

Branch Office: AMRAVATI
Applicant: AMIT DHALUMAL DASMALANI
KARAN GOSAIN
UNIPLAST AUTO INDUSTRIES

Date: 10-Sep-2026
Ref No.: NHL/AMR/0826/5207560

Guarantor: N/A
Address: S/O DHALUMAL DASMALANI, SHRI GURUKRUPA BUILDING, DASMALANI GALLI, RAMPURI CAMP, ..
Amravati, MAHARASHTRA, 444603, India
Email: uniplastauto@gmail.com
Version No.: 4
Contact No. 9823242324

Dear Sir/Madam,

With reference to your loan application dated 25-08-2026, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/overleaf with special conditions, if any.

1. Purpose of Loan	Non Housing Loan, Business Purpose
2. Loan Amount	INR 9800000 (INR Ninety Eight Lakh Only)
Insurance Premium	INR 50000 (INR Fifty Thousand Only)
Total Loan Amount	INR 9850000 (INR Ninety Eight Lakh Fifty Thousand Only)
3. Repayment Term	180 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% - 3.65% = 9.50% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 102857 (INR One Lakh Two Thousand Eight Hundred and Fifty Seven Only)
8. Processing fees receivable:	INR 67025.18 (INR Sixty Seven Thousand Twenty Five Rupees And Eighteen Paise Only)
9. Sanction letter validity	45 days, from the date of this letter
10. Security	Plot No F-5, MIDC, Mouje Jewad Pragane Badnera, Amravati, .., MAHARASHTRA, India, 444605
11. Pre-payment Charges	As mentioned in MITC duly updated on the website
12. Overdue Charges	24% per annum

*Subject to change from time to time at the sole discretion of PNBHFL

SPECIAL CONDITIONS:

1. Subject to clearance of Processing Fees.
2. Other norms w.r.t special Use property to be completed with.
3. OD Account freezing letter to be documented
4. Additional Security PDC from savings account of the promoter/key applicants
5. Loan Details of OD of 32.40 lacs of Amit Dasalmani brother loan
6. ROI Approval for 10%
7. All property owners to be taken on loan structure.
8. PSL declaration to be taken.
9. Applicant PL from IDFC 1.85 lacs & 7.14 lacs to be close from disbursement .
10. Subject to legal & technical clearance of applicant.
11. OD-BT process to be followed .
12. LTV to be restricted to 50% of MV whichever is lower.
13. Online Aadhar E- Verification to be done for all applicants.
14. Repayment to be taken from applicant business banking A/c
15. LAP End use letter to be taken.
16. Acknowledged Key Facts Statement to be taken.
17. Property being offered as collateral needs to be insured for the tenure of the loan
18. End Use letter to be documented from applicant
19. Foreclosure letter & List of Documents from the lender bank to be held on record



UNIPLAST AUTO INDUSTRIES

Amit Dasalmani

PARTNER

UNIPLAST AUTO INDUSTRIES

PARTNER

पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, न्यू दिल्ली - 110001

Regd. Office: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110 001

Toll Free: 1800 120 8800, Email: customercare@pnbhousing.com, Website: www.pnbhousing.com

CIN: L65922DL1988PLCO33856

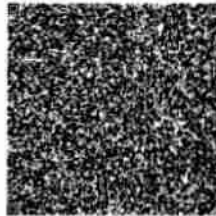


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Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नॉदणी क्रमांक: / Enrolment No.: 2821/12027/08158

To
अमित डालुमल दासमलानी
Amit Dhalumal Dasmalani
S/O: Dhalumal Dasmalani,
Shri Gurukrupa Building,
Dasmalani Galli,
Rampuri Camp,
VTC: Shivaji Nagar,
PO: Shivaji Nagar,
Sub District: Amravati,
District: Amravati,
State: Maharashtra,
PIN Code: 444603
Mobile: 9823242324



आपला **आधार** क्रमांक / Your **Aadhaar** No. :
3591 3256 9254
VID : 9197 9135 6120 2802

माझे **आधार**, माझी ओळख



भारत सरकार
Government of India



Aadhaar no. issued: 12/04/2013



अमित डालुमल दासमलानी
Amit Dhalumal Dasmalani
जन्म तारीख/DOB: 15/05/1983
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाईन XML)
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

3591 3256 9254

माझे **आधार**, माझी ओळख



Government of India



माहिती / INFORMATION

- **आधार** हा ओळखीचा पुरावा आहे, नागरिकत्वाचा किंवा जन्मतारखेचा नाही. जन्मतारीख आधार क्रमांक धारकाने प्रस्तुत केलेल्या नियमांमध्ये निर्दिष्ट केलेल्या जन्मतारीख दस्तऐवजाच्या पुराव्याद्वारे समर्थित असलेल्या माहितीवर आधारित आहे.
- ह्या **आधार** पत्राची पडताळणी UIDAI-नियुक्त प्रमाणीकरण एजन्सीद्वारे ऑनलाईन प्रमाणीकरणाद्वारे किंवा **अॅप** स्टोअरमध्ये उपलब्ध **mAadhaar** किंवा **Aadhaar QR स्कॅनर** **अॅप** वापरून किंवा www.uidai.gov.in वर उपलब्ध सुरक्षित **QR कोड** रीडर **अॅप** वापरून **QR कोड** स्कॅनिंगद्वारे सत्यापित केले जावे.
- **आधार** अद्वितीय आणि सुरक्षित आहे.
- ओळख आणि पत्त्याला आधार देणारी कागदपत्रे **आधार** नोंदणीच्या तारखेपासून दर 10 वर्षांनी आधारमध्ये अद्यतनित केली जावीत.
- **आधार** तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- **आधार** मध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- **आधार** सेवांचा लाभ घेण्यासाठी **mAadhaar** **अॅप** डाउनलोड करा.
- **आधार**/बायोमेट्रिक्स वापरत नसताना सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक **आधार**/बायोमेट्रिक्सचे वैशिष्ट्य वापरा.
- **आधार**ची मागणी करणाऱ्या संस्थांनी संमती घेणे बंधनकारक आहे.
- **Aadhaar** is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This **Aadhaar** letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using **mAadhaar** or **Aadhaar QR Scanner** app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
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- Documents to support identity and address should be updated in **Aadhaar** after every 10 years from date of enrolment for **Aadhaar**.
- **Aadhaar** helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in **Aadhaar**.
- Download **mAadhaar** app to avail of **Aadhaar** services.
- Use the feature of Lock/Unlock **Aadhaar**/biometrics to ensure security when not using **Aadhaar**/biometrics.
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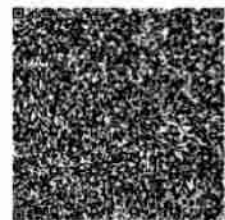


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Details as on: 25/08/2026

पत्ता:
S/O: Dhalumal Dasmalani, Shri Gurukrupa Building,
Dasmalani Galli, Rampuri Camp, Shivaji Nagar, PO:
Shivaji Nagar, DIST: Amravati,
Maharashtra - 444603



3591 3256 9254

VID : 9197 9135 6120 2802

1947

help@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AFPPD4862H

नाम /NAME

AMIT DHALUMAL DASMALANI

पिता का नाम /FATHER'S NAME

DHALUMAL NANIKRAM DASMALANI

जन्म तिथि /DATE OF BIRTH

15-05-1983

हस्ताक्षर /SIGNATURE

Amit Dasmalani

R. a. J.

आयकर आयुक्त - १, नागपुर.

COMMISSIONER OF INCOME-TAX - I, NAGPUR

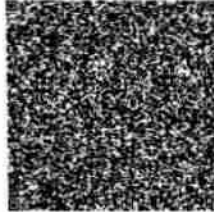


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नामांकन क्रम/ Enrolment No.: 0633/10009/05008

To
करन गोसाई
Karan Gosain
S/O Dinesh Gosain,
442 SITA RAM APARTMENT,
102 LP EXTENSION,
VTC: PATPARGANJ,
District: East Delhi,
State: Delhi,
PIN Code: 110092
Mobile: 9899989532



आपका आधार क्रमांक / Your Aadhaar No. :

5863 2940 8170

VID : 9116 3848 1293 9898

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



करन गोसाई
Karan Gosain
जन्म तिथि/DOB: 24/07/1994
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सरकार (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएम्पल की स्कैनिंग) के साथ किया जाना चाहिए।
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5863 2940 8170

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदी/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
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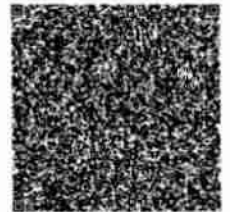


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पता:
S/O दिनेश गोसाई, 442 सीता राम अपार्टमेंट, 102 आई पी
एक्सटेंशन, पटपड़गंज, ईस्ट दिल्ली,
दिल्ली - 110092

Address:
S/O Dinesh Gosain, 442 SITA RAM APARTMENT,
102 LP EXTENSION, PATPARGANJ, DIST: East
Delhi,
Delhi - 110092



5863 2940 8170

VID : 9116 3848 1293 9898

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help@uidai.gov.in

www.uidai.gov.in

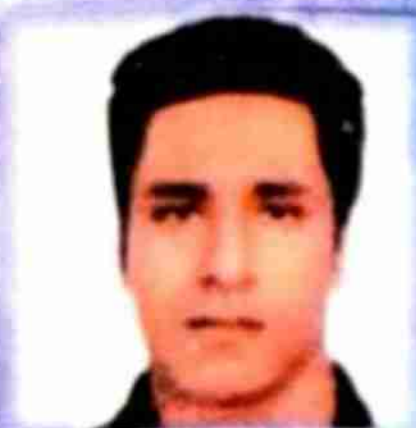
आयकर विभाग

INCOME TAX DEPARTMENT



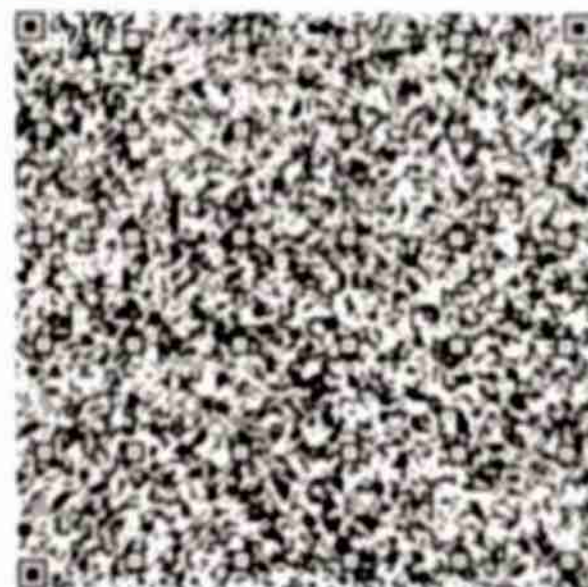
भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BFCPG6005F



नाम / Name

KARAN GOSAIN

पिता का नाम / Father's Name

DINESH GOSAIN

CS Scanned with CamScanner

24/07/1994

हस्ताक्षर / Signature







Thinkbigz Initiative Pvt ...

9892834356-2@okbizaxis

₹46,400

Forty Six Thousand Four Hundred Rupees

Paid Successfully 

..... From

Amit Dhalumal Dasmalani

 **HDFC Bank - 0396**

25 Sep, 02:39 PM | Ref No: 6268 4519 7624



Ravindra R. Watane
Advocate

Snehgandha colony, Near New Rly. Station, Akoli Road, Amravati. Mobile no. 9823698745

SEARCH REPORT

Detailed Address of the Property: - ALL THAT piece & parcel of land i.e. **Plot no. F-5** total area admeasuring **2180 sq. mtr.** situated in the Amravati Industrial Area and building constructed thereon, situated at Mouje-Jewad, Pragane-Badnera, Tq. & Dist. Amravati within the limits of Municipal Corporation, Amravati, (Hereinafter called as the subject property) and the subject property is bounded as under:

Towards East: Plot no. F-6
Towards West: Plot no. F-4
Towards North: MIDC Boundary
Towards South: Estate Road

Mortgagors: - M/s Uniplast Auto Industries through Shri. Amit Dhalumal Dasmalani & Shri. Karan Dinesh Gosain

Leaseholder: - M/s Uniplast Auto Industries through Shri. Amit Dhalumal Dasmalani & Shri. Karan Dinesh Gosain

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 13 years from 2014 to 2026 on 23/09/2026 in the Office of Sub-Registrar Amravati City which is as follows: -

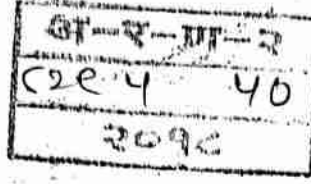
Year	Entries Found in search
2014	Not found
2015	Not found
2016	Not found
2017	Try party Agreement dated 23.11.2017 registered at Sr. no. 4934
2018	Lease deed dated 01.03.2018 registered at Sr. no. 829
2019	Not found
2020	Not found
2021	Not found
2022	Not found
2023	Not found
2024	Not found
2025	Not found
2026	Not found

Attached the Govt. Fees paid vide receipt no. **GRN MH010671237202627E**

Date: **23.09.2026**
Amravati



Ravindra R. Watane
Seal & Signature



अंतिम करारनामा (Lease Agreement)

Annexure

(Form of Lease)

THIS LEASE made at Amravati the 6 day of Feb Two Thousand Eightteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

SHRI AMIT DHALUMAL DASMALANI & SHRI KARAN DINESH GOSAIN carrying on business in Partnership under the firm name and style of M/S. UNIPLAST AUTO INDUSTRIES having their place of business at Plot No. F-5, MIDC Amravati Industrial Area, Amravati, Tq. & Dist. Amravati hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include his heirs, executors, administrator and permitted assigns) of the Other Part.

M/s. Uniplast Auto Industries
By Dasmalani partner



अ-र-उ-र

WHEREAS 534 E-40

(A) By an Agreement to Lease dated the 03rd day of February 1986 and made Recitals between **Shri Sagarswaroop Madanlal Verma, Prop. of M/s. Jannings Plastics** the Lessor of the One Part and Lessee/Lesseees of the Other Part. The Lessor agreed to grant to the Lessee/Lesseees upon the performance and observance by the Lessee/Lesseees of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximately **2180 square meters** or thereabouts in **Amravati Industrial Area** bearing Plot No. **F-5** hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

AND WHEREAS by a Supplemental Agreement dated the 02nd day of April 1986 and made between the Lessor of the First Part and **Shri Sagarswaroop Madanlal Verma & Shri Nitin Arvind Deshmukh, Partners of M/s. Jannings Plastics** of the Second Part and the Lessee of the Third Part the Principle Agreement dated the 03rd day of February 1986 was construed and declared as if the Lessor had entered into the said Agreement with the Lessee and the Lesseees alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

AND WHEREAS by a Supplemental Agreement dated the 09th day of March 2004 and made between the Lessor of the First Part and **Smt. Varsha Nitin Deshmukh, Prop. of M/s. Jeninngs Plastic** of the Second Part and the Lessee of the Third Part the Principle Agreement dated the 03rd day of February 1986 was construed and declared as if the Lessor had entered into the said Agreement with the Lessee and the Lesseees alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

AND WHEREAS by a Supplemental Agreement dated the 16th day of April 2004 and made between the Lessor of the First Part and **Shri Ashwin Onkarrao Konde, Smt. Sarla Dnyaneshwarrao Nistane, Shri Avinash Onkarrao Konde & Shri Dnyaneshwarrao Mahadeorao Nistane, Partners of M/s. Jeninngs Plastic** of the Second Part and the Lessee of the Third Part the Principle Agreement dated the 03rd day of February 1986 was construed and declared as if the Lessor had entered into the said Agreement with the Lessee and the Lesseees alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

AND WHEREAS by a Supplemental Agreement dated the 10th day of May 2007 and made between the Lessor of the First Part and **Shri Sanjay Shankarrao Jadhao, Prop. of M/s. Elite Engineers** of the Second Part and the Lessee of the Third Part the Principle Agreement dated the 03rd day of February 1986 was construed and declared as if the Lessor had entered into the said Agreement with the Lessee and the Lesseees alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

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AND WHEREAS by a Supplemental Agreement dated the 20th day of December 2013 and made between the Lessor of the First Part and Shri Murlidhar Chidanand Sunkara, Prop. of M/s. Shree Bhavani Industries of the Second Part and the Lessee of the Third Part the Principle Agreement dated the 03rd day of February 1986 was construed and declared as if the Lessor had entered into the said Agreement with the Lessee and the Lessees alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

AND WHEREAS by a Supplemental Agreement dated the 23rd day of November 2017 and made between the Lessor of the First Part and SHRI AMIT DHALUMAL DASMALANI & SHRI KARAN DINESH GOSAIN, PARTNERS OF M/S. UNIPLAST AUTO INDUSTRIES of the Second Part and the Lessee of the Third Part the Principle Agreement dated the 03rd day of February 1986 was construed and declared as if the Lessor had entered into the said Agreement with the Lessee and the Lessees alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

(B) The Lessee have paid the Stamp Duty of Rs. 500/- (Rupees Five Hundred Only) on the 21st day of November 2017 on the Supplemental Agreement dated 23rd day of November 2017 on the amount of the premium of Rs.21 800/- + Transfer Charges / Diff. Premium of Rs. 2,180/- + Rs.7000/- + Rs. 35200/- + Rs. 21,600/- + Rs. 15,600/- + Rs. 1,28,300/- thus Total Rs. 2,31,680/- (Rs. Two Lacs Thirty One Thousand Six Hundred Eighty Only)

(C) At the request of the Lessee/Lessees, the Lessor handed over the possession of the Demised Land to the Lessee/Lessees on the 03rd day of February 1986 and the Lessee/Lessee has/have completed 0.16% construction on the Demised Land as per the plans approved by the Lessor and obtained Occupation Certificate (OC)/Building Completion Certificate (BCC) from the Lessor.

(D) The Lessee/Lessees has/have now requested the Lessor to execute lease in favour of the Lessee/Lessees which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

NOW THIS LEASE WITNESSETH as follows:

1) In consideration of the Demised Land of the sum of Rs.21 800/- + Transfer Charges / Diff. Premium of Rs. 2,180/- + Rs.7000/- + Rs. 35200/- + Rs. 21,600/- + Rs. 15,600/- + Rs. 1,28,300/- thus Total Rs. 2,31,680/- (Rs. Two Lacs Thirty One Thousand Six Hundred Eighty Only) paid by the Lessee/Lessees to the Lessor as towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee/Lessees hereinafter contained the Lessor doth hereby demise unto the Lessee/Lessees ALL that piece of land known as Plot No. F-5 in the Amravati Industrial Area, and within Village limits of Jewad Taluka and Registration Sub-District Amravati District and Registration District Amravati and outside the limits of Amravati

Municipal Corporation, Taluka Amravati containing by admeasurements 2180 square Meters or thereabouts and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of **Ninety Five** years computed from the First day of **February 1986** subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF yearly rent of rupee one / rupees -- during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lesser. The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

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

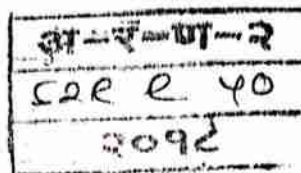
a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions. To pay Rent.

b) To pay all existing and future taxes, rates, assessments and outgoing of every description for the time being and from time to time payable either by Lessee/Lessees or tenant or by the occupier in respect of the Demised Land premises under the applicable law. To pay rates and taxes

c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed there under by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee/Lessees shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor. To pay fees or service charges

ii) All charges including rent, recurring fees, service charges due and payable by Lessee/Lessees, if not paid within the stipulated time limit, shall be recovered along with delayed payment charges at the rate prescribed by the Lessor from time to time.

d) The Lessee shall at its own expense maintain the trees so planted in good condition throughout the Term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Land. Planting of trees in the periphery of the plot.



e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

Not to excavate

f) Not to erect any building, erection or structure except compound wall, steps, garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA" which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

Not to erect
beyond building
line

g) The Lessee/Lesseees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon colored red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA

Access Road

h) (i) The Lessee shall duly comply with the provision of the Water (Prevention & Control of Pollution) Act, 1974. The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 as may be amended from time to time and the rules made there under as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To comply with
the Provision of
the Water
(Prevention of
pollution) Act,
1974 The Air
(P&C of P) Act,
1981 and the
environment
(Protection) Act,
1986 and
amendments
issued from time
to time.

(ii) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/ Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

Membership of
CETP

i) (i) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations setout in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

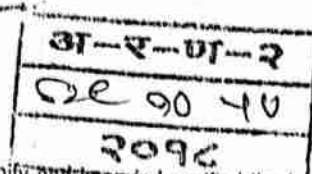
To build as per
agreement

j) That no additional building or erection to be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee/Lesseees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

Plans to be
submitted before
building.

Regional Officer

M/s. Uniplast Auto Industries
Sanit Dasgupta



- k) To indemnify and keep indemnified the Lessor against any and all claims damages, Indemnity losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.
- l) Not at any time during the Term cause any damage to any of the infrastructure Not to cause any provided by the Lessor in the said Industrial Area or to Lessor's property. In the event damage. such of damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees.
- m) The Lessee shall complete the balance construction within a period of 10 years from Completion of the date expiry of development period granted under Agreement to Lease regardless to balance the extension period granted if any hereof as per the Detailed Project Report (DPR) construction. submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.
- n) The Lessee shall at all times during the Term to observe and conform to the said To build Building Regulations set-out in the Second Schedule and to all bye-laws, rules and according to regulations of the Lessor. rules
- o) To observe and confirm to all rules, regulations and bye-laws of the Local Authority Sanitation concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.
- p) That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural Alterations features thereof except with the previous approval in writing of the SPA.
- q) Throughout the said Term at the Lessee/Lessees expense well and substantially to To repair repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the SPA. The said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

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r) To permit the Lessor or the Chief Executive Officer or the SPA the and the Officers, To enter and
Surveyors, Workmen or others employed by them from time to time and at all Inspect
reasonable times of the day during the term hereby granted after a week's previous
notice to enter into and upon the Demised Land and to inspect the state of repairs
thereof and if upon such inspection it shall appear that any repairs are necessary, they
or any of them may by notice to the Lessee/Lessees call upon him/it/them to execute
the repairs and upon Lessee's failure to do so within a reasonable time the Lessor may
do such repairs at the expense in all respect of the Lessee/Lessees.

s) Not to do or permit any thing to be done on the demises premises which may be Nuisance
nuisance, annoyance or disturbance to the owners, occupiers or residents of other
premises in the vicinity.

t) (i) To use the Demised Land only for the purpose of factory for Mfg. of Automobile User
Spare Parts, Other Plastic Components, Two Wheeler Spare Parts as approved by
the Lessor but not for the purpose of a factory for any of the obnoxious industries as
indicated in the annexure set out in the Third Schedule hereunder- written and not to
use the Demised Land or any part thereof for any other purpose nor for the purpose of
any factory which may be obnoxious, offensive by reason of emission of odour, liquid-
effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with
the directions which may from time to time be issued by the said Maharashtra
Prevention of Water Pollution Board with utmost promptitude for the purpose of
preventing any air pollution by reason of any such emission of odour, liquid effluvia,
dust, smoke, gas or otherwise howsoever.

(ii) The Lessee also agrees that in the event during the term of the lease the Lessee
utilizes the Demised Land for the purpose other than specified herein without prior
permission of the Lessor, the Lessor shall have right to resume the Demised Land or
any unutilized portion thereof in accordance with the prevailing policy.

u) To keep the Buildings already erected or which may hereafter be erected on the said Insurance
Demised Land excluding foundations and plinth insured in the joint names of the Lessor
and the Lessee/Lessees against loss or damage by fire in a sum equivalent to the cost
of the building (excluding foundation and plinths) with some well established insurance
office in Mumbai and on demand, produce to the SPA the policy of such insurance and
the current year's receipt for the premium AND ALSO as often as any of the buildings
which are or shall be erected upon the said Demised Land or any part thereof shall be
destroyed or damaged by fire to forthwith layout all the moneys which shall be received
by virtue or any such insurance in rebuilding or repairing the premises destroyed or
damaged under the direction and to the satisfaction of the SPA AND whenever during
the said term the said building or any part thereof respectively shall be destroyed or
damaged whether by fire or hurricane or otherwise the Lessee/Lessees will reinstate
the same to the satisfaction of the SPA and will nevertheless continue to pay
the rent hereby reserved as if no such destruction or damage by fire, hurricane or
otherwise had happened.



Revised

M/s. Uniplast Auto Industries



v) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee/Lessees shall be at liberty if Lessee/Lessees shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee/Lessees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

Delivery of
possession after
expiration

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

Not to assign

(ii) If the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee/Lessees for termination of this Lease unilaterally.

x) Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee/Lessees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessee/Lessor's expenses within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

Assignments to
be registered
with Lessor

y) (i) That In employing skilled and unskilled labour, the Lessee/Lessees shall give first preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industrial.

To give
preference in
employment of
Labour

ii) The Lessee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessee and fulfilling the general qualifications as prescribed by the Licensee.

z) In the event of death of the Lessee/Lessees permitted assignee or assignees of the Lessee/Lessees being a natural the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Notice in case of
death.



22) In the event the power requirement of the Lessee/Lessees is more than 5 MVA, Provision of EHV Sub-station the Lessee/Lessees shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee/Lessees shall plan the land requirement considering the land requirement of EHV Sub-Station.

3) If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee/Lessees hereunder shall be in arrear, the same may be recovered from the Lessee/Lessees as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment. Recovery of Rent, fees etc. and land revenue

4) If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee/Lessees hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee/Lessees hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal there of shall absolutely cease and Lease the shall be determine and in that case no compensation shall be payable to the Lessee/Lessees on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee/Lessees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee/Lessees or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee/Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice. Rent, fees etc. in arrears

5) The Lessor doth hereby covenant with the Lessee/Lessees that the Lessee/Lessees paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee/Lessees part contained shall and may peaceably enjoy the Demised Land or the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor. Lessor's convenat for peaceful enjoyment

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

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

PS

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

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

10) The stamp duty, registration charges and all other charges in respect of the Cost and
preparation, execution and registration of this Lease and its duplicate including the charges to be
costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly borne by the
and exclusively by the Lessee/Lessees. Lessee.

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

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

AND SHRI AMIT DHALUMAL DASMALANI & SHRI KARAN DINESH GOSAIN
has for and on behalf of the aforesaid M/S. UNIPLAST AUTO INDUSTRIES the
Lessee/Lessees hath hereunto set his/their hand/affixed the common seal of the
Company the day and year first above written.

FIRST SCHEDULE

(Description of land)

All that piece or parcel of land known as Plot No. F-5 in the Amravati
Industrial Area within the village limits of Jewad and outside the limits of Amravati
Municipal Corporation, Taluka and Registration Sub-District Amravati District and
Registration District Amravati containing by admeasurements 2180 square meters or
thereabouts and bounded by red colored boundary line on the plan annexed thereto that
is to say:-

On or towards the North by	:	MIDC Boundary
On or towards the South by	:	Estate Road
On or towards the East by	:	Plot No. F-6
On or towards the West by	:	Plot No. F-4

[Signature]

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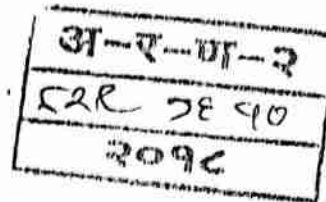
SECOND SCHEDULE
(Building Regulations)

- 1) The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time to be applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
- 2) The Lessee shall utilize the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
- 3) The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
- 4) The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
- 5) No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
- 6) All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.
- 7) No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).
- 8) 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

- 1) Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
 - 2) Cement Manufacture.
 - 3) Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
 - 4) Manufacture or storage of explosives or fire-works.
 - 5) Fat rendering.
 - 6) Fat, tallow, grease or lard refining or manufacture.
 - 7) Pyroxylin manufacture.
 - 8) Garbage, offal or dead animals reductions, dumping or incineration.
 - 9) Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
- M/s. [Signature]



10) Tanning, curing or storage of raw hides or skins.

11) Wool pulling or scouring.

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

SIGNED, SEALED AND DELIVERED BY

SHRI J. B. SANGITRAO

the REGIONAL OFFICER,

of the within named

MAHARASHTRA INDUSTRIAL

DEVELOPMENT CORPORATION,

In the presence of :-

1) A. R. Rahate AR.

2) S. R. Sable - SUR - Aseble



[Signature]

Regional Officer
M.I.D.C. Amravati

SIGNED AND DELIVERED

by the above named Lessee

SHRI AMIT DHALUMAL DASMALANI &

SHRI KARAN DINESH GOSAIN

PARTNERS OF M/S. UNIPLAST AUTO INDUSTRIES

In the presence of :-

1) Signature *[Signature]*

Name Pankaj H. Gupta

Address :- Nero Swastik Nagar, Amravati

2) Signature *[Signature]*

Name Manoj D. Dasmalani

Address :- Rampuri Camp, Amravati



M/s. Uniplast Auto Industries

[Signature]
Partner

