fails to remedy the breach within 60 days of the notice in writing given by the lessor or becomes insolvent or enters into

K. G. P.
 MANAGING DIRECTOR,
 M.P. AGRI. & RURAL DEV. CORP. VIKAS NIGAM
 BHOPAL, M.P.

[Signature]
 FOR, SAHAYAN INVESTMENTS LTD.

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an agreement with his creditors for composition of the industry this lease will be deemed to have been terminated and the lessor may not withstanding the waiver of any previous cause or right of re-entry and without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the lease enter upon the said land and repossess the same as if this demise had not been made.

24. ON the expiry of the lease period or termination of the lease due to the breach of the conditions of the lease deed, the lessor will have the right or re-entry over the land. On such re-entry, the lessor may pay to the lessee 50% of premium paid by the lessee at the time the land was leased out to the lessee or the market value, whichever is less. The lessor may also pay to the lessee the cost actually incurred by the lessee on the constructions standing on the land less their depreciated value as determined by the Chief Engineer, Public Works Department (B&R) or the market value on the date of re-entry as estimated by the Chief Engineer, Public Works Department (B&R) which ever is less, in case the lessor decides to take possession of the construction also. In case the lessor does not propose to take over the construction, the lessee shall be bound to remove them within the period fixed by the lessor if the constructions are not removed within the period fixed, the

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[Handwritten signature]
M. P. ...
M. P. ...

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constructions shall lapse to the lessor and no compensation on their account will be payable to the lessee by the lessor.

25. THE lessor may at his discretion, if the lessee shall have duly paid the rent maintenance charges and Street light charges hereby reserved and observed and performed the conditions herein contained at the request and cost of lessee, renew the lease for a further period of 30 years.

PROVIDED that rent may be enhanced for the grant of ~~ten~~ 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 necessary for the lessor.

26. THE lessee may surrender the leased area in part or whole by giving to the lessor 3 calendar month's notice in writing of his intention, surrender of land will be accepted only if surrendered area has access to road.

27. ALL costs and expenses incurred or which be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee, subject to such relaxations as may be approached by the lessor in this behalf.

[Signature]
ASSISTANT DIRECTOR
M.P. AGENCIES BOARD
BILASPUR M.P.

FOR GANPATI SPONSORSHIP LTD.
[Signature]
DIRECTOR

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28. IT IS FURTHER declared that the lessee has already deposited a sum of Rs. 17,382/- (Rupees: Seventeen thousand three hundred eighty two only) as security for the due payment of the rent and observance and performance by him of the several conditions herein contained.

29. UPON breach of non-observance by lessee of any of the terms and conditions herein contained it shall be lawful, for the lessor to forfeit the security deposit referred to in clause '28' above without prejudice to any other right or remedy of the lessor in that behalf and to resume the possession of the land.

30. THE security deposit unless forfeited as aforesaid and after deduction of all such sums as may be due to and recoverable by the lessor under these presents, shall be returned to the lessee after determination of the lease by efflux of time or otherwise.

31. NOTHING herein contained shall be construed as giving the lessee any right or interest in the land and if put in possession of the premises before the execution of the lease deed, he shall be deemed to be a licence only.

32. IN the event of any dispute arising between the parties in respect of the deed or an any matter whatsoever connected, therewith, except in respect of the matters on which decision of the Managing Director is declared hereunder as final and binding on the lessee, the same shall

[Handwritten Signature]
MANAGING DIRECTOR
M.P. AND THE M.P. STATE INDIAN
AIRPORTS CORPORATION

FOR, GANPATI SINGH/GENCO LTD
[Handwritten Signature]
DIRECTOR

..21

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be referred to the arbitration of Chairman, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur, whose decision thereon shall be final and binding on the parties.

33. ANY notice required to be made or give to the lessee hereunder shall be deemed to have been duly served on him if sent by the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur on any other officer authorized by him in this behalf, through post by registered letter addressed to the lessee at premises of the said business or at registered office of the firm, failing above if it is affixed at the entrance of the said premises in the presence of two witnesses.

34. THE Managing Director or any other officer whom the power of allotment a have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

35. All sums recoverable under this deed may be recovered as arrears of land revenue.

SCHEDULE

Name of Village	: Achholi (P.C. No. 100)
Name of Tehsil	: Raipur
Name of District	: Raipur
Name of Industrial Area	: Urho

MANAGING DIRECTOR,
M.P. AUDYOGIK KENDRA VIKAS NIGAM
Raipur

[Signature]

FOR CERTIFICATION

[Signature]

183

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Plot No.

: 136, 139, 141, ~~137, 138, 139(part)~~
138, 140, 142, 144, 146, ~~147, 148(part)~~
101, 100, 99, 98, ~~97, 95(part)~~

Size of plot

: 450' + 245' x 500' + 456'

Khasra No.

: Part No. 344 / 2 - 343, 344, 345

SURROUNDED BY:

On North
On South
On East
On West

: Plot No. 144, 150 & 95(part)
: M/s. Raghavveer Ferro Alloys.
: Private land.
: 60' wide road.

Above details shown in the annexed plan.

IN witnesseth whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

WITNESSES:

1. Signature [Signature]
Name P. SPANDE
General Manager,
M.P. Audyogik Kendra Vikas Nigam (R) Ltd.
Address. RAIPUR (M. P.)

[Signature]
MANAGING DIRECTOR,
M.P. AUDYOGIK KENDRA VIKAS NIGAM
RAIPUR, M.P.
Signature of the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur on behalf of the Governor of Madhya Pradesh.

2. Signature [Signature]
Name LALIT KUMAR SINGHANIA
Gopinathulal Singhania,
Address. 199, A. Samata Colony
Raipur.

Date:

1. Signature
Name
Address.

[Signature]
Signature on behalf of
GANPATI SPONGE IRON LTD.
Date:

2. Signature [Signature]
Name Prakash Thakur
510, Chauhan Bhawan Thakur
Address. 66, Samata Colony
RAIPUR

2000Rs.



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LEASE DEED FOR LAND IN INDUSTRIAL AREA


 GANPATI SPONGE IRON LTD.
 DIRECTOR

THIS DEED is made this ^{5th} day of June, 1990
 between the Governor of Madhya Pradesh acting through
 the Managing Director, M.P. Audyogik Kendra Vikas Nigam
 (Raipur) Ltd., Raipur (hereinafter called the 'LESSOR'
 which expression shall where the context so admits
 include his successors in office of the one part and
 GANPATI SPONGE IRON LTD. through Director Shri Girish
 R. Agrawal S/o Shri & Raghuveer P. Agrawal, resident of
 J-5, Anupam Nagar, Raipur (M.P.) registered as Indian
 Companies Act, and also registered as Small Scale
 Industry with District Industries Centre, Raipur (M.P.)
 and having its office at J-5, Anupam Nagar, Raipur
 (hereinafter called the 'LESSEE') which expression
 shall, where context so admits, include his successor
 and permitted assigns of the other part.

....2


 MANAGING DIRECTOR,
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 (RAIPUR) LTD., RAIPUR, M.P.

FOR, GANPATI SPONGE IRON LTD

 DIRECTOR

2000Rs.

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/2/

WHEREAS upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified a lease of the piece of land in the Industrial Area, Urla comprising of an area, measuring approximately 178045 sq.ft. (4.09 acres) there about situated in the village: Annada of Tehsil Raipur of Raipur District, more particularly described in the Schedule hereunder and for greater clearness delineated on the plan hereto annexed and thereon coloured red (hereinafter referred to as 'the said land') for a term of 99 years commencing from.....5-6....., 1990 and ending on...4-6... 2089 for the purpose of construction and establishing thereon a factory for the manufacturing of Pig Iron and purpose ancilliary thereto (hereinafter referred to as 'the said business').

[Signature]
 MANAGING DIRECTOR,
 M.P. RADIATOR REPAIRS, VIKAS NIGAM
 RAIPURI LTD., RAIPUR, M.P.

FOR, GANPATI SPOKESHON LTD.
[Signature]
 DIRECTOR

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AND WHEREAS the lessee has agreed to take the lease on the said terms and conditions:-

NOW THEREFORE this deed witnesseth and it is hereby agreed and declared as follows:-

1. IN consideration of the premium and rent herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land to hold the same for the purpose(s) of establishing a factory for a period of 99 years (Ninety nine years) commencing from the date on which the possession of the said land is handed over to the lessee.
2. THE lessee has paid to the lessor for the said land, the amount of premium of Rs. 2,31,729/- (Rupees: Two lakhs thirty one thousand seven hundred twenty nine only) and has also paid the following amount:-

KGF
 MANAGING DIRECTOR,
 M.P. AUDYOG KARBAN V.K.S NIGAM
 P. BHAIPOUR, LTD., BHAIPOUR, M.P.

FOR, GANPATI B. SHARMA LTD.
 DIRECTOR

2000
 13/11/2000
 136



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- (a) Annual advance of lease rent Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only);
- (b) Annual advance of development fund for maintenance of Industrial Area Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only);
- (c) Annual advance of Street Light charges of Rs. 982/- (Rupees: Nine hundred eighty two only);
- (d) Security deposit for lease rent of Rs. 17,382/- (Rupees: Seventeen thousand three hundred eighty two only).

THEREAFTER during the term of the lease, the lessee shall pay to the lessor the annual lease rent of Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only), Annual development fund for maintenance of Industrial Area Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only) and Annual

MANAGING DIRECTOR,
M.P. INDUSTRIAL DEVELOPMENT BOARD
(RAIPUR) LTD., RAIPUR, M.P.

FOR, GANPATI S. JONGHIRON LTD
DIRECTOR

...5

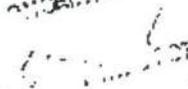


/5/

Street light charges Rs. 982/- (Rupees: Nine hundred eighty two only) and such other sums as may be determined in accordance with clause '3' hereunder on or before the 10th day of April of each year in the office of the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Limited., Raipur or at such other place of places as the Managing Director may from time to time direct.

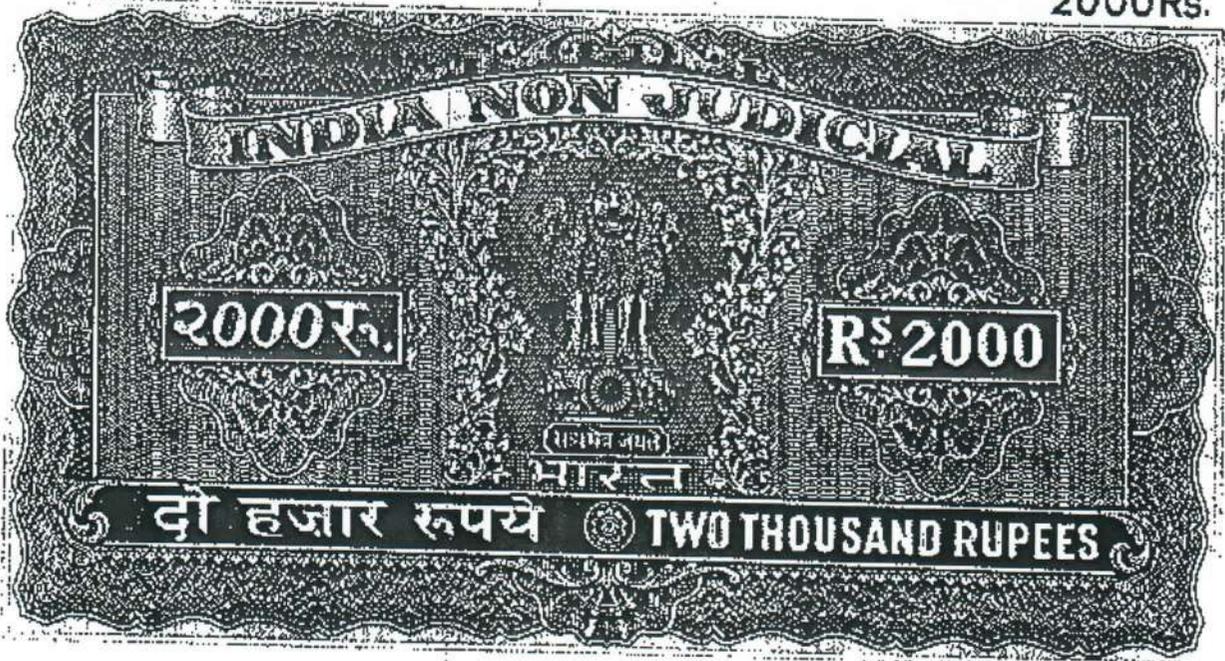
3. IF the yearly lease rent of the land, development fund for maintenance of Industrial Area, Street light charges or any part thereof is not paid within one month after the prescribed date, the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur (hereinafter referred to as the 'Managing Director') shall charge interest @ 18% on outstanding amount till the date of payment.


 MANAGING DIRECTOR,
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 RAIPUR LTD., RAIPUR, M.P.

FOR COMPANY SECRETARY LTD.


...6

2000Rs.

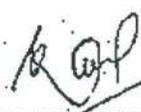


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4(a) THE ground rent of Rs. 5,794/- (Rupees: Five thousand seven hundred ninety four only) per annum shall be liable to be increased on the expiry of 30 years from the date of execution of this deed and also at subsequent intervals of 30 years, provided that the increase on the occasion may not exceed one quarter of the rent fixed for the preceeding 30 years.

4(b) THE charges of development fund for maintenance of industrial area and street light charges are subject to revision at every 3 years and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.

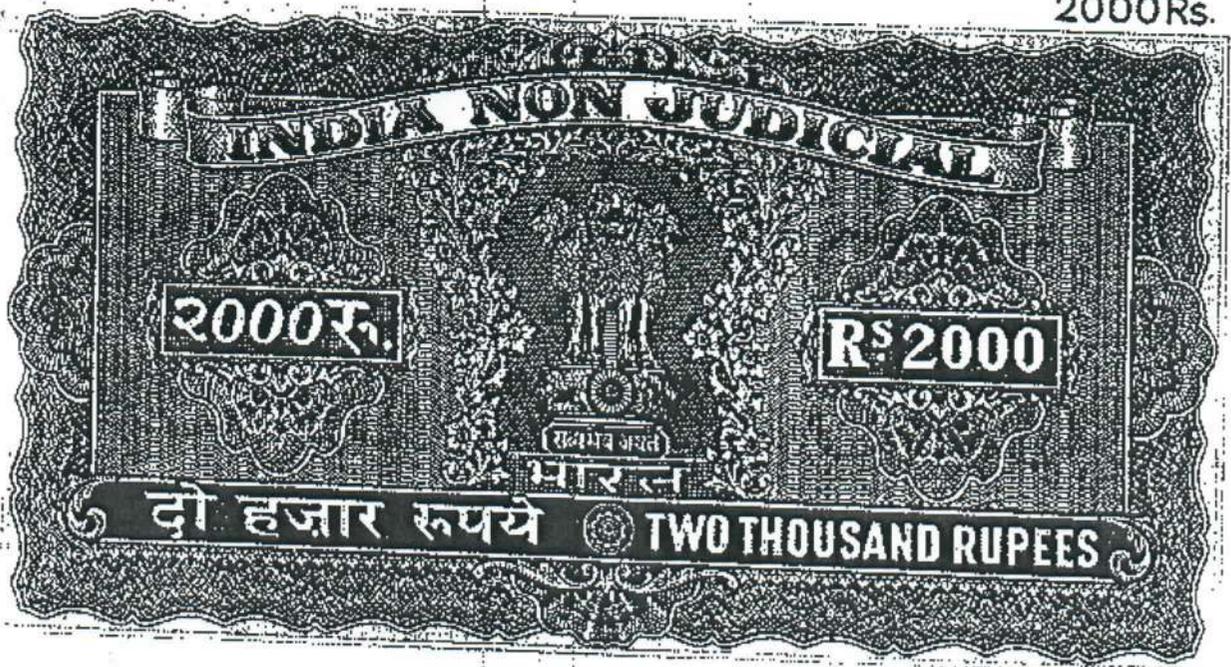
5. THE lessee shall from time to time and at all times during the term of the lease pay and discharge except as aforesaid, all taxes, rates, assessments and


MANAGING DIRECTOR,
M.P. INDUSTRIAL DEVELOPMENT BOARD
PILA-PURU LTD. BANGALORE M.P.

FOR, GANPATI SPONGIRONI LTD.
DIRECTOR

...7

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other charges and outgoings which are or may at any time hereinafter during the said terms be assessed, charged or imposed upon the said land whether on the land lord or on tenant.

6(a) THE lessor may supply water to the lessee on the terms and conditions as may be fixed by the lessor. The water charges are subject to revision after every three years and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.

6(b) THE development works in the Industrial Area will be done by the lessor according to its programme of work and complete as early as possible depending on availability of funds but non execution or non compliance of any work shall not entitle the lessee to withhold or raise objection to the payment of street light or maintenance charges or any other amount due and payable to the lessor.

[Signature]
 MANAGER DIRECTOR
 M. S. AUDIT & ESTIMATION NIGAM
 PULAPURU, T. S. NAGAR, M.P.

FOR, CARPENTERS UNION LTD
 DIRECTOR

...8



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6(c) THE lessee agrees to take possession of the land leased out to him in the condition it exist on that date.

6(d) THE lessee hereby agrees that he will not sink well/tube well without the written permission of the lessor or any other officer authorised by him. The permission will be subject to such terms and conditions as the lessor may deem fit and it will be binding on lessee.

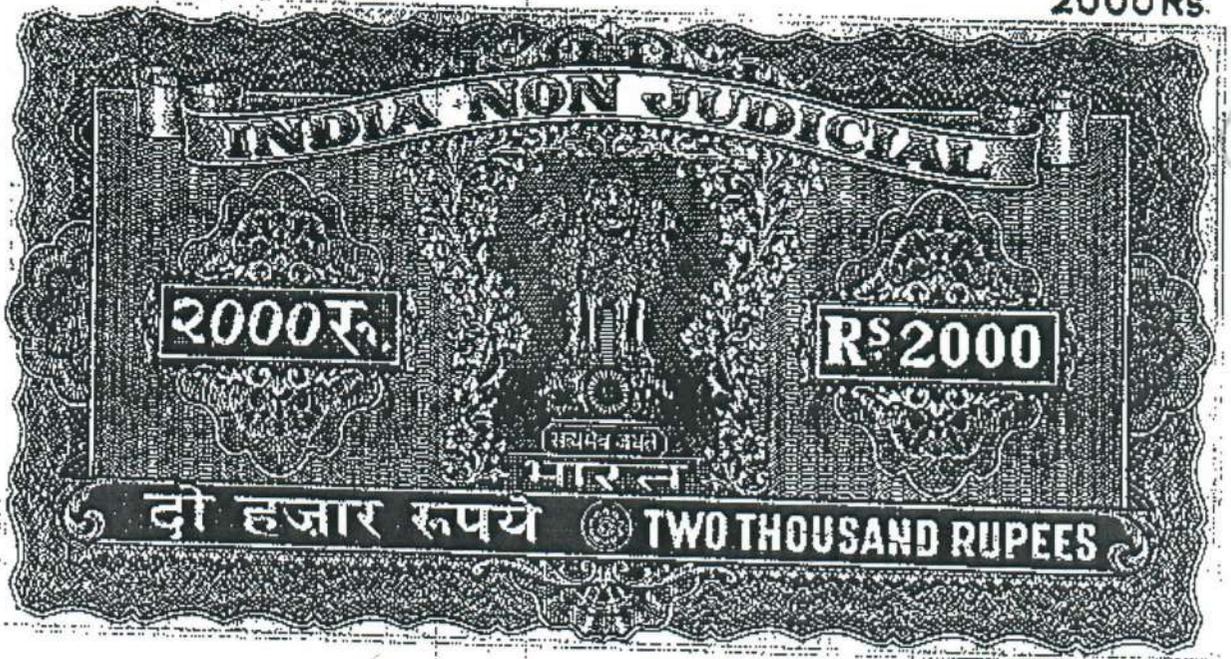
7(a) THE lessee hereby agrees that he shall within a period of one year being the Small Scale Industry from the date of taking over possession of the land shall commence commercial production.

7(b) THE lessee hereby agrees that he shall utilise the complete land leased out to him hereunder for implementation of project or for its expansion within a period of

[Signature]
 MEMBER SECRETARY
 M.P. AGRICULTURE & RURAL DEVELOPMENT
 Bhopal, M.P.

...9
 ...9
 ...9

2000Rs.



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3 years as a Small Scale Industry for the above said purpose, from the date of taking over possession of the land,

7(c) THE lessee further agrees that if he is unable to utilise the complete land leased out to him within the period prescribed under clause 7(b) the lessee will surrender the surplus land to the lessor or the lessor has the right of re-entry in that portion. (The lessee agrees to provide approach road for the surrendered land). The lessee also agrees that if he fails to surrender the surplus land he will pay fifteen times of the lease rent.

7(d) THE lessee hereby agrees that where the land is obtained for expansion also, he shall completely demarcate it and shall not start any work in such demarcated land till 1st phase of implementation of the project is completed.

K. S. P.
 RECORDING SECTION,
 M.P. AGRICULTURE DEPARTMENT, U.K.A.S. HIRAM,
 BIRAIPOUR, LTD., BIRAIPOUR, M.P.

[Handwritten signature]
 ...10



/10/

8(a) THE lessee shall submit to the lessor or any other officer as may be directed by him in writing from time to time, the plans and specification for the said construction for approval of the competent authority and the construction shall be in accordance with the plans and specification as may be approved by the competent authority. In case of any amendment, addition, modification to the approved layout proposed, the approval of the same shall be necessary prior to undertaking such an addition, modification or amendment.

8(b) THE lessee agrees to obtain permission, whenever applicable from M.P. Pradushan Niwaran Mandal for water and Air Pollution before the unit is established and shall observe all the condition specified there on.

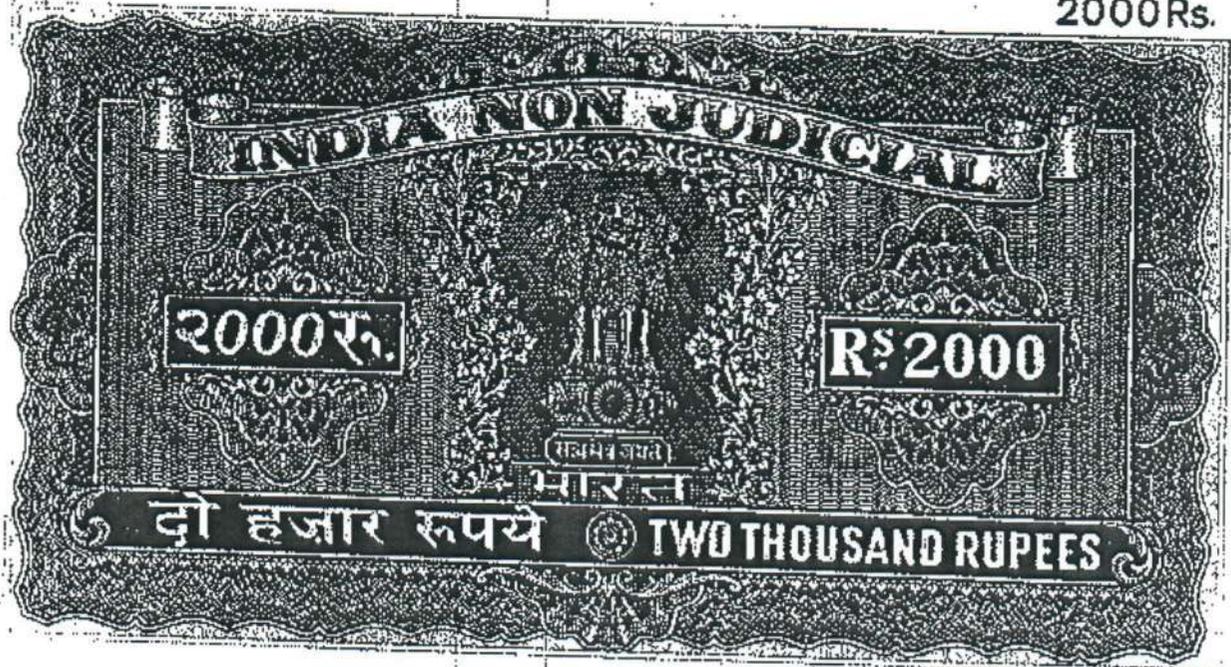
8(c) THE lessee also agrees that in case licence/permission is required under any statutory provision for manufacture of registered/licenced item/product, the

M.P. Pradushan Niwaran Mandal
Bhopal

FOR, CANPATI SPONGEROM LTD.

DIRECTOR

...11



/11/

same will be obtained by him before establishing the industry. In case of failure to do so, on the part of lessee, the lessee absolves lessor from all liabilities that may arise on this account. The lessee after obtaining such permission/licence shall observe all the conditions laid therein or prescribed from time to time by the concerned authorities.

9. THE lessee shall use the said land for the purpose of said business of manufacturing and for construction of office, administrative building, godown and shall use the same or any other part thereof or permit it to be used for any other purpose without the previous permission in writing from the lessor.

10. THE lessee shall at his own expenses forthwith erect and at all times maintain, repair and keep in good

K. P.
MANAGING DIRECTOR,
M.P. AUDI & CO. PAPER & INK MFG. CO.
BANGALORE, M.P.

FOR EMERATI SPONCHRON LTD.

DIRECTOR

...12

2000Rs.



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condition all boundary marks and pillars alongwith the boundaries of the said land according to the demarcation shown in the plan hereto annexed.

11. THE lessee shall keep the said land buildings erected thereon in a condition fit for habitation and use and shall connect at his own expenses the effluent channel with the underground drainage system which may be laid by the State Government or the Local authority concerned.

12. THE lessee shall not sublet, assign or otherwise transfer the said land or any part thereof or any building structures of work constructed thereon for any purpose whatsoever, except as provided in rules 20 of the Madhya Pradesh Industries (Allotment of sheds, land and plots) Rules 1974 (hereinafter referred to as the said 'rules') without the previous sanction in writing of the lessor or any other officer authorised by him.


MANAGING DIRECTOR,
M.P. INDUSTRIES CORPORATION LTD.,
BHOJIPUR, BHOJIPUR, M.P.

FOR, CAMPAIGN ORGANIZATION LTDs

...13

DIRECTOR



/13/

12(a). THE lessee agrees that in case where the industry is being run by him/them on the said land and the constitution of the firm/partnership/company has been changed without prior permission of the lessor in writing, the lessor may grant permission on his/their request by imposing a penalty of 10% of the premium.

12(b) THE lessee agrees that in case where the lessee has neither taken any effective steps nor the industry is established or running within the time period as mentioned in clause-7 and the constitution of the firm/partnership/company is changed without permission of the lessor, the lessor has right to cancel the allotment of land in such cases.

13. THE lessee shall not encroach upon the land adjoining to the said land and in the event of such encroachment he shall be deemed to be trespasser and liable to

...14

[Handwritten Signature]
 MANAGER DIRECTOR,
 M.P. AGRICULTURE & RURAL DEVELOPMENT NIGAM,
 PRATAP NAGAR, RAIPUR, M.P.

500Rs.



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/14/

be evicted therefrom. The lessor shall, be entitled to recover from the lessee expenses if any, incurred for eviction of the lessee.

14. THE lessee shall not carry on any offensive trade or business on the said land premises, the decision of the allotting authority with regard to what is offensive trade or business shall be final and binding on the lessee.

14(a) THE lessee shall not change the constitution of the unit without the prior permission of the allotting authority in writing. If due to the change in the constitution of the unit, the share of the original allottee is reduced to less than 50% share than it will be deemed to be taken that unit has been transferred to some other hand and accordingly, the case of transfer shall be dealt by lessor.

...15

[Signature]
 MANAGING DIRECTOR,
 M.P. AUDIOLIC RESEARCH VIKAS NIDAM
 BHOPAL 470, BHOPAL M.P.

FOR, VANPATI SPONGIRON LTD.
 DIRECTOR



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15. WHILE using the said land premises, if the lessee causes any harm or injury to the person he shall be liable to pay compensation or damages in the same manner as a tenant of land is generally liable to pay.

15(a) THE lessee shall plant atleast 50 trees per hectare of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expenses on this account. Failure to comply with this condition shall be deemed as a breach of conditions of allotment of the said land.

16. THE lessee shall acquire no proprietary right or claim whatsoever over the said land.

17. THE lessee shall provide regular employment to at least one person of the family of each 'Bhumiswami' whose land has been acquired for the purpose. If there is an educated person in the family, the lessee shall provide regular employment to such person.



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company shall arrange to impart appropriate training for him/her and absorb him/her in a post commensurate with his/her qualifications. Where there is no such person in the family, employment as unskilled labour shall be given to one person of the family on a regular basis.

18. THE lessee shall comply with all acts, rules and regulations in force from time to time in respect of the working of GANPATI SPONGE IRON LTD.

19. THE lessee shall continuously run, during the period of lease, the factory for which the land is allotted. Closure of the factory for a continuous period exceeding 6 months without proper reason to the satisfaction of the allotting authority shall be considered as a breach of the conditions.

20. THE lessee shall during the said term keep the said land in a reasonable good condition.

[Signature]
MANAGING DIRECTOR,
M.P. PUNJAB FERTILISER VIKAS NIDAM
PUNJAB, INDIA

FOR GANPATI SPONGE IRON LTD.

[Signature]
DIRECTOR

..17

21. THE lessor hereby covenant with the lessee that the lessee paying the charges as mentioned in clause 2 hereby reserved and observing and performing the covenants and conditions herein contained and on his part to be observed and performed, shall peacefully and quietly possess and enjoy the said land during the term of this lease without any interruption or disturbance of the lessor or any person lawfully claiming under him.

22. IN the event of any dispute regarding lessor's title to the land leased out hereunder and/or in the event of such title being found defective the lessor undertakes to acquire the land and bear the cost of acquisition.

23. IF the rent, maintenance charges and street light charges hereby reserved or any part thereof shall at any time be in arrears and unpaid for 6 calendar months next after the date when the same shall have become due, whether the same shall have been lawfully demanded or not or if the lessee becomes insolvent and or goes into liquidation, voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non observance by the lessee of any of the conditions and covenants there in contained and the lessee fails to remedy the breach within 60 days of the notice in writing given by the lessor or becomes insolvent or enters into

...18

K. P. FOR, *Ganpati Agency Ltd.*
 MANAGING DIRECTOR,
 M.P. AGENCY, *INDRA V.K.S. NIGAM*
 RAIPUR, *INDRA V.K.S. NIGAM*

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an agreement with his creditors for composition of the industry this lease will be deemed to have been terminated and the lessor may not withstanding the waiver of any previous cause or right of re-entry and without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the lease enter upon the said land and repossess the same as if this demise had not been made.

24. ON the expiry of the lease period or termination of the lease due to the breach of the conditions of the lease deed, the lessor will have the right or re-entry over the land. On such re-entry, the lessor may pay to the lessee 50% of premium paid by the lessee at the time the land was leased out to the lessee or the market value, whichever is less. The lessor may also pay to the lessee the cost actually incurred by the lessee on the constructions standing on the land less their depreciated value as determined by the Chief Engineer, Public Works Department (B&R) or the market value on the date of re-entry as estimated by the Chief Engineer, Public Works Department (B&R) which ever is less, in case the lessor decides to take possession of the construction also. In case the lessor does not propose to take over the construction, the lessee shall be bound to remove them within the period fixed by the lessor if the constructions are not removed within the period fixed, the

..19

[Handwritten Signature]
M. P. ...
M. P. ...
M. P. ...

[Handwritten Signature]

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constructions shall lapse to the lessor and no compensation on their account will be payable to the lessee by the lessor.

25. THE lessor may at his discretion, if the lessee shall have duly paid the rent maintenance charges and Street light charges hereby reserved and observed and performed the conditions herein contained at the request and cost of lessee, renew the lease for a further period of 30 years.

PROVIDED that rent may be enhanced for the grant of ~~XXXXX~~ 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 necessary for the lessor.

26. THE lessee may surrender the leased area in part or whole by giving to the lessor 3 calander month's notice in writing of his intention, surrender of land will be accepted only if surrendered area has access to road.

27. ALL costs and expenses incurred or which be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee, subject to such relaxations as may be approached by the lessor in this behalf.

[Signature]
M.P. AND THE KARNATAKA VIKAS NIGAM
BANGALORE CANT. BANGALORE M.P.

FOR, GANPATI SPONSORSHIP LTD.
[Signature]
DIRECTOR

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28. IT IS FURTHER declared that the lessee has already deposited a sum of Rs. 17,382/- (Rupees: Seventeen thousand three hundred eighty two only) as security for the due payment of the rent and observance and performance by him of the several conditions herein contained.

29. UPON breach of non-observance by lessee of any of the terms and conditions herein contained it shall be lawful, for the lessor to forfeit the security deposit referred to in clause '28' above without prejudice to any other right or remedy of the lessor in that behalf and to resume the possession of the land.

30. THE security deposit unless forfeited as aforesaid and after deduction of all such sums as may be due to and recoverable by the lessor under these presents, shall be returned to the lessee after determination of the lease by efflux of time or otherwise.

31. NOTHING herein contained shall be construed as giving the lessee any right or interest in the land and if put in possession of the premises before the execution of the lease deed, he shall be deemed to be a licence only.

32. IN the event of any dispute arising between the parties in respect of the deed or an any matter whatsoever connected, therewith, except in respect of the matters on which decision of the Managing Director is declared hereunder as final and binding on the lessee, the same shall

[Handwritten Signature]
MANAGING DIRECTOR
M.P. JEE...
...M.P.

FOR, GANPATI ENTERPRISES LTD
[Handwritten Signature]
DIRECTOR

be referred to the arbitration of Chairman, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur, whose decision thereon shall be final and binding on the parties.

33. ANY notice required to be made or give to the lessee hereunder shall be deemed to have been duly served on him if sent by the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur on any other officer authorised by him in this behalf, through post by registered letter addressed to the lessee at premises of the said business or at registered office of the firm, failing above if it is affixed at the entrance of the said premises in the presence of two witnesses.

34. THE Managing Director or any other officer whom the power of allotment a have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

35. ALL sums recoverable under this deed may be recovered as arrears of land revenue.

SCHEDULE

Name of Village	: Anholi C.P.C. No. 100
Name of Tehsil	: Raipur
Name of District	: Raipur
Name of Industrial Area	: urho

[Signature]
 MANAGING DIRECTOR,
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 Raipur, M.P.

FOR...
[Signature]

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Plot No. : 136, 139, 141, ~~137, 143, 144(part)~~
138, 140, 142, 144, 146, ~~148, 150(part)~~
101, 100, 99, 98, ~~97, 95(part)~~

Size of plot : 450' + 295' x 500' + 456'

Khasra No. : Part No. 341 / 2, 343, 344, 345

SURROUNDED BY:

- On North : Plot No. 144, 150 & 95(part)
- On South : M/s. Raghuvver Ferro Alloys.
- On East : Private land.
- On West : 60' wide road.

Above details shown in the annexed plan.

IN witnesseth whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

WITNESSES:

1. Signature [Signature]
 Name P. PANDE
 General Manager,
 M.P. Audyogik Kendra Vikas Nigam(R)Ltd.
 Address. RAIPUR (M. P.)

[Signature]
 MANAGING DIRECTOR,
 M.P. AUDYOGIK KENDRA VIKAS NIGAM
 RAIPUR (M.P.)
 Signature of the Managing
 Director, M.P. Audyogik Kendra
 Vikas Nigam(Raipur)Ltd., Raipur
 on behalf of the Governor of
 Madhya Pradesh.

2. Signature [Signature]
 Name LALIT KUMAR SINGHANA
Sohani Nathulal Singhania,
 Address. 199, A. Samata Colony
 Raipur.

1. Signature
 Name
 Address.

[Signature]
 Signature on behalf of
 GANPATI SPONGE IRON LTD.
 Date:

2. Signature [Signature]
 Name Prakash Thakur
510, Chauri Shantika Thakur
 Address. 66, Samata Colony
RAIPUR



SCHEDULE - VI

TRANSFER (LEASE DEED FOR LAND/SHED IN INDUSTRIAL AREA)

(Common for land/building)

This Deed is made on this... 30th ... day of September 2014 between the Governor of Chhattisgarh, acting through the Executive Director, Chhattisgarh State Industrial Development Corporation Limited, Raipur (hereinafter called The Lessor) which expression shall where the context so admits including his successor in office of the one part and M/S SHREE HANUMAN LOHA PRIVATE LIMITED (UNIT -II) Industrial Area Urla, Raipur (Chhattisgarh) in Tehsil Raipur of District Raipur acting through Director SHRI AMIT JINDAL S/O SHRI MAMAN RAM AGRAWAL Resident of 11, Jalasaya Marg, Choubey Colony, Raipur (C.G.) registered under Indian Companies Act 1956 and also registered as Small Scale Industry with District Trade & Industries Centre, Raipur (C.G.) having its regd. office at 251-252, Urla Industrial Area, Raipur (hereinafter called the 'Lessee') which expression shall, where the context so admits include its successors and permitted assigns of the other part.

For, Shree Hanuman Loha Pvt. Ltd. Unit-II

Director

Executive Director
Chhattisgarh State Industrial
Development Corporation Ltd.
Raipur (Chhattisgarh)

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क्रमांक 3789 दिनांक 22/9/14 कीमती 100
 विक्रेता C. S. I. D. C.
 पिता/पति/देका
 निवासी 21/11/14 रायपुर (छ.ग.)
 मार्फत 11/1/14 निवासी
 कता 11/1/14
 मिता/पति/बेवा 22/11/14
 निवासी 21/11/14 जिला रायपुर (छ.ग.)
 बैनामा प्रतिफल मुद्रांक



895-313

[Signature]
 दुष्यंत चव्वाकर

स्टाम्प विक्रेता
 सिविल कोर्ट, रायपुर (छ.ग.)
 93298-09900, 98278-30295

[Signature]



अमित सिंहल
 आ 10 आभन राम सिंहल

उप-जिला न्यायाधीश जिला रायपुर
 उप-नियंत्रक कार्यालय में जारी
 को स.प./म.प.
 07 OCT 2014
 को प्रस्तुत किया गया है।

[Signature]
 उप-नियंत्रक, रायपुर

राज्य/राज्य के मध्यम
 राज्य का मूल्य 311555
 (क) पंचायत प्रतिशत 20
 (ख) नगर विकास/नगर परिषद क्षेत्र के अंतर्गत कतिरिक्त मूल्य 20
 (ग) उपकर-मूल्य 155783
 (घ) लक्षित मूल्य (यदि हो) 21173

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[Signature]

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SCHEDULE

Name of Village : ACHHOLI
Name of Tehsil : RAIPUR
Name of District : RAIPUR
Name of Industrial Area : URLA
Size of plot : 99,979 Sq. ft. (2.30 Acres)
Plot No. : 257, 258, 259-A, 255, PART 253, 254 & 256

SURROUNDED BY:

On North : PLOT NO.259 PART
On South : 60' WIDE CSIDC ROAD
On East : PLOT NO.256, 254 P, 253 P & ROAD
On West : 80' WIDE CSIDC ROAD

Above details shown in the annexed map.

For, Shree Hanuman Loha Pvt. Ltd. Unit-II

Director

Executive Director
Chhattisgarh State Industrial Contd.....13
Development Corporation Ltd.
Raipur (Chhattisgarh)



SCHEDULE VI

LEASE DEED FOR LAND IN INDUSTRIAL AREA

THIS DEED is made this ^{28th} day of ^{September} 1996, between the Governor of Madhya Pradesh, acting through the Managing Director, M.P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur (hereinafter called the "LESSOR" which expression shall where the context so admits include his successor in office) of the one part and M/S DELITE INDUSTRIES LTD. in tehsil Raipur of District Raipur, acting through its Director Shri Mahesh Kakkad S/o Shri Sewakram Kakkad, resident of Kakkad Bhavan, Punjabi Colony, Katora Talab, Raipur, M.P. registered as Indian Companies Act, 1956 and also registered as Small Scale Industry with District Industries Centre, Raipur, M.P. having its registered office at Kakkad Bhavan, Punjabi Colony, Katora Talab, Raipur, M.P. (hereinafter called the "LESSEE") which expression shall, where context so admits, include his successor and permitted assigns of the other part.

For, Delite Industries Ltd.

M. Kakkad
Director

C. Mahesh
Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
RAIPUR (M. P.)

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 दिनांक 13/9/96
 विक्रेता मंत्र प्रज्ञा नौद्योगिकी विकास विभाग
 विभागाध्यक्ष निगम रायपुर
 निवासी रायपुर (म.प्र.)
 पता/दिनांक रायपुर (म.प्र.)
 निवासी रायपुर (म.प्र.)
 ब्रांच रायपुर (म.प्र.)

13 SEP 1996

हरिगणेश चंद्रावत
 अध्यक्ष,
 विद्युत कोट रायपुर, रायपुर. (म.प्र.)

महेश चंद्रावत रायपुर

● द्वारा उपरोक्त रायपुर विद्युत कोट में
 कार्यालय में कार्य
 0-10-1996 तक
 एवं रायपुर विद्युत कोट में।

9-10-96
 रायपुर

(क) कर्मचारी भविष्यतः के अंतर्गत
 बतौर नियम शांति का अंश रायपुर
 (ख) रायपुर 345
 (ग) रायपुर (यदि हो)
 (घ) रायपुर 0-10 तक

2209 24
 24 64
 345000
 रायपुर

Eos, Delite Industries Ltd.



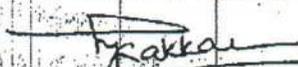


-2-

F land)

WHEREAS upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the Industrial Area Urla comprising of an area measuring approximately 159800 sq. ft. (13.668 acres) there about, situated in the Village.....of Tehsil Raipur of the Raipur District. More particularly described in Schedule hereto annexed and thereon coloured red (hereinafter referred to 'the said land') for a term of 99 years commencing from.....28th September, 1996 and ending on.....27th September, 2095 for the purpose of construction and establishing thereon a factory for the manufacture of Rerolled Products & purpose ancillary thereto (hereinafter referred to as 'the said business').

For, Delite Industries Ltd.


 Director


63



(For building)
N.A.

WHEREAS upon the request of the lessee, the lessor has agreed to grant to the lessee subject to the terms and conditions herein contained, a lease of the plot of land situated at..... in the Industrial Area/Estate----- measuring about..... sq. meter together with building erected thereon being building No..... more particularly described in the Schedule hereunder and for greater clearness delineated on the plan hereto annexed and thereon shown with boundaries coloured red (hereinafter called as the said premises) for a term of TEN years from the date of handing over its possession to the lessee for the purpose of.....

(Common for
land/building)

AND WHEREAS..... has agreed to take the lease on the..... conditions.



For, Delhi Industries Ltd.
[Signature]
Director

[Signature]
Managing Director,
R. P. Audyog, Kendra Vikas Nigam,
RAIPUR (M. P.)



.-4-

NOW THEREFORE this deed witnesseth and it is hereby agreed and declared as follows:-

(Common for
land/building)

1. IN consideration of the premium and rent (for land) or rent (for premises) herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the said land / building to hold the same for the purpose of rerolled products for a period of 99 years commencing on the date on which the possession of said land/premises is handed over to the lessee.

1.A THE lessee hereby agrees to take possession of the land leased out to him within thirty days from the date of execution of the lease deed and he further agrees to take possession of the land in the condition it exist on the date of execution of the lease deed.

...5

For, Delite Industries Ltd.

[Signature]
Director

[Signature]
Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
RAIPUR (M. P.)



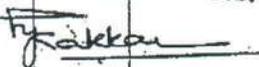
-5-

(For land.)

2. THE lessee having paid to the lessor for said land the advance rent and premium of Rs. 5,19,618/- (Rupees: Five lakhs nineteen thousand six hundred and eight-~~een~~ only) as prescribed under Rule 10 of the Madhya Pradesh Industries (Allotment of Sheds, Plots and land) Rules, 1974 (hereinafter referred to as the said rules) deposit for the said land three years rent of Rs. 38,973/- (Rupees: Thirty eight thousand nine hundred seventy three only) as security amount within thirty days of the execution of this deed.

THEREAFTER, during the terms of the lease the lessee shall pay to the lessor the Annual ground rent of Rs. 12,991/- (Rupees: Twelve thousand nine hundred ninetyone only); Annual Development fund for maintenance of ~~Industrial Area~~ Rs. 12,991/- (Rupees: Twelve thousand nine hundred ninetyone only); Annual

For, Delite Industries Ltd.


Director

...6
Managing Director,
M. P. Aardrogik Kendra Vikas Nigam,
RAIPUR (M. P.)



-6-

Street light charges of Rs. 2,970/- (Rupees: Two thousand nine hundred seventy only) and 10% Additional premium as the plot is situated at 80' or more wide Road or being the Corner plot Rs. 51,962/- (Rupees: Fifty one thousand nine hundred sixty two only) and such other sums as may be determined in accordance with Clause '3' hereunder on or before 10th day of January of each year in the office of the Managing Director, M.P. Audyogik Kendra Vikas Nigam (R) Ltd. or such place or places as the Managing Director from time to time may direct.

(For building)
N.A.

THE lessee having paid to the lessor for the said premises the advance rent as prescribed under Rule 10 of the said rules shall pay to the lessor for the said premises one year's rent as security deposit within thirty days of the execution of this

For, Delite Industries Ltd,

Director

Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
FAIFUR (M. P.)

...7..



-7-

deed. Thereafter, during the terms of the lease, the lessee shall pay the lessor a monthly rent of Rs. nil (Rupees: only) on or before the 10th day of each calendar month at the office of the Managing Director, M.P. Audyogik Kendra Vikas Nigam (R) Ltd. or at such places as the Managing Director from time to time may direct.

2.A THE charges of development for maintenance of Industrial Area and street light charges are subject to revision from time to time and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.

3. IF the yearly / monthly rent of the land / premises and annual development fund for maintenance of Industrial Area or any part thereof is not paid

...8..

For, Debit: Industries Ltd.

Director

Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
P.O. (R) Ltd.



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within one month after the date prescribed by the Managing Director, M.P. Audyogik Kendra Vikas Nigam (R) Ltd., the same will have to be deposited with interest @ 18% per annum for the first one year / 12 months of such default and @ 24% per annum for the remaining period thereafter.

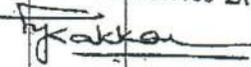
(For land)

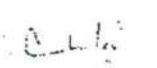
4. THE ground rent of Rs. 12,991/- (Rupees : Twelve thousand Nine hundred ninety one only) per annum shall be liable to be increased on the expiry of 30 years from the date of execution of this deed and also at subsequent intervals of 30 years, provided that the increase on any occasion may not exceed one quarter of the ~~rent~~ ^{rent} fixed in the preceding 30 years.

(For building)
N.A.

THE monthly rent as mentioned in clause 2 above shall be reviewable from time to time subject to the conditions that the enhancement of rent at

For, Delite Industries Ltd.


Director


Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
KANPUR (M. P.)

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-9-

any one time may not exceed 30% of rent payable at the time of review.

(Common for
land/building)

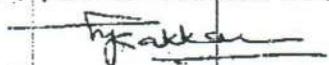
5. THE lessee shall from time to time and at all times during the term of the lease pay and discharge except as aforesaid, all taxes, rates assessments and other charges and outgoing which are or may at any time hereafter during the said terms be assessed, charged or imposed upon the said land / premises whether on the land-lord or on the tenant.

(for land)

6. THE lessee hereby agrees that he shall within a period of one year, in the case of Small Scale Industry, and within a period of three years, in the case of Large/Medium Scale Industry, from the date of his taking over possession of the land implement the project and go into production.

2

For, Delite Industries Ltd.


Director

Managing Director,
M. P. Aardyaik Kendra Vikas Nigam,
RAIPUR (M. P.)

...10



-10-

(For land)

7. THE lessee hereby agrees that he shall utilize the complete land leased out to him hereunder for implementation of the project or for its expansion within a period of three years in case of SSI and five years in case of Medium & Large Scale Industries for the above said purposes.

(For land)

8. THE lessee further agrees that if he is unable to utilize the complete land lease out to him within the period prescribed in clause 6 or 7 the lessors shall have the right of re-entry in the surplus unutilized land without payment of any sort or compensation after giving due opportunity for representing his case.

(For land)

9. THE lessee shall submit to the lessor or any officer authorised by him in writing from time to time, the plans and specifications for the said construction

For, Dellite Industries Ltd.

[Signature]
Director

[Signature]
Managing Director,
M. P. Auditors' Chamber Vikas Nigam,
RAIPUR (M.P.)

...11



-11-

which shall be in accordance with the plans and specifications as may be approved by the lessor.

(Common for
land/building)

10. THE lessee shall use said premises, land and building structures and works, erected or constructed thereon only for the purpose of the said business of manufacturing of Re-rolled products and other allied products as mentioned in project report / provisional registration for construction of offices, administrative building, godowns and shall not use the same or any other part thereof or permit it or any other part thereof to be used for any other purpose without the previous permission in writing of the lessor.

10.A THE lessee shall not sink / well tube well without the written permission of the lessor or any other officer authorized by him. The permission will

For, Delite Industries Ltd.

[Signature]
Director

[Signature]
Managing Director,
R. P. Audung's Kendra Vikas Nigam,
LAIPUR (M. P.)

...12



-12-

be subject to such terms and conditions as the lessor may deem fit and it will be binding on lessees.

(For land)

11. THE lessee shall, at his own expense forthwith erect and at all times maintain, repair and keep in good condition all boundary marks and pillars along with the boundaries of the said land according to the demarcation shown in the plan hereto annexed.

Common for
land/building)

12. THE lessee shall keep the said premises, land and building erected thereon in condition fit for habitation and at his own expense the effluent treatment systems as prescribed by the M.P.P. Pollution Control Board or the local authority concerned.

(For building)
N. A.

13. THE lessee shall not make any permanent and temporary additions or alterations whatsoever in the said premises without obtaining the prior consent in

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For, Delite Industries Ltd,

Prakash

Director

CLL

Managing Director,
M. P. Andhra Pradesh Water Supply
Corporation Ltd.



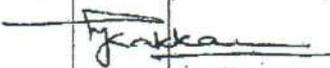
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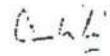
writing of the Industries Commissioner. The decision of the Industries Commissioner with regard to what constitutes additions or alterations, shall be final and binding on the lessee.

(For land)

14. IF there is any necessity of any additions or alterations to the said premises to suit any particular requirement of the lessee the same may be made by the lessee at his own cost with the previous permission in writing of the Industries Commissioner. This permission may be refused if the same is considered undedictable or unsafe for the premises. Any additions and alterations carried out by the lessee shall be subject to removal on the expiry of the said term at the lessee's cost, if so required by the Industries Commissioner. If the Industries Commissioner does not insist on such

For, Delite Industries Ltd.


 Director


 Assistant Director,
 No. 2, Anand

...14



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removal, no compensation or expenses incurred in making the additions and alterations shall be payable by the lessor to the lessee.

(Common for
land/building)

15. THE lessee shall not sublet, assign or otherwise transfer the said premises/land or any part thereof or any building constructed thereon for any purpose, whatsoever, except as provided in rule 19 of the said rule.

(Common for
land/building)

16. THE lessee shall not change the constitution of ownership of the unit without the prior permission of the Allotting Authority in writing. If due to the change in the constitution the share of the original allottee has reduced to less than 50% share then it will be deemed to be taken that unit has been transferred to some other hand and accordingly, the case of transfer shall be dealt with by the lessor.

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...15

For, Delite Industries Ltd,

R. Lakkar

Director

R. Lakkar
Director



-15-

(Common for land)

17. THE lessee shall plant at least fifty trees per hectare of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expenses on this account. Failure to comply with this condition shall be deemed as a breach of the condition of allotment of the said premises.

(Common for land/building)

18. THE lessee shall not carry on any offensive trade or business on the said land/premises. The decision of the Allotting Authority with regard to what is offensive trade or business shall be final and binding on lessee.

(Common for land/building)

19. WHILE using the said land/premises if the lessee cause any harm or injury to any person, he shall be liable to pay compensation or damages in the same

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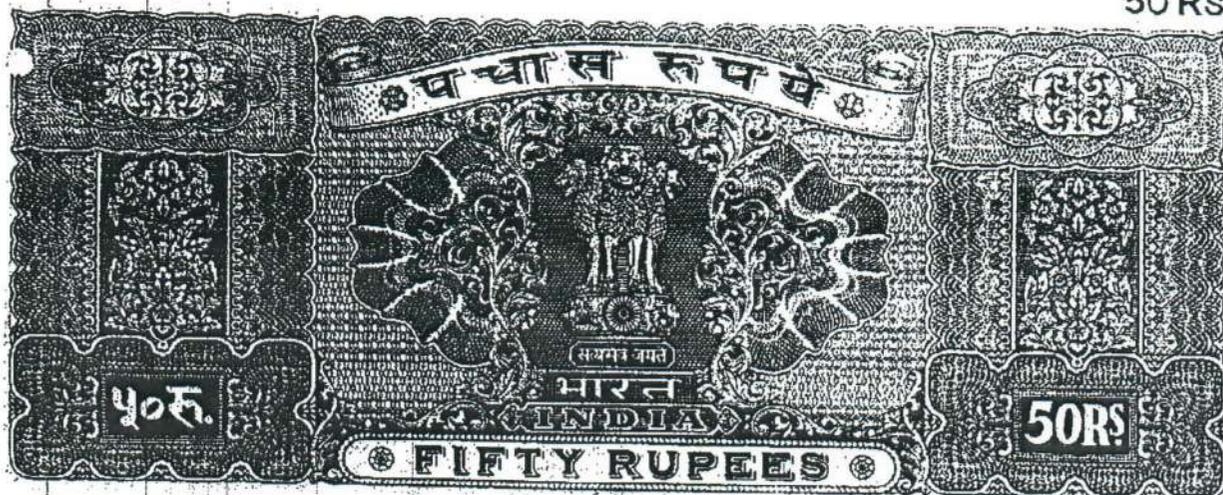
....16

For, Delite Industries Ltd.

Prakka
Director

D.L.G.

Secretary, Government
of India, New Delhi



-16-

manner as a tenant of land / building is general liable to pay.

(For building)
N.A.

20. THE lessee shall insure and keep insured the in the name of the Industries Commissioner and shall at all times during the said term keep the same insured independently and separately against any loss or damage caused by fire and against all other risks, as the Industries Commissioner may require, in the sum of Rs..... (Rupees:..... only) with an Insurance Company approved by the Industries Commissioner and shall deposit with the Managing Director M.P. Audyogik Kendra Vikas Nigam (R) Ltd. all such insurance policies and receipts of payment of the premiums in respect of the same. The lessee shall insure the said premises independently and not alongwith any of the property of the lessee.

(For building)
N.A.

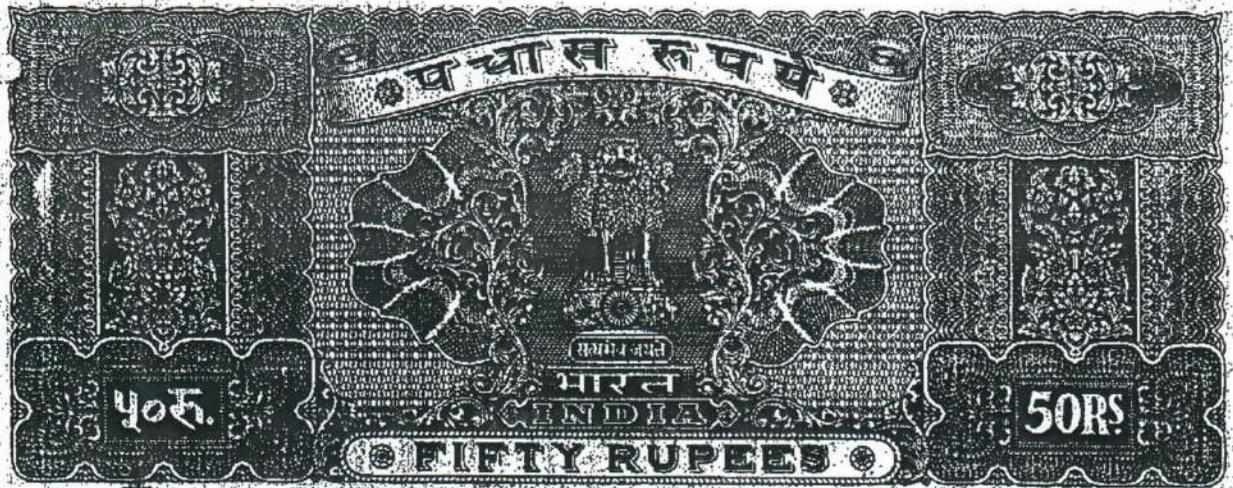
21. THE lessee shall complete all formalities required under clause 20 above and deposit the insurance

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For, Delite Industries Ltd,

Jakka
Director

M. P.
Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
RAIPUR (M. P.)



-17-

policy and receipt of payments towards the same with the Managing Director, M.P. Audyogik Kendra Vikas Nigam (R) Ltd. within the period of one month from the date of taking over possession of the said premises by the lessee.

(Common for
land/building)

22. THE lessee shall comply with all acts, rules and regulations in force from time to time in respect of the working of M/s. Delite Industries Ltd.

(Common for
land/building)

23. THE lessee shall continuously run, during the period of lease the factory for which the land / premises is allotted. Closure of the factory for a continuous period exceeding six months without proper reasons to the satisfaction of the Alloting Authority be considered as a breach of this condition.

(Common for
land/building)

24. THE lessee, during the said term keep the said land / premises in a reasonably good condition.

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For, Delite Industries Ltd.

Kakkar
Director

C.L.N.
Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
KAIPUR (M. P.)



-18-

(For building)

N.A.

25. THE lessor shall carry out all such normal repairs to the said premises as he may deem necessary. If any repair and occasioned by any negligence for default on the part of the lessee, the same shall be carried out by the lessee at his own cost by the Industries Commissioner as to what shall constitute normal repairs and whether any repairs are occasioned by any negligence or default on the part of the lessee shall be final and binding on the lessee.

(Common for
and/building)

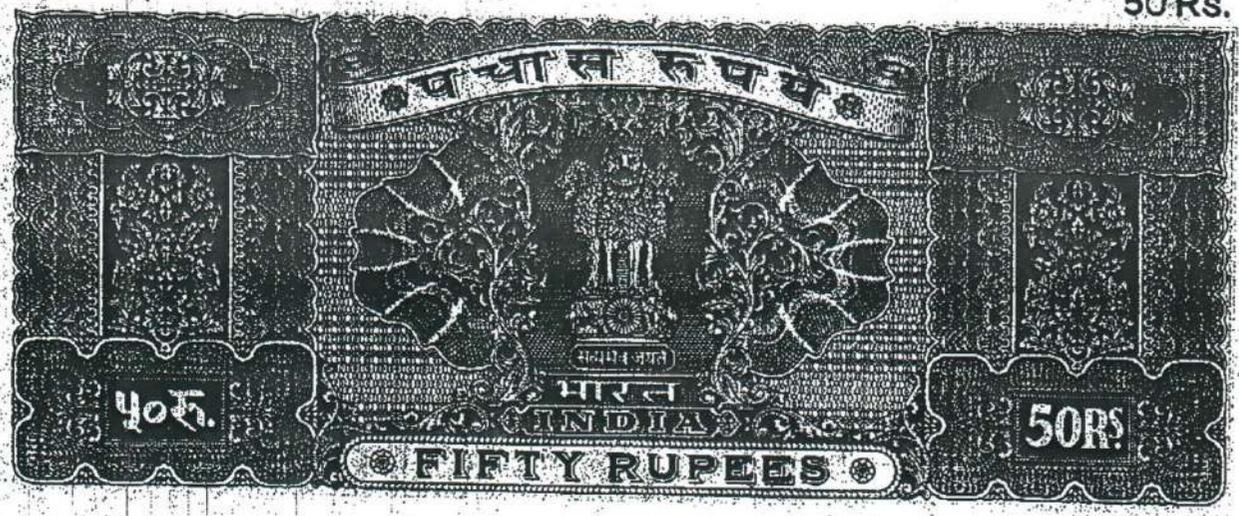
26. IF the rent hereby reserved, or any part thereof shall at any time be in arrears and unpaid for six calendar months in the case of land and two months in the case of premises next after the date whereon the same shall have become due, or if the same shall have been lawfully demanded and not paid, or if the lessee becomes insolvent and/or goes into liquidation voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non-observance by the

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For, Delite Industries Ltd,

Director

Olla
Managing Director,
K. P. Anand Vikas Nigam,
PAPER



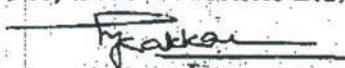
lessee of any of the conditions and covenants therein contained and the lessee fails to remedy the breach within sixty days of the notice in writing given by the lessor or becomes insolvent or enters into an agreement with his creditors for composition of the industry, this lease will be deemed to have been terminated and the lessor may notwithstanding the waiver of any previous cause right of re-entry and without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the lease upon the said land/premises and repossess the same as if this demise had not been made.

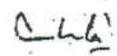
(or land)

27. ON the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed or surrender of land after the execution of lease deed, the lessor shall have the right of re-entry over the premises. On such re-entry, the lessor may refund to the lessee the premium/cost

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For, Delite Industries Ltd.

 Director


 Managing Director,
 M. T. Ludhyanik Kendra Vikas Nigam,
 RAIPUR (M.P.)



-21-

(For land)

28. ON termination/surrender of lease, the lessee shall be given an opportunity to transfer or otherwise dispose off the building, plant and machinery and any other construction on the said premises within the period of 3 months in a manner acceptable to the lessor. After the said 3 months period the lessor shall have the full right on all the property left over in the said premises without payment of any compensation and will be free to dispose it off accordingly.

(For building)

N.A.

29. THE lessee shall hand over the said building to the lessor, at the expiry of the said term or on the earlier determination of the lease in the same condition as was handed over when occupied or received by the lessee after reasonable wear and tear expected.

(For land)

30. THE lessor may, at his discretion, if the lessee shall have duly paid the rent hereby reserved and observed and performed the conditions herein contained at the request and cost of lessee, renew the lease for a further period of FIVE YEARS.

D

...22

For, Delite Industries Ltd.

[Signature]
Director

[Signature]
Managing Director,
M. P. Audroga Nandan Vikas Nizam,
RAIPUR (M. P.)



-22-

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 necessary by the lessor.

(For land)

31. Lessee may surrender the leased area in part or whole by giving to the lessor, THREE calendar months notice in writing of his intention to do so.

(Common for land/building)

32. ALL costs and expenses incurred or which may be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee, subject to such relaxations as may be approved by the lessor in this behalf.

(Common for land/building)

33. IT IS FURTHER AGREED THAT THE lessee shall deposit a sum of Rupees: Thirty eight thousand nine hundred and thirty three only) as security

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For, Delite Industries Ltd.

Rakkar

Director

M. P.
Managing Director,
M. P. Andhra Pradesh Vikas Nigam,
RAIPUR (M. P.)

in pursuance of clause 2 of this lease deed for the due payment of the rent and observance and performance by him of the several conditions herein contained.

(Common for
land/building)

34. UPON breach or non-observance by lessee of any of the terms and conditions herein contained it shall be lawful for the lessor to forfeit the security deposit referred to in clause 33 above, without prejudice to any other right or remedy of the lessor in that behalf/and to resume the possession of the said land/premises.

(Common for
and/building)

35. THE security deposit unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned to the lessee after determination of the lease by efflux of time or otherwise.

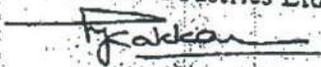
(Common for
land/building)

36. THE lessee may file a representation if he is aggrieved by an order of the Allotting Authority as under:-

A representation may be filed before :-

The Managing Director, M.P. Audyogik Vikas Nigam Ltd., Bhopal or any officer authorised by the State Government, Labour and Industry Department against in original order of the Managing Director, M.P. Audyogik Vikas Nigam (R) Ltd., Raipur.

However such a representation shall be made within Thirty (30) days of the receipt of an original order.

For, Delite Industries Ltd.

Director


Managing Director,
M. P. Audyogik Vikas Nigam,
RAIPUR (M.P.)

184

(For land)

37. THE lessee shall provide regular employment to one persons belonging to those families who have been dispossessed from their land due to its acquisition for the Industrial Area/Estate/Growth Centre within one year of its going into production. The list of persons entitled for consideration under this clause will be as provided by the District Collector.

OR

(Where the major portion of acquired land is to be/used for a particular industry).

THE lessee shall rehabilitate one person belonging to each of those families which have been dispossessed due to acquisition of their land for Industrial purpose according to the rehabilitation programme as approved by the Industries Commissioner. This rehabilitation programme will have to be implemented fully within one year of its going into production. (Strike out whichever is not applicable).

(Common for land/building)

38. THE Industries Commissioner or any other officer to whom the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

(Common for land/building)

39. ALL sums payable under this deed may be recovered as arrears of land revenue.

D

...25

For, Delite Industries Ltd.
[Signature]
Director

[Signature]
Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
KASIPUR (M. P.)

(for land)

40. THE development works in the Industrial area will be done by the lessor according to its programme of work and completed as early as possible depending on availability of funds but non-execution or non completion of any work shall not entitle the lessee to withhold or raise objection to the payment of street light or maintenance charges or any other amount due and payable, to the lessor.

41. IN the event of any dispute arising out between the parties in respect of the deed or any other matter whatsoever connected therewith the Raipur Courts shall have the jurisdiction.

SCHEDULE

Name of Village :
 Name of Tehsil : Raipur
 Name of District : Raipur
 Name of Industrial Area : Urla
 Plot No. : 3 & 4
 Size of plot : 470' x 340' = 159800 sq. ft.
 (3.668 acres)

SURROUNDED BY:

On North - 40' wide Road
 On South - 40' wide Road
 On East - 40' wide Road
 On West - 40' wide Road

Above details shown in the annexed map.

R

...26

For, Delite Industries Ltd.

[Signature]
 Director

[Signature]
 M. T. Jindal's Industrial Estate Nigam,
 Raipur (M.P.)

176

IN witnesseth whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

checked & Capured by re

WITNESSES:

1. Signature

Name [Signature]
Manager
Address. M. P. A. K. V. N. (R) LTD.
Shalendra Nagar, RAIPUR

[Signature]
20/9/96
Managing Director,
M. P. Audyogik Kendra Vikas Nigam,
RAIPUR (M. P.)

Signature of the Managing Director, M. P. Audyogik Kendra Vikas Nigam (Raipur) Ltd., Raipur on behalf of the Governor of Madhya Pradesh.

2. Signature

Name
Address.

Date:

1. Signature

[Signature]
Name Santosh Kumar Sharma
20/10/96
Address. 8191, Tagore Nagar, Raipur

For, Delite Industries Ltd.

[Signature]
Director

Signature on behalf of M/S DELITE INDUSTRIES LTD.

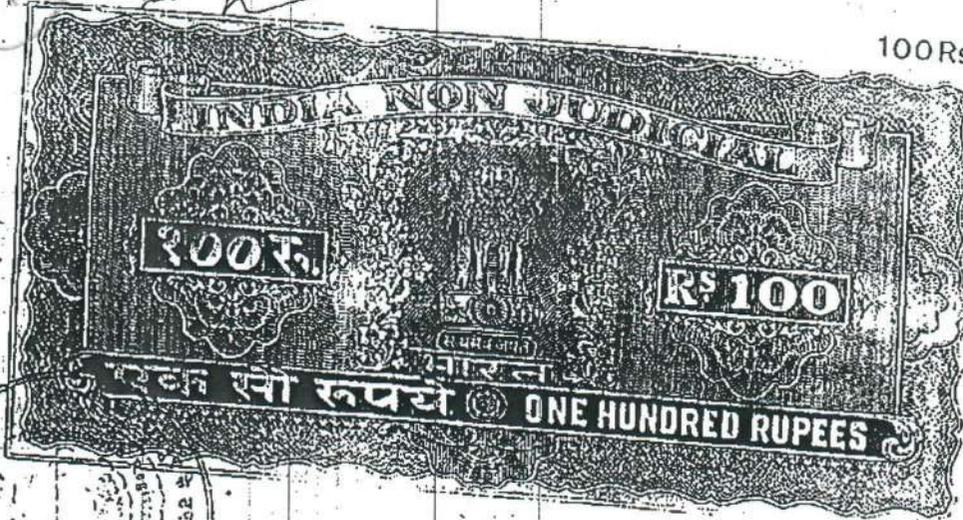
Date :

2. Signature

[Signature]
Name Sudesh Kumar Singh
20/10/96
Address. 1, Shalendra Nagar, Raipur



100Rs.



SCHEDULE - VI

(Lease deed for land/Shed in Industrial area)

(Common for land/building)

This Deed is made on this 3rd day of JUNE 2003 between the Governor of Chhattisgarh, acting through the Addl. Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur (hereinafter called The Lessor which expression shall where the context so admits including his successor in office) of the one part and M/S SHIVALI UDYOG (I) LTD., URLA, Raipur, Chhattisgarh in Tehsil Raipur of District Raipur acting through its Director Mr. Vinod Agrawal, S/o Shri N.L. Agrawal, Sector D, Industrial Area Urla, Raipur, CG registered Office at Raipur registered under Indian Companies Act, 1956 and also registered as Small Scale Industry with District Industries Centre, Raipur, Chhattisgarh having its regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall, where the context so admits include its successors and permitted assigns of the other part.

(For land)

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area at URLA comprising of an area measuring approximately 209140 sq. ft. (4.80 acres) or there about, situated in the village/city SARORA of Tehsil Raipur of the Raipur District. More particularly described in

1. L14

Director

(1)

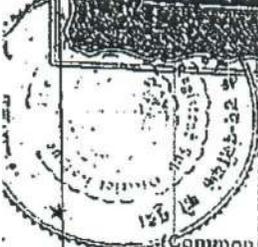
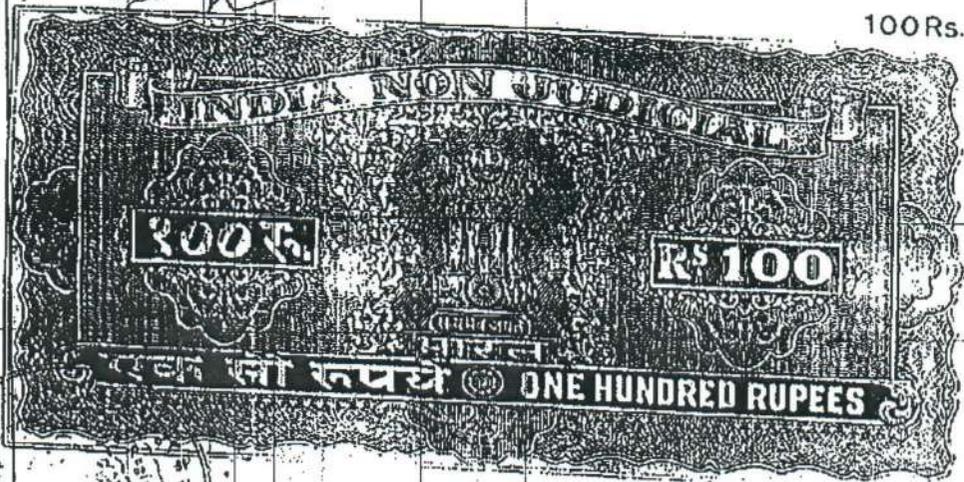
Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
Raipur (C.G.)

Contd... (2)



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100Rs.



SCHEDULE - VI

(Lease deed for land/Shed in Industrial area)

(Common for land/building)

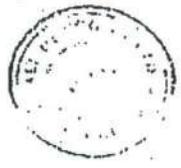
This Deed is made on this 3rd day of JUNE 2003 between the Governor of Chhattisgarh, acting through the Addl. Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur (hereinafter called The Lessor which expression shall where the context so admits including his successor in office) of the one part and M/S SHIVALI UDYOG (I) LTD., URLA, Raipur, Chhattisgarh in Tehsil Raipur of District Raipur acting through it's Director Mr. Vinod Agrawal, S/o Shri N.L. Agrawal, Sector D, Industrial Area Urla, Raipur, CG registered Office at Raipur registered under Indian Companies Act, 1956 and also registered as Small Scale Industry with District Industries Centre, Raipur, Chhattisgarh having its regd. office at Raipur (C.G.) (hereinafter called the Lessee) which expression shall, where the context so admits include its successors and permitted assigns of the other part.

(For land):

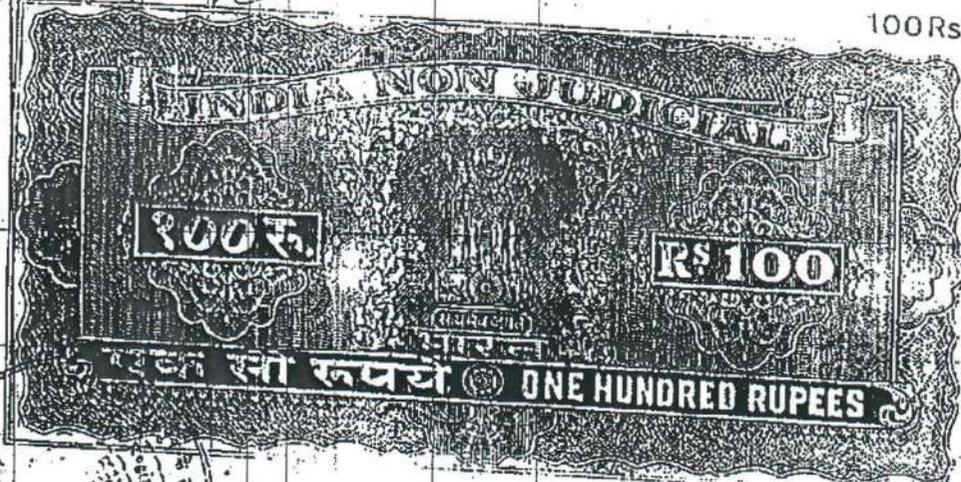
Whereas upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area at URLA comprising of an area measuring approximately 209140 sq. ft. (4.80 acres) or there about, situated in the village/city SARORA of Tehsil Raipur of the Raipur District. More particularly described in

for, Shivali Udyog (I) Ltd
Director

(1)
Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
Raipur (C.G.)
Cond. (2)



100Rs



SCHEDULE - VI

(Lease deed for land/Shed in Industrial area)

(Common for land/building)

This Deed is made on this 3-5 day of JUNE 2003 between the Governor of Chhattisgarh, acting through the Addl. Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur (hereinafter called The Lessor which expression shall where the context so admits including his successor in office) of the one part and M/S SHIVALI UDYOG (I) LTD., URLA, Raipur, Chhattisgarh in Tehsil Raipur of District Raipur acting through its Director Mr. Vinod Agrawal, S/o Shri N.L. Agrawal, Sector D, Industrial Area Urla, Raipur, CG registered Office at Raipur registered under Indian Companies Act, 1956 and also registered as Small Scale Industry with District Industries Centre, Raipur, Chhattisgarh having its regd. office at Raipur (C.G.) (hereinafter called the Lessee) which expression shall, where the context so admits include its successors and permitted assigns of the other part.

(For land)

Whereas upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area situate at URLA comprising of an area measuring approximately 209140 sq. ft. (4.80 acres) or there about, situated in the village/city SARORA of Tehsil Raipur of the Raipur District. More particularly described in

1) Ltd

Director

(1)

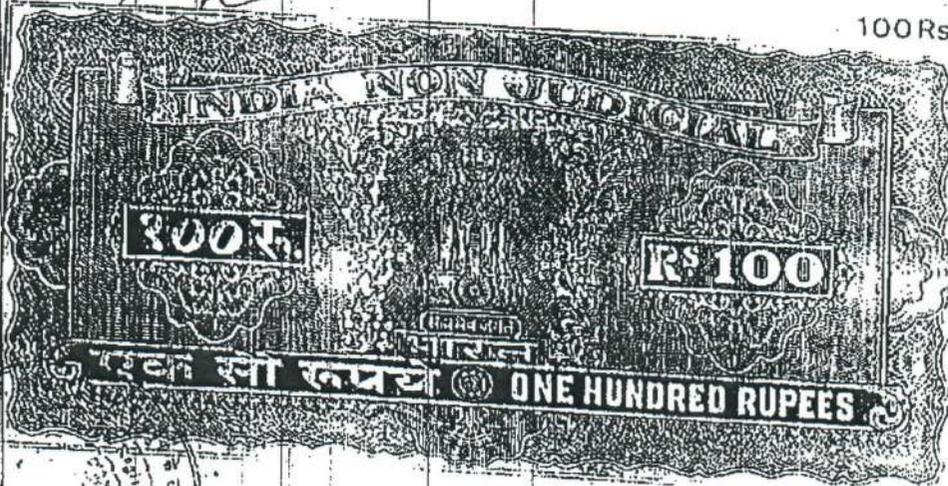
Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
Raipur (C.G.)

Contd. (2)



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100Rs.



SCHEDULE - VI

(Lease deed for land/Shed in Industrial area)

(Common for land/building)

This Deed is made on this 25 day of JANUARY 2003 between the Governor of Chhattisgarh, acting through the Addl. Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur (hereinafter called The Lessor which expression shall where the context so admits including his successor in office) of the one part, and M/S SHIVALI UDYOG (I) LTD., URLA, Raipur, Chhattisgarh in Tehsil Raipur of District Raipur acting through its Director Mr. Vinod Agrawal, S/o Shri N.L. Agrawal, Sector D, Industrial Area Urla, Raipur, CG - registered Office at Raipur registered under Indian Companies Act, 1956 and also registered as Small Scale Industry with District Industries Centre, Raipur, Chhattisgarh having its regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall, where the context so admits include its successors and permitted assigns of the other part.

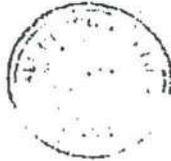
(For and)

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area estate at URLA comprising of an area measuring approximately 209140 sq. ft. (4.00 acres) or there about, situated in the village/city SARORA of Tehsil Raipur of the Raipur District. More particularly described in

Dr. Shivali Udyog (I) Ltd
Director

(1)
Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
Raipur (C.G.)

(and) (2)



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Schedule hereto annexed and thereon coloured red (hereinafter referred to as the said land) for a term of 99 years commencing from 13-6-2003 and ending on 12-6-2092 for the purpose of construction and establishing thereon a factory for the manufacture of RE-ROLLED PRODUCTS etc. and purpose ancillary thereto (hereinafter referred to as the said business).

(Common for land/building)

And whereas the lessee has agreed to take the lease on the said terms and conditions.

Now therefore this deed witnesseth and it is hereby agreed and declared as follows:

(Common for land/building)

1. In consideration of the premium and rent (for land) or rent (for premises) herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land/building to hold the same for the purpose of RE-ROLLED PRODUCTS etc. for a period of 99 years commencing on the date on which the possession of said land/premises is handed over to the lessee.

1.(A) The lessee hereby agrees to take possession of the land leased out to him within thirty days from the date of execution of the lease deed and he further agrees to take possession of the land in the condition it exists on that date.

(For land)

2. The lessee having paid to the lessor for said land the advance rent and premium of Rs.11,85,810/- (Rs. Eleven lacs Sixty Five thousand Eight hundred Ten only) as prescribed under Rule 10 of the Madhya Pradesh Industries (Allotment of shed, plots and land) Rules, 1974 (hereinafter referred to as the said rules) and deposit for the said land three years' rent Rs.87,438/- (Rs. Eighty Seven thousand Four hundred Thirty Eight only) as security amount within thirty days of the execution of this deed.

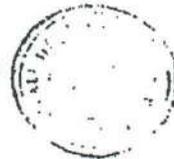
Thereafter, during the terms of the lease the lessee shall pay to the lessor Annual Ground Rent of Rs. 29,146/- (Rs. Twenty Nine thousand One hundred Forty Six only) and Annual Development Fund for maintenance of Industrial Area Rs. 29,146/- (Rs. Twenty Nine thousand One hundred Forty Six only) and Annual Street Light charges of Rs. 7,773/- (Rs. Seven thousand Seven hundred Seventy Three only) and such other sums as may be determined in accordance with Clause 3 hereunder on or before 10th day of January of each year in the office of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. or such place or places as the Managing Director from time to time may direct.

For, Shivan

(2)

Contd (3)

Additional Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd.
Raipur (C.G.)



(For building)

The lessee having paid to the lessor for the said premises the advance rent as prescribed under Rule 10 of the said rules he shall pay to the lessor for the said premises one year's rent as security deposit within thirty days of the execution of this deed. Thereafter, during the terms of the lease, the lessee shall pay the lessor a monthly rent of Rs. (Rs. only) on or before the 10th day of each calendar month at the office of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. or at such places as the Managing Director from time to time may direct.

- 2. (A) The charges of development for maintenance of Industrial Area and Street Light charges are subject to revision from time to time and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.
- 3. If the yearly/monthly rent of the land/premises and annual development fund for maintenance of Industrial Area or any part thereof is not paid within one month after the date prescribed by the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., the same will have to be deposited with interest @ 18% per annum for the first one year 12 months of such default and @ 24% per annum for the remaining period thereafter.

(For land)

- 4. The ground rent of Rs. 20,146/- (Rs. Twenty Nine thousand One hundred Forty Six only) per annum shall be liable to be increased on the expiry of years from the date of execution of this deed and also at subsequent intervals of 30 years, provided that the increase on each occasion may not exceed one quarter of the rent fixed for the proceeding 30 years.

(For building)

The monthly rent as mentioned in clause 2 above shall be reviewable from time to time subject to the conditions, that the enhancement of rent at any one time may not exceed 30% of rent payable at the time of review.

(Common for land/building)

- 5. The lessee shall from time to time and at all times during the term of the lease pay and discharge except as aforesaid, all taxes, rates assessments and other charges and out-going which are or may at any time hereafter during the said terms be assessed, charged or imposed upon the said land/premises whether on the land lord or on the tenant.

For, Shivali Udyog (P) Ltd


Director

(3)

Contd (4)


Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd.
Raipur (C.G.)

(For land)

6. The lessee hereby agrees that he shall within a period of one year, in the case of small scale industry, and within a period of three years, in the case of large and medium scale industry, from the date of his taking over possession of the land implement the project and go into production.

(For land)

7. The lessee hereby agrees that he shall utilize the complete land leased out to him hereunder for implementation of the project or for its expansion within a period of three years in case of SSI and five years in case of Medium & Large Scale Industries for the above said purpose.

(For land)

8. The lessee further agrees that if he is unable to utilize the complete land lease out to him within the period prescribed in clause 6 or 7 the lessors shall have the right of re-entry in the surplus unutilised land without payment of any sort or compensation after giving due opportunity for representing his case.

(For land)

9. The lessee shall submit to the lessor or any officer authorised by him in writing from time to time, the plans and specification for the said construction which shall be in accordance with the plans and specifications as may be approved by the lessor.

(Common for land / building)

10. The lessee shall use said premises, land and building structures and works, erected or constructed thereon only for the purpose of the said business of manufacturing of RE-ROLLED PRODUCTS etc. and other allied products as mentioned in project report/provisional registration for construction of offices, administrative building, godown and shall not use the same or any other, part thereof or permit it or any other part thereof to be used for any other purpose without the previous permission in writing of the lessor.

10.(A) The lessee shall not sink well/tube well without the written permission of the lessor or any other officer authorised by him. The permission will be subject to such terms and conditions as the lessor may deem fit and it will be binding on lessee.

"Provided that no permission will be given in an industrial area in which the lessor or any other person or agency authorised by the lessor is operating or, proposes to operate a water supply scheme, without imposing a fixed amount of water charges (for drawing water from under the ground) which shall not be less than,

For, Secy to Govt.

(-)


Addl. Managing Director
Bhilai State Industrial
Development Corporation Ltd
Bhilai (C.G.)

Contd. (5)

194

i) Rs. 500/- (Rs. five hundred only) per month in case of SSI & Rs. 5000/- (Rs. five thousand only) per month in case of LMI, or commercial activity, if water is not used for any process of production.

ii) Rs. 2000/- (Rs. Two thousand only) per month in case of SSI & Rs. 10,000/- (Rs. Ten thousand only) per month in case of LMI, or commercial activity, if water is also used for any process of production."

11. The lessee shall, at his own expenses forthwith erect and at all times maintain, repair and keep in good condition all boundary marks and pillars along with the boundaries of the said land according to the demarcation shown in the plan hereto annexed.

(Common for land/building)

12. The lessee shall keep the said premises, land and building erected thereon in a condition fit for habitation and at his own expenses the effluent treatment systems as prescribed by the M.P./Chhattisgarh Pollution Control Board or the local authority concerned.

(For building)

13. The lessee shall not make any permanent and temporary additions or alterations whatsoever in the said premises without obtaining the prior consent in writing of the Industrial Commissioner. The decision of the Industries Commissioner with regard to what constitutes additions or alterations, shall be final and binding on the lessee.

(For building)

14. If there is any necessity of any additions or alterations to the said premises to suit any particular requirement of the lessee the same may be made by the lessee at his own cost with the previous permission in writing of the Industries Commissioner. This permission may be refused if the same is considered undesirable or unsafe for the premises. Any addition and alterations carried out by the lessee shall be subject to removal of the expiry of the said term at the lessee's cost, if so required by the Industries Commissioner. If the Industries Commissioner does not insist on such removal, no compensation or expenses incurred in making the addition and alterations shall be payable by the lessor to the lessee.

(Common for land/building)

15. The lessee shall not sublet, assign or otherwise transfer the said premises/land or any part thereof or any building constructed thereon for any purpose, whatsoever, except as provided in rule 19 of the said rule.

(Common for land/building)

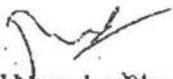
16. The lessee shall not change the constitution of ownership of the unit without the prior permission of the Allotting Authority in writing. If due to the change in the constitution the share of the original allottee has reduced to less

For, Shivall Udyog (I) Ltd

(5)

Contd (6)

Director


Serving Director
Jharkhand State Industrial
Development Corporation Ltd
Raipur (C.G.)

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then 50% share that it will be deemed to be taken that unit has been transferred to some other hand and accordingly the case of transfer shall be dealt with by the lessor.

(For land)

17. The lessee shall plant at least fifty trees per hectare of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expenses on this account. Failure to comply with this condition shall be deemed as a breach of the condition of allotment of the said premises.

(Common for land/building)

18. The lessee shall not carry on any offensive trade or business on the said land/premises. The decision of the Allotting Authority with regard to what is offensive trade or business shall be final and binding on lessee.

(Common for land/building)

19. While using the said land/premises, if the lessee cause any harm or injury to any person, he shall be liable to pay compensation or damages in the same manner as a tenant of land/building is general liable to pay.

(For building)

20. The lessee shall insure and keep insured the in the name of the Industrial Commissioner and shall at all times during the said term keep the same insured independently and separately against any loss or damage caused by fire and against all other risks, as the Industries Commissioner may require, in the sum of Rs.

(Rs. only) with an Insurance Company approved by the Industries Commissioner and shall deposit with the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur all such insurance policies and receipts of payment of the premiums in respect of the same. The lessee shall insure the said premises independently of and not alongwith any of the property of the lessee.

(For building)

21. The lessee shall complete all formalities required under clause 20 above and deposit the insurance policy and receipt of payments towards the same with the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. within the period of one month from the date of taking over possession of the said premises by the lessee.

(Common for land/building)

22. The lessee shall comply with all acts, rules and regulations in force from time to time in respect of the working of M/S SHIVALI UDYOG (I) LTD.

For, Shivali Udyog (I) Ltd.

(6)

Contd (7)

Director


Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd.

(Common for land/building)

23. The lessee shall continuously run, during the period of lease the factory for which the land/premises is allotted. Closure of the factory for a continuous period exceeding six months without proper reasons to the satisfaction of the Allotting Authority be considered as a breach of this condition.

(Common for land/building)

24. The lessee shall during the said term keep the said land/premises in a reasonably good condition.

(For building)

25. The lessor shall carry out all such normal repairs to the said premises as he may deem necessary. If any repair are occasioned by any negligence or default on the part of the lessee, the same shall be carried out by the lessee at his own cost or by the Industries Commissioner as to what shall constitute normal repairs and whether any repairs are occasioned by any negligence or default on the part of the lessee shall be final and binding on the lessee.

(for building)

26. If the rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for six calendar months in the case of land and two months in the case of premises next after the date whereon the same shall have become due, whether the same shall have been lawfully demanded or not or if the lessee becomes insolvent and/or goes into liquidation voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non-observance by the lessee of any of the conditions and covenants therein contained and the lessee fails to remedy the breach within sixty days of the notice in writing given by the lessor or becomes insolvent or enters into an agreement with his creditors for composition of the industry, this lease will be deemed to have been terminated and the lessor may notwithstanding the waiver of any previous cause right of re-entry and without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the lease upon the said land/premises and repossess the same as, if this demise had not been made.

(For land)

27. On the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed or surrender of land after the execution of lease deed, the lessor shall have the right of re-entry over the land/premises. On such re-entry, the lessor may refund to the lessee the premium/cost of acquisition paid by the lessee at the time the land was allotted/leased out to the lessee in the following manner :-

- (i) Full premium, if surrender of allotted/leased land occurs within one year and three years, in respect of small scale industry, and large and medium industry, respectively.

For, Secy...

Director

(7)


 Addl. Managing Director
 State Industrial
 Corporation Ltd
 (S.I.C.)

Contd. (8)

197

- (ii) 10% less, if surrender of allotted/leased out land occurs after one year but within two years, and after three years, but within four years in respect of small scale industry, and large and medium industry respectively.
- (iii) 20% less if surrender of allotted/leased out land occurs after two years but within three years, and after four years but within five years in respect of small scale industry, and large/ medium industry respectively.
- (iv) No refund of premium shall be permissible to unit not falling under category (i), (ii) and (iii) above.

(For land)

28. On termination / surrender of lease, the lessee shall be given an opportunity to transfer or otherwise dispose off the building, plant and machinery and any other construction on the said premises within the period of 3 months in a manner acceptable to the lessor. After the said 3 months period the lessor shall have the full right on all the property left over in the ten to dispose it off accordingly.

(For building)

29. The lessee shall hand over the said building to the lessor, at the expiry of the said term or on the earlier determination of the lease in the same condition as was handed over when occupied or received by the lessee after reasonable wear and tear expected.

(For land)

30. The lessor may at his discretion if the lessee shall have duly paid to rent hereby reserved and observed and performed the conditions hereon contained at the request and cost of lessee, renew the lease for a further period of FIVE years.

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 necessary by the lessor.

(For land)

31. Lessee may surrender the leased area in part or whole by giving to the lessor, THREE calendar months notice in writing of his intention to do so.

(Common for land/building)

32. All costs and expenses incurred or which may be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee, subject to such relaxations as may be approved by the lessor in this behalf.

For, Shivani Udyog (I) Ltd

Director

(8)

Contd. (9)

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(Common for land/building)

33. It is FURTHER DECLARED THAT THE lessee shall deposit a sum of Rs.87,438/- (Rs. Eighty Seven thousand Four hundred Thirty Eight only) as security in pursuance of clause 2 of this lease deed for the due payment of the rent and observance and performance by him of the several conditions herein contained.

(Common for land/building)

34. Upon breach or non-observance by lessee of any of the terms and conditions herein contained it shall be lawful for the lessor to forfeit the security deposit referred to in clause 33 above, without prejudice to any other right or remedy of the lessor in that behalf to resume the possession of the said land/ premises.

(Common for land/building)

35. The security deposit unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under these presents, shall be returned to the lessee after determination of the lease by afflux of time or otherwise.

(Common for land/building)

36. The lessee may file a representation if he is aggrieved by an order of the Allotting Authority as under :-

A representation may be filed before the Board of Director of Chhattisgarh State Industrial Development Corporation Ltd, Raipur against Original Order of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur, Commerce and Industry Department against in original order of the Board of Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur.

HOWEVER such a representation shall be made within Thirty (30) days of the receipt of an original order.

37. The lessee shall provide regular employment to one persons belonging to those families who been disposed from their land due to its acquisition for the Area/Estate/Growth Centre within one year of its going into production. The list of persons entitled for consideration under this clause will be as provided by the District Collector.

OR

(Where the major portion of acquired land is to be used for a particular industry)

The lessee shall rehabilitate one person belonging to each of those families which have been disposed due to acquisition of their land for industrial purpose according to the rehabilitation programme as approved by the Industries Commissioner. This rehabilitation programme will have to be implemented fully within one year of its going into production

(Strike out whichever is not applicable)

For, Signature

(9)

Contd. (110)

Director

1999
(Common for land/building)

38. The industries Commissioner or any other officer to whom the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

(Common for land/building)

39. All sums recoverable under this deed may be recovered as arrears of land revenue.

40. The development works in the Industrial Area will be done by the lessor according to its programme of work and completed as early as possible depending on availability of funds but non-execution or non completion of any work shall not entitle the lessee to withhold or raise objection to the payment of street light or maintenance charges or any other amount due and payable to the lessor.

41. In the event of any dispute arising between the parties in respect of the deed or any other matter whatsoever connected therewith the RAIPUR Courts shall have the Jurisdiction.

SCHEDULE

Name of Village : SARORA
Name of Tehsil : RAIPUR
Name of District : RAIPUR
Name of Industrial Area : URLA
Size of Plot : 208140 sq. ft.(4.80 acre)

SURROUNDED BY :

On North : CSIDC Land
On South : CSIDC Land
On East : CSIDC Land
On West : 40' Wide Road

Above details shown in the annexed map.

For, Shivani Ltd

Ltd

Director

(10)

Contd..(11)


Addl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd
Raipur (C.G.)

200

In witnesseth whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

Signed by Lessor
(signature)

Date :

Adl. Managing Director
Chhattisgarh State Industrial
Development Corporation Ltd.
U-4, M.F. Colony, Shailendra Nagar, Raipur
On behalf of the Governor of Chhattisgarh

Witnesses :

1. Signature

Name and address

adl
General Manager,
Chhattisgarh State Industrial
Development Corporation Limited,
RAIPUR, (Chhattisgarh)

2. Signature

Name and address

Signed by Lessee
(Signature)
Date :

For, Shivali

On behalf of M/S SHIVALFUDYOG (I) LTD.

Witnesses :

1. Signature

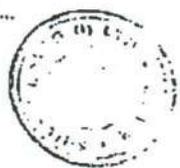
Name and address

[Signature]
(K.K. Bafna), Chaugara Bldg, Raipur

2. Signature

Name and address

(11)



तदानीं साक्षरों व कोमत या अज्ञानों के लिये या किसी श्री मुहरबंद के द्वारा या किसी अन्य व्यक्ति के द्वारा किसी भी प्रकार लिखी हुई इबारत	तदानीं फीस (अगर हो तो) दाखल शुदा (3)	एजिस्ट्री के ओहदेदार के छोटे दस्तखत (4)
P-639782 30 NOV 2007	001,126	

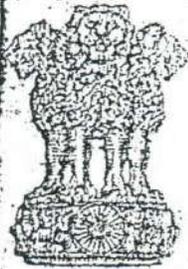
उप-पंजीयक

201

गैर न्यायिक

Rs. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

NON JUDICIAL



A 25222

SCHEDULE - VI

TRANSFER (LEASE DEED FOR LAND/SHED IN INDUSTRIAL AREA)

(Common for land/building)

This Deed is made on this 31st day of October, 2007 between the all
 Governor of Chhattisgarh, acting through the Executive Director, Chhattisgarh State
 Industrial Development Corporation Limited, Raipur (hereinafter called The Lessor)
 which expression shall where the context so admits including his successor in office of
 the one part and M/S ISPAT INDIA Industrial Area Siltara (Ph-II), Raipur
 (Chhattisgarh) in Tehsil Raipur of District Raipur acting through Partner SMT.
 PRATIBHA AGRAWAL W/O SHRI YASHWARDHAN AGRAWAL Resident
 Recreation Ground, Choubey Colony, Raipur District Raipur (C.G.) registered as
 Small Scale Industry with District Trade & Industries Centre Raipur (C.G.) having its
 regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall,
 where the context so admits include its successors and permitted assigns of the other part.

For, ISPAT INDIA

PARTNER

Executive Director
 Chhattisgarh State Industrial
 Development Corporation Limited
 Raipur (C.G.)

(12)

202

SCHEDULE

Name of Village : SANKARA
Name of Tehsil : RAIPUR
Name of District : RAIPUR
Name of Industrial Area : SILTARA (PH-II)
Size of plot : 172160 SQ. FT. (3.952 ACRES)
Plot No. : 4 & 9

SURROUNDED BY:

On North : CSIDC PLOT NO. 5 & 8
On South : CSIDC PLOT NO. 3 & 10
East : CSIDC ROAD
On West : 40 M WIDE ROAD



Above details shown in the annexed map.

Contd.....13

For, **ISPAT INDIA**

[Signature]
PARTNER

[Signature]
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C)

7 20/11/15 202

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

छत्तीसगढ़ CHHATTISGARH

G 085592

SCHEDULE - VI

TRANSFER (LEASE DEED FOR LAND/SHED IN INDUSTRIAL AREA)

(Common for land/building)

This Deed is made on this...06...day of...08...2015 between the Governor of Chhattisgarh, acting through the **Executive Director**, Chhattisgarh State Industrial Development Corporation Limited, Raipur (hereinafter called The Lessor) which expression shall where the context so admits including his successor in office of the one part and **M/S HINDUSTAN COILS LIMITED** Industrial Area Siltara Phase-I, Raipur (Chhattisgarh) in Tehsil Raipur of District Raipur acting through Director **SHRI ANKIT GOYAL S/O SHRI DAYAKISHAN GOYAL**, Resident of B-15/06, Sector-3, Udaya Society, Tatibandh, Raipur (C.G.) registered under Indian Companies Act 1956 and also registered as Small Scale Industry with District Trade & Industries Centre, Raipur (C.G.) having its regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall, where the context so admits include its successors and permitted assigns of the other part

M/S. Hindustan Coils Ltd.

Director

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
Raipur (C.G.)

204

(For land)

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area/estate at Siltara Phase-I comprising of an area measuring approximately 2,40,880 sq. ft. (5.53 Acres) or there about, situated in the village Sankara of Tehsil Raipur of the Raipur District. More particularly described in Schedule hereto annexed and thereon coloured red (hereinafter referred to 'the said land') for a term of 88 years commencing from 06.10.2015 and ending on 29.10.2103 for the purpose of construction and establishing thereon a factory for the establishing of **INGOT, IRON/STEEL, STEEL STRUCTURES, M.S. BARS & RODS ANGLES/PLATES/SQUARE, WIRE, IRON/M.S., G.I. WIRE, BARBED OR NOT, BARBED WIRE, WIRE, BINDING/STITCHING, NAILS, WIRE, NUTS & BOLTS - EXCEPT HIGH TENSILE & SPECIAL TYPE, CONDUCTOR, A.C.S.R, OTHERS & GAS, N.E.C.** and purpose ancillary thereto (hereinafter referred to as the said business)

(Common for land/building)

And whereas the lessee has agreed to take the lease on the said terms and conditions.

Now therefore this deed witnesses and it is hereby agreed and declared as follows:-

(Common for land /building)

1. In consideration of the premium and rent (for land) or rent (for premises) herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land/building to hold the same for the purpose of of **INGOT, IRON/STEEL, STEEL STRUCTURES, M.S. BARS & RODS ANGLES/PLATES/SQUARE, WIRE, IRON/M.S., G.I. WIRE, BARBED OR NOT, BARBED WIRE, WIRE, BINDING/STITCHING, NAILS, WIRE, NUTS & BOLTS - EXCEPT HIGH TENSILE & SPECIAL TYPE, CONDUCTOR, A.C.S.R, OTHERS & GAS, N.E.C.** for a period of 88 years commencing on the date on which the possession of said land/premises is handed over to the lessee.

1.(A) The lessee hereby agrees to take possession of the land leased out to him within thirty days from the date of execution of the lease deed and he further agrees to take possession of the land in the condition it exist on that date.

(For land)

2. The lessee having paid to the lessor for said land the advance rent and premium of **Rs.40,28,215.00 (Rupees Forty Laes Twenty Eight Thousand Two Hundred Fifteen Only)** and (including 10% additional Premium, as the plots are situated on 80' wide road and/or corner plots & 20% additional premium for plot bearing situated within the area of Nagar Nigam & Nagar Palica, Birgaon District Raipur) as prescribed under Clause No. 2.5.1.4 & 2.5.1.5. This rule shall be governed by the provisions contained in Chhattisgarh Audyogic Bhoomi Avam Bhawan Prabandhan Niyam-2015 (hereinafter referred to as the said rules) and deposit for the said land three years rent **Rs.24,16,932.00 (Rupees Twenty Four Laes Sixteen Thousand Nine Hundred Thirty Two only)** as security amount within thirty days of the execution of this deed.

Contd.... 3

M/s. Hindustan Coils Ltd.

Director

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

205

OR

(Where the major portion of acquired land is to be used for a particular industry)

The lessee shall rehabilitate one person belonging to each of those families which have been disposed due to acquisition of their land for Industrial purpose according to the rehabilitation programme as approved by the Industries Commissioner. This rehabilitation programme will have to be implemented fully within one year of its going into production.

(Strike out whichever is not applicable)

(Common for land/building)

38. The Managing Director or any other officer to whom the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

(Common for land/building)

39. All sums recoverable under this deed may be recovered as arrears of land revenue.

40. The development works in the Industrial Area will be done by the lessor according to its programme of work and completed as early as possible depending on availability of funds but non-execution or non completion of any work shall not entitle the lessee to withhold or raise objection to the payment of street light or maintenance charges or any other amount due and payable to the lessor.

41. In the event of any dispute arising between the parties in respect of the deed or any other matter whatsoever connected therewith the RAIPUR courts shall have the jurisdiction.

Contd.....12

M/s. Hindustan Coils Ltd.



Director


Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (Chhattisgarh)

206

SCHEDULE

Name of Village : SANKARA
 Name of Tehsil : RAIPUR
 Name of District : RAIPUR
 Name of Industrial Area : SILTARA PHASE-I
 Size of plot : 2,40,880 Sq. ft. (5.53 Acres)
 Plot No. : 19 & 20

SURROUNDED BY:

On North : PLOT NO. PART 19 & 20
 M/S AKRUTI TREXUM
 On South : SILTARA - MANDHAR ROAD
 On East : PLOT NO. 21 & 22
 M/S MAHAMAYA SPONGE
 On West : 24 M WIDE CSIDC ROAD

Above details shown in the annexed map.

Contd.....13

M/s. Hindustan Cello Ltd.

Director

Executive Director
 Chhattisgarh State Industrial
 Development Corporation Limited
 RAIPUR (Chhattisgarh)

707

SCHEDULE - VI

(Lease deed for Land/shed in Industrial area)

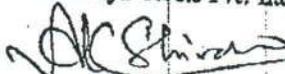
(Common for land/building)

This DEED is made on this ...06... day of ...Nov... 2004 between the Governor of CHHATTISGARH acting through the Executive Director Chhattisgarh State Industrial Development Corporation Ltd Raipur (hereinafter called the Lessor which expression shall where the context so admits including his succesesor in office) of the one part and **M/s Maa Mahamaya Steels Pvt. Ltd.** acting as Director through **Shri Anil Kumar Shivdasani S/o Shri A.K.Shivdasani R/o Aakash Deep, Dayaband, Bilaspur (C.G.)** Registered under Indian Companies Act 1956 & Registered under SSI Unit having its office at Sirgitti Distt. Bilaspur and registered with District Trade & Industries Centre Bilaspur C.G.(hereinafter called the 'Lessee') which expression shall, were the context ... admits include its successors and permitted assigns of the other part.

(For Land)

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area/ estate at **Sirgitti, Sector -B, Bilaspur** a comprising of an area measuring **1,80,000 Sq.ft. (4.13 Acres)** or there about, situated in the village **Parsada** of **Tahsil Bilha of the Bilaspur District.** More particularly described in Schedule hereto annexed and thereon coloured red (hereinafter referred to 'the said land') for a term of 99 years commencing from 06. day of

For, Maa Mahamaya Steels Pvt. Ltd,


DIRECTOR

Contd..2..


EXECUTIVE DIRECTOR
Chhattisgarh State Industrial
Development Corporation Ltd.
Raipur (C.G.)

208

..10..

(Common for land/building)

- 39. All sums recoverable under this deed may be recovered as arrears of land revenue.
- 40. The development works in the Industrial Area will be done by the lessor according to its programme of work and completed as early as possible depending on availability of funds but non-execution or non completion of any work shall not entitle the lessee to without or raise objection to the payment of street light or maintenance charges or any other amount due and payable to the lessor.
- 41. In the event of any dispute arising between the parties in respect of the deed or any other matter whatsoever connected therewith the RAIPUR Courts shall have the Jurisdiction.

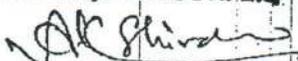
SCHEDULE.

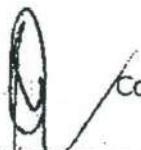
Name of Village : Parsada
 Name of Tehsil : Billha
 Name of District : Bilaspur
 Name of Industrial Area : Sirgiti, Sector-B
 Plot No. : 52 & 53
 Plot Size : 500'x360' = 1,80,000 Sqft.

SORROUNDED BY

ON NORTH : 60' Wide Road
 SOUTH : Cutoff land of CSIDC
 EAST : Plot no. 54
 WEST : Plot No. 51

For, Max Mahamaya Steels Pvt. Ltd.


 DIRECTOR

 Contd..11..

EXECUTIVE DIRECTOR
 Chhattisgarh State Industrial
 Development Corporation Ltd.
 Raipur (C.G)

209

89 1263937 1183

भारतीय गैर मुद्रा

एक सौ रुपये

रु. 100

भारत INDIA NO

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24 NOV 2008

छत्तीसगढ़ CHHATTISGARH

SCHEDULE-VI

A 588366

(Lease deed for land/Shed in Industrial area)

(Common for land/building)

This deed is made on this 24th day of September 2008 between the Governor of Chhattisgarh, acting through the Executive Director, Chhattisgarh State Industrial Development Corporation Ltd. Raipur (hereinafter called 'The Lessor') which expression shall where the context so admits include his successor in office of the one part and M/S U. B. VENTURES (P) LTD. Industrial Area Nayanpur-Girwarganj in Tehsil Surajpur of District Surguja (C.G.) acting through its Director - SHRI BRHAM SINGH MALIK S/o SHRI RAGHUVeer SINGH MALIK resident of Flat No. A-4th Floor, Gokul Apartment, Gayatri Nagar, Raipur (C.G.) registered as under Indian Companies Act 1956 and also registered as Small Scale Industry with District Trade & Industries Centre Ambikapur (C.G.) having its regd. office at Raipur (C.G.) (hereinafter called the 'Lessee') which expression shall, where the context so admits include his successor and permitted assigns of the other part.

For, U.B VENTURES P LTD

DIRECTOR

Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)



210

2011 24 Nov 2008

श्री. प्रसाद जातक...
गायत्री नगर रायपुर
भोजपुर जिला



श्री. सु. वी. लोन्सा प्रा. लि.
रायपुर 21482
महाराष्ट्र

श्री. प्रसाद जातक... रायपुर

24 NOV 2008
श्री. सु. वी. लोन्सा प्रा. लि.
रायपुर

श्री. सु. वी. लोन्सा प्रा. लि.
रायपुर

For U.B. VENTURES PVT. LTD.
B. Madar
(DIRECTOR)



217

(2)

(For land)

Where as upon the request of the lessee, the lessor has agreed to grant to the lessee, subject to the terms and conditions hereinafter specified, a lease of the piece of a land in the industrial area/estate at Nayanpur-Girwarganj comprising of an area measuring approximately 3,39,201 sqft. (7.787 acres) or there about, situated in the village Nayanpur-Girwarganj of the Surguja District. More particularly described in Schedule hereto annexed and thereon colored red (hereinafter referred to 'the said land') for a term of 99 years commencing from 24.12.2007 and ending on 23.12.2107 for the purpose of construction and establishing thereon a factory for the establishing of **M.S INGOTS, SHEET RE-ROLLED INDUSTRIES** etc. and purpose ancillary thereto (hereinafter referred to as the said business).

all

(Common for land/building)

And whereas the lessee has agreed to take the lease on the said terms and conditions.

Now therefore this deed witnesses and it is hereby agreed and declared as follows:

(Common for land /building)

1. In consideration of the premium and rent (for land) or rent (for premised) herein reserved and the covenants on the part of the lessee herein contained, the lessor shall demise to the lessee and the lessee shall accept a lease of the said land/building to hold the same for the purpose of **M.S INGOTS, SHEET RE-ROLLED INDUSTRIES** etc. for a period of 99 years commencing on the date on which the possession of said land/premises is handed over to the lessee.
- 1(A) The lessee hereby agrees to take possession of the land leased out to him within thirty days from the date of execution of the lease deed and he further agrees to take possession of the land in the condition it exist on that date.

(For land)

2. The lessee having paid to the lessor for said land the advance rent and premium of **Rs.12,60,540.00 (Rs. Twelve lacs sixty thousand five hundred forty only)** and 10% additional Premium **Rs.2,52,108.00 (Rs. Two lacs fifty two thousand one hundred eight only)** as prescribed under Rule 10 of the Chhattisgarh Industries (Allotment of shed, plots and land) Rules, 1974 (hereinafter referred to as the said rules) and deposit for the said land three years rent **Rs. 1,89,081.00 (Rs. One lac eighty nine thousand eighty one only)** as security amount within thirty days of the execution of this deed.

thereafter, during the terms of the lease the lessee shall pay the lessor Annual Ground Rent of **Rs. 63,027.00 (Rs. Sixty three thousand twenty seven only)** and Annual Development Fund for maintenance of Industrial Area **Rs. 63,027.00 (Rs. Sixty three thousand twenty seven only)** and annual Street Light Charges of **Rs. 15,757.00 (Rs. Fifteen thousand seven hundred fifty seven only)** and such other sums as may be determined in accordance with Clause 3 hereunder on or before 10th day of January of each year in the office of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. or such place or places as the Managing Director from time -to-time may direct.

Contd.(3)

For. U.B VENTURES P LTD

[Signature]
DIRECTOR

[Signature]

श्री. लाल सिंह मल्लिक सा. रायपुर सिंह
 मल्लिक लाल सा. A-444 फाल्गुनी सा. रायपुर
 सा. रायपुर सा. रायपुर सा. रायपुर

श्री. लाल सिंह मल्लिक सा. रायपुर सिंह
 मल्लिक लाल सा. A-444 फाल्गुनी सा. रायपुर
 सा. रायपुर सा. रायपुर सा. रायपुर

मल्लिक 99 वर्ष

- 1) आर.के. नाथ सा. गोविन्द सा. रायपुर
- 2) प्रवीण मल्लिक सा. वीरम सिंह मल्लिक सा. रायपुर

श्री. लाल सिंह मल्लिक सा. रायपुर सिंह
 मल्लिक लाल सा. A-444 फाल्गुनी सा. रायपुर
 सा. रायपुर सा. रायपुर सा. रायपुर

24 NOV 2008

213

(3)

(For building)

The lessee having paid to the lessor for the said premises the advance rent as prescribed under Rule 10 of the said rules he shall pay to the lessor for the said premises one year's rent as security deposit within thirty days of the execution of this deed. Thereafter, during the terms of the lease, the lessee shall pay the lessor a monthly rent of Rs.-/- (Rs.only) on or before the 10th day of each calendar month at the office of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. or at such places as the Managing Director from time to time may direct.

- 2.(A) The charges of development for maintenance of Industrial Area and Street Light Charges are subject to revision from time to time and the lessee hereby agrees to pay the revised charges so fixed by the lessor from time to time.
- 3. If the yearly/monthly rent of the land/premises and annual development fund for maintenance of Industrial Area or any part thereof is not paid within one month after the date prescribed by the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., the same will have to be deposited with interest @ 18% per annum for the first one year/12 months of such default and @ 24% per annum for the remaining period thereafter.

(For land)

- 4. The ground rent of Rs. 63,827.00 (Rs. Sixty three thousand twenty seven only) per annum shall be liable to be increased on the expiry of 30 years from the date of execution of this deed and also at subsequent, intervals of 30 years, provided that the increase on each occasion may not exceed one quarter of the rent fixed for the preceding 30 years.

(For building)

The monthly rent as mentioned in clause 2 above shall be review able from time to time subject to the conditions, that the enhancement of rent at any one time may not exceed 30% or rent payable at the time of review.

(Common for land/building)

- 5. The lessee shall from time to time and at all times during the term of the lease pay and discharge except as aforesaid, all taxes, rates assessments and other charges and outgoing which are or may at any time here after during the said terms be assessed, charged or imposed upon the said land/premises whether on the land lord or on the tenant.

(For land)

- 6. The lessee hereby agrees that he shall within a period of one year, in the case of small scale industry, and within a period of three years, in the case of large and medium scale industry, from the date of his taking over possession of the land implement the project and go into production.

(For land)

- 7. The lessee hereby agrees that he shall utilize the complete land leased out to him here under for implementation of the project or for its expansion within a period of three years in case of SSI and five years in case of Medium & Large Scale Industries for the above said purpose.

Contd..(4)

For. U.B. VENTURES P L T I

(Signature)
DIRECTOR

(Signature)
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)

(For land)

8. The lessee further agrees that if he is unable to utilize the complete land lease out to him within the period prescribed in clause 6 or 7 the lessors shall have the right of re-entry in the surplus unutilized land without payment of any sort or compensation after giving due opportunity for representing his case.

(For land)

9. The lessee shall submit to the lessor or any officer authorized by him in writing from time to time, the plans and specification for the said construction which shall be in accordance with the plans and specifications as may be approved by the lessor.

(Common for land/building)

10. The lessee shall use said premises, land and building structures and works, erected or constructed thereon only for the purpose of establishing **MS INGOTS, SHEET ROLLED INDUSTRIES** etc. and other allied products as mentioned in project report/provisional registration for construction of offices, administrative building, godown and shall not use the same or any other, part thereof or permit it or any other part thereof to be used for any other purpose without the previous permission in writing of the lessor.

10.(A) The lessee shall not sink well/tube-well without the written permission of the lessor or any other officer authorized by him. The permission will be subject to such terms and conditions as the lessor may deem fit and it will be binding on lessee.

"Provided that no permission will be given in an industrial area in which the lessor or any other person or agency authorized by the lessor is operating or, proposes to operate a water supply scheme, without imposing a fixed amount of water charges (for drawing water from under the ground) which shall not be less than.

- i) Rs.500/- (Rs. five hundred only) per month in case of SSI & 5000/- (Rs. five thousand only) per month in case of LMI, or commercial activity, if water is not used for any process of production.
- ii) Rs.2000/- (Rs. Two thousand only) per month in case of SSI & Rs.10,000/- (Rs. Ten thousand only) per month in case of LMI, or commercial activity, if water is also used for any process of production."

11. The lessee shall, at his own expenses forthwith erect and at all times maintain, repair and keep in good condition all boundary marks and pillars along with the boundaries of the said land according to the demarcation shown in the plan hereto annexed.

(Signature)
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.S.I.)

Contd..(5)

For, U.B VENTURES P LTI

(Signature)
DIRECTOR

216

(5)

(Common for land/building)

12. The lessee shall keep the said premises, land and building reerected thereon in a condition fit for habitation and at his own expenses the effluent treatment systems as prescribed by the Chhattisgarh Environment Conservation Board or the local authority concerned.

(For building)

13. The lessee shall not make any permanent and temporary additions or alterations whatsoever in the said premises without obtaining the prior consent in writing of the Industries Commissioner. The decision of the Industries Commissioner with regard to what constitutes additions or alterations, shall be final and binding on the lessee.

(For building)

14. If there is any necessity of any additions or alterations to the said premises to suit any particular requirement of the lessee the same may be made by the lessee at his own cost with the previous permission in writing of the Industries Commissioner. This permission may be refused if the same is considered undesirable or unsafe for the premises. Any addition and alterations carried out by the lessee shall be subject to removal of the expiry of the said term at the lessee's cost, if so required by the Industries Commissioner. If the Industries Commissioner does not insist on such removal, no compensation or expenses incurred in making the addition and alterations shall be payable by the lessor to the lessee.

(Common for land/building)

15. The lessee shall not sublet, assign or otherwise transfer the said premises/land or any part thereof or any building constructed thereon for any purpose, whatsoever, except as provided in rule 19 of the said rule.

(Common for land/building)

16. The lessee shall not change the constitution of ownership of the unit without the prior permission of the Allotting Authority in writing. If due to the change in the constitution the share of the original allottee has reduced to less than 50% share that it will be deemed to be taken that unit has been transferred to some other hand and accordingly the case of transfer shall be death with by the lessor.

(For land)

17. The lessee shall plant at least fifty trees per hectare of land allotted to him at his own cost and shall be liable to maintain them. The lessee shall not be entitled to recover any expenses on this account. Failure to comply with this condition shall be deemed as a breach of the condition of allotment of the said premises.

For. U.B VENTURES P. LTD
[Signature]
DIRECTOR

[Signature]
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)

Contd..(6)

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(6)

(Common for land/building)

18. The lessee shall not carry on any offensive trade or business on the said land/premises. The decision of the Allotting Authority with regard to what is offensive trade or business shall be final and binding on lessee.

(Common for land/building)

19. While using the said land/premises, if the lessee cause any harm or injury to any person, he shall be liable to pay compensation or damages in the same manner as a tenant of land/building is general liable to pay.

(For building)

20. The lessee shall insure and keep insured the.....in the name of the Industrial Commissioner and shall at all times during the said term keep the same insured independently and separately against any loss or damage caused by fire and against all other risks, as the Industries Commissioner may require, in the sum or Rs.....(Rs.....only) with an Insurance Company approved by the Industries Commissioner and shall deposit with the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. Raipur all such insurance policies and receipts of payment of the premiums in respect of the same. The lessee shall insure the said premises independently of and not along with any of the property of the lessee.

(For building)

21. The lessee shall complete all formalities required under clause 20 above and deposit the insurance policy and receipt of payments towards the same with the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd. within the period of one month from the date of taking over possession of the said premises by the lessee.

(Common for land/building)

22. The lessee shall comply with all acts, rules and regulations in force from time to time in respect of the working of M/S U. B. VENTURES (P) LTD.

(Common for land/building)

23. The lessee shall continuously run, during the period of lease the factory for which the land/premises is allotted. Closure of the factory for a continuous period exceeding six months without proper reasons to the satisfaction of the Allotting Authority be considered as a breach of this condition.

For, U B VENTURES P LTD

[Signature]
DIRECTOR

[Signature]
Executive Officer
Chhattisgarh State Industrial
Development Corporation Limited
Raipur (C.G.)

Contd..(7)

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(7)

(Common for land/building)

24. The lessee shall during the said term keep the said land/premises in a reasonably good condition.

(For building)

25. The lessor shall carry out all such normal repairs to the said premises as he may deem necessary. If any repair are occasioned by any negligence or default on the part of the lessee, he same shall be carried out by the lessee at his own cost or by the Industries Commissioner as to what shall constitute normal repairs and whether any repairs are occasioned by any negligence or default on the part of the lessee shall be final and binding on the lessee.

(Common for land/building)

26. If the rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for six calendar months in the case of land and two months in the case of premises next after the date whereon the same shall have become due, whether the same shall have been lawfully demanded or not or if the lessee becomes insolvent and/or goes into liquidation voluntarily or otherwise or if there be any attachment on the said premises or there is a breach or non-observance by the lessee of any of the conditions and covenants therein contained and the lessee fails to remedy the breach within twenty one days of the notice in writing given by the lessor or becomes insolvent or enters into an agreement with his creditors for composition of the industry, this lease will be deemed to have been terminated and the lessor may notwithstanding the waiver of any previous cause right of re-entry and without prejudice to any right or remedy of the lessor for recovery of rent remaining due under the lease upon the said land/premises and repossess the same as if this demise had not been made.

(For land)

27. On the expiry of the lease period or termination of the lease due to breach of the conditions of the lease deed or surrender of land after the execution of lease deed, the lessor, shall have the right of re-entry over the land/premises. On such re-entry, the lessor may refund to the lessee the premium/cost of acquisition paid by the lessee at the time the land was allotted/leased out to the lessee in the following manner:

- (i) Full premium, if surrender of allotted/leased land occurs within one year and three years, in respect of small scale industry, and large and medium industry, respectively.
- (ii) 10% less, if surrender of allotted/leased out land occurs after one year but within two years, and after three years, but within four years in respect of small scale industry and large and medium industry respectively.
- (iii) 20% less if surrender of allotted/leased out land occurs after two years but within three years, and after four years but within five years in respect of small scale industry and large/medium industry respectively.
- (iv) No refund of premium shall be permissible to unit not falling under category (i),(ii) and (iii) above.

Contd.(8)

ALL
Executive Director
Chattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)

For. U.B. VENTURES P LTD

Director
DIRECTOR

2/9

(8)

(For land)

28. On termination/surrender of lease, the lessee shall be given an opportunity to transfer or otherwise dispose off the building, plant and machinery and any other construction on the said premises within the period of 3 months in a manner acceptable to the lessor. After the said 3 months period the lessor shall have the full right on all the property left over in the free to dispose it off accordingly.

(For building)

29. The lessee shall hand over the said building to the lessor, the expiry of the said term or on the earlier determination of the lease in the same condition as was handed over when occupied or received by the lessee after reasonable wear and tear expected.

(For land)

30. The lessor may at his discretion if the lessee shall have duly paid to rent hereby reserved and observed and performed the conditions herein contained at the request and cost of lessee, renew the lease for a further period of FIVE years.

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 necessary by the lessor.

(For land)

31. Lessee may surrender the leased area in part or whole by giving to the lessor, THREE calendar months notice in writing of his intention to do so.

(Common for land/building)

32. All costs and expenses incurred or which may be incurred for preparation, execution and registration of this lease shall be borne and paid by the lessee, subject to such relaxations as may be approved by the lessor in this behalf.

(Common for land/building)

33. It is FURTHER DECLARED THAT THE lessee shall deposit a sum of Rs. 1,89,081.00 (Rs. One lac eighty nine thousand and one only) as security in pursuance of clause 2 of this lease deed for the discharge of the rent and observance and performance by him of the several conditions herein contained.

(Common for land/building)

34. Upon breach or non-observance by lessee of any of the terms and conditions herein contained it shall be lawful for the lessor to forfeit the security deposit referred to in clause 33 above, without prejudice to any other right or remedy of the lessor in that behalf and to resume the possession of the said land and buildings.

Contd..(9)

For. U B VENTURES P LTD

[Signature]

DIRECTOR

[Signature]
Executive Director
Chattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)

20

(9)

(Common for land/building)

35. The security deposit unless forfeited as aforesaid and after deducting all such sums as may be due to and recoverable by the lessor under the presents, shall be returned to the lessee after determination of the lease by afflux of time or otherwise.

(Common for land/building)

36. The lessee may file a representation if he is aggrieved by an order of the Allotting Authority as under:-

A representation may be filed before the Chairman of Chhattisgarh State Industrial Development Corporation Ltd., Raipur against Original Order of the Managing Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur, Commerce and Industry Department against in original order of the Board of Director, Chhattisgarh State Industrial Development Corporation Ltd., Raipur. HOWEVER such a representation shall be made within Thirty (30) days of the receipt of an original order.

37. The lessee shall provide regular employment to one person belonging to those families who been disposed from their land due to its acquisition for the Area/Estate/Growth Center within one year of its going into production. The list of persons entitled for consideration under this clause will be ascertained by the District Collector.

OR

(Where the major portion of acquired land is to be used for a part of an industry)

The lessee shall rehabilitate one person belonging to one of those families which have been disposed due to acquisition of their land for industrial purpose according to the rehabilitation programme as approved by the Industries Commissioner. This rehabilitation programme will have to be implemented fully within one year of its going into production.

(Strike out whichever is not applicable)

For. U.B. VENTURES P LTD
B. Madhe
DIRECTOR

all
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)
... (10)

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(10)

(Common for land/building)

38. The Managing Director or any other officer to whom the powers of allotment have been delegated will also be competent to terminate the lease deed on behalf of the lessor.

(Common for land/building)

39. All sums recoverable under this deed may be recovered as arrears of land revenue.
40. The development works in the Industrial Area will be done by the lessor according to its programme of work and completed as early as possible depending on availability of funds but non-execution or non completion of any work shall not entitle the lessee to withhold or raise objection to the payment of street light or maintenance charges or any other amount due and payable to the lessor.
41. In the event of any dispute arising between the parties in respect of the deed or any other matter whatsoever connected therewith the RAIPUR courts shall have the jurisdiction.

For, U B. VENTURES P LTD
B. Mahab
DIRECTOR

ALLI
Executive Director
Orissa State Industrial
Development Corporation Limited
RAIPUR (O.O.)

Contd..(11)

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(11)
SCHEDULE

Name of Village : NAYANPUR-GIRWARGANJ
Name of Tehsil : SURAJPUR
Name of District : SURGUJA
Name of Industrial Area : NAYANPUR-GIRWARGANJ
Size of Plot : 3,39,201 sq.ft. (7.787 acres)
Plot No. : 94 to 115

SURROUNDED BY:

On North : 60' WIDE CSIDC ROAD
On South : 60' WIDE CSIDC ROAD
On East : 60' WIDE CSIDC ROAD
On West : 80' WIDE CSIDC ROAD

Above details shown in the annexed map.

(Signature)
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited Contd..(12)
RAIPUR (C.S.)

For, U.B VENTURES P L TD:
(Signature)
DIRECTOR

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(12)

IN witnesses whereof the parties hereto have signed this deed on the date and year respectively mentioned against their signature.

Signature

Signed by Lessor

(signature)

Date: 24.11.2012

Signature
Executive Director
Chhattisgarh State Industrial
Development Corporation Limited
RAIPUR (C.G.)

Chhattisgarh State Industrial Development Corporation Ltd. Life Insurance Corporation of India Commercial Complex, Pandri, Raipur (C.G.)
On behalf of the Governor of Chhattisgarh

Witnesses:

- 1. Signature
- Name and address
- 2. Signature
- Name and address

Signed by Lessee
(Signature)

On behalf of M/S U. B. VENTURES (P) LTD.
For, U. B. VENTURES P LTD

Date

D. R

Witnesses:

- 1. Signature *Signature*
- Name and address *R.K. WARR F-2, IVK, RAIPUR, RAIPUR*
- 2. Signature *Signature*
- Name and address *Prasenjit Kumar, 1st Floor, 10, Kailash Apartment, Raipur*



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इस दस्तावेज में काट काट कर है।

उप पंजीयक
सुरजपुर

24 NOV 2008

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दि.	1/16	881



पंजीयक	153401 = 00
सहायक	50 = 00
कुल	153451 = 00

उप पंजीयक
सुरजपुर

Comprehensive Report on Observations of Committee

S.N	Name of industry with Address	Whether in industrial estate or not	Name of Industrial Estate	Category of industry	Date of visit	Copy of lease deed	Working / Non-working	Air pollution Control Device (APCD)	Permission from Ground Water board	Submission of EC compliance report	Remarks
1.	M/s Shri Nirmalanand Steels Casting Pvt. Ltd., Plot no. 176, Sector-H, O.P. Jindal Industrial Park, Village-Punjipathara, Tehsil-Gharghoda, District-Raigarh (C.G.)	Industrial estate.	O.P. Jindal Industrial Park, Raigarh (C.G.)	B2	10.11.2020	Yes.	Working	Yes	Yes.	No.	
2.	M/s N.R.T.M.T. (India) Pvt. Ltd., Plot no. 211, 213 (p) & 212(p), Sector-L, O.P. Jindal Industrial Park, Village-Tumidih, Tehsil-Gharghoda, District-Raigarh (C.G.)	Industrial estate.	O.P. Jindal Industrial Park, Raigarh (C.G.)	B2	10.11.2020	Yes.	Working	Yes	Yes.	Yes.	
3.	M/s Maa Banjari Ispat Pvt. Ltd., Plot no. 123, Sector-C, O.P. Jindal Industrial Park, Village-Punjipathara, Tehsil-Gharghoda, District-Raigarh (C.G.)	Industrial estate.	O.P. Jindal Industrial Park, Raigarh (C.G.)	B2	10.11.2020	Yes.	Working	Yes	Yes.	No.	
4.	M/s Ajay Ingots Rolling Mill Pvt. Ltd., Plot no. 193, 194 & 195, O.P. Jindal Industrial Park, Village-Punjipathara, Tehsil-Gharghoda, District-Raigarh (C.G.)	Industrial estate.	O.P. Jindal Industrial Park, Raigarh (C.G.)	B2	10.11.2020	Yes.	Working	Yes	Yes.	Yes.	
5.	M/s Narmada Iron and Steel Pvt. Ltd., Plot no.	Industrial estate.	O.P. Jindal	B2	10.11.2020	Yes.	Working	Yes	Yes.	No.	APCD operation seems to be very irregular and no

	173, Sector-C, Urla Industrial Area, Tehsil & District-Raipur (C.G.)	Industrial estate.	(C.G.)	B2	15.12.2020	Yes.	Working	Yes.	W/S from CSIDC	Yes.	
11.	M/s Ganpati Ispat Pvt. Ltd., Plot no. 144, Sector-C, Urla Industrial Area, Tehsil & District-Raipur (C.G.)	Industrial estate.	Urla Industrial Area, Raipur (C.G.)	B2	15.12.2020	Yes.	Working	Yes.	W/S from CSIDC	Yes.	Stack Monitoring reports to be submitted.
12.	M/s Shri Hanuman Loha Ltd. (Unit II), Plot no. 250, 253(Part), 254, 256-258, 259(A), 260(Part), Urla Industrial Area, Tehsil & District-Raipur (C.G.)	Industrial estate.	Urla Industrial Area, Raipur (C.G.)	B2	16.12.2020	Yes.	Working	Yes.	W/S from CSIDC Yes	No.	Plant was not in operation on the day of inspection.
13.	M/s Shivali Udhog (I) Ltd., Plot no. 3&4, Sector-D, Urla Industrial Area, Tehsil & District-Raipur (C.G.)	Industrial estate.	Urla Industrial Area, Raipur (C.G.)	B2	16.12.2020	Yes.	Working	Yes.	W/S from CSIDC Yes	No.	No provision for stack monitoring.
14.	M/s Ispat India, Siltara Industrial Area Plot no. 4 & 9, Phase-II, Tehsil and District-Raipur (C.G.)	Industrial estate.	Siltara Industrial Area, Raipur (C.G.)	B2	15.12.2020	Yes.	Working	Yes.	W/S from CSIDC	No	
15.	M/s Hindustan Coils Ltd., Plot no. 19-20, Siltara Industrial Area, Phase-I, Tehsil and District-Raipur (C.G.)	Industrial estate.	Siltara Industrial Growth Centre, Raipur (C.G.)	B2	15.12.2020	Yes.	Working	Yes.	Yes.	Yes.	
16.	M/s Mahamaya Steels Pvt. Ltd., Sirigitti Industrial Area, Tehsil and District-Bilaspur (C.G.)	Industrial estate.	Sirigitti Industrial Area, Tehsil and District-Bilaspur (C.G.)	B2	17.12.2020	Yes.	Non-Working.	-	-	No	(a) Industry was found closed on the day of inspection and committee was not allowed to enter the premises. (b) Watchman present on the gate told that industry is under possession of bank

17.	M/s UB Ventures Pvt. Ltd., Plot no. 94 to 115 Nayanpur -Girwarganj Industrial Area, Tehsil and District-Surajpur (C.G.)	Industrial estate.	Industrial Area, Narayanpur-Girwarganj, District-Surajpur (C.G.)	B2	03.01.2021	Yes.	Working	Rolling mill- Order for Bag filter will be given within one week and will be installed within one month. Particulate matter emission level has been monitored online and uploaded to CECB website. These emissions are within limit.	Yes.	Yes.	Plant was not in operation on the day of inspection.
18.	M/s Iskon Strips Private Limited, Village- Guma, Tehsil and District- Raipur	Not	Nil	B1	15.12.2020	No.	Working	Yes	Yes	No	EC conditions imposed shall be verified.
19.	M/s Agrawal Structure Mills Private Limited, Plot no. 162 (A), Village- Urla, Tehsil & District – Raipur (C.G.)	Not	Nil	B1	15.12.2020	No.	Non-Working	Chimney was available but bagfilter was found dismantled. plant was under maintenance.	W/S from CSIDC	No.	Plant was not in operation on the day of inspection and not gone for expansion as per current EC.
20.	M/s Hanuman Ispat Pvt. Limited., Village- Sondra, Near Phase-2, Siltara Industrial Area, Tehsil and District- Raipur (C.G.)	Not	Nil	B1	15.12.2020	No.	Working	Yes	W/S CG Ispat bhoomi Ltd.	No.	Industry not gone for expansion as per current EC. No provision for stack monitoring.
21.	M/s Sarthak Ispat Pvt. Limited., village- Urla and Sarora. Near Urla Industrial Area, Tehsil and District: Raipur (C.G.)	Not	Nil	B1	16.12.2020	No.	Working	Yes	W/S from CSIDC	No.	Industry has not installed induction furnace till date and it is having online stack monitoring system connected with CECB server.