



दस्तावेजक्रमांक व वर्ष: 3981/2007

Thursday, September 15, 2022

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दुय्यम विभागक: उल्हासनगर 2

नोंदणी 83 न

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : खबरवई

- (1) गिऱेखाचा प्रकार, मोबदल्याचे स्वरूप मुक्त दुरुस्ती पत्र व बाजारगाव (गाडेपट्टेच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.गा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना गौजे खबरवई एम.आय.डी.सी.प्लॉट नं.ए 63, एकूण क्षेत्र 1508 चौ.मी. पत्र्याचे शेडराह, दस्त क्र.598/02 दि.11/2/02 मध्ये पान नं.1 वर बुकीने तारीख 4 फेब्रुवारी 2002 अशी नोद झालेली असून त्याऐवजी बरोबर तारीख 4 फेब्रुवारी 2001 अशी दुरुस्ती केली असे...
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - महाराष्ट्र औद्योगिक विकास महामंडळ तर्फे विभागीय अधिकारी श्री.संदिप बी.आरोटे, घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: गाणे; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - मे.सचिन स्पेशालिटी केमिकल्स प्रा.लि.तर्फे डायरेक्टर डॉ.शशिकला पणीकर.; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: बदलापूर; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 07/08/2007
- (8) नोंदणीचा 07/08/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 3981 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा



संमोहक एवढीच १६२००/२००७  
अर्जदार हात सुभाष गिमाळ  
अर्ज क व दिनांक १६/०९/२०२२  
सह दुय्यम विभागक, उल्हासनगर क - १



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल - सन २०१९

१. दस्तावेजा प्रकार :- असाईनमेंट डीड अगुजोद क्रमांक \_\_\_\_\_
२. सादर केल्याचे नांव मे प्रतिक एकराज्जेज्जप्रुफ प्रालि \_\_\_\_\_
३. तादुका :- अंबरनाथ, जि. ठाणे.
४. गावाचे नांव :- खरवई ( MIDC )
५. नगरभूमापन क्रमांक/सर्व्हे क्र./ऑगिण मुव्द क्रमांक A-63/Part-2
६. मुख्य दरविभाग (झोन) :- 3460 ख.पि.पि. (MIDC ०५५३०५६६) उपविभाग \_\_\_\_\_
७. मिळकतीचा प्रकार :- खुली जमीन / निपासी / कार्यालय / दुकान / औद्योगिक प्रति चौ.मी.वार 646 Sq. Mtrs.
८. दस्तावेज नमुद केलेल्या मिळकतीचे क्षेत्रफल :- कारपेटची मीटर/फूट /बिल्ट अप
९. कारपेटिंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक उदवाहन सुविधा आठे/नाही
११. बांधकाम वर्ष :- घसारा :-
१२. बांधकामाचा प्रकार :- आरआरसी / इतर पन्ने / अर्थे पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- प्याअन्वये दिलेले घट/वाढ
१४. भाडेकरु व्याप्त मिळकत असल्यास :-



१. त्याच्या ताब्यातील क्षेत्र (चुने क्षेत्र) :-
२. नवीन इमारतीत दिलेले क्षेत्र :-
३. भाड्याची रक्कम :-

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१५. लिक्व अॅन्ड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :- 2235500/-  
निवासी / अनिवासी २. अगामत रक्कम / आगावू भाडे :- 5100000/-  
३. कालावधी :- २०४०००/-
१६. निर्धारित केलेले बाजारमुल्य :- 204000/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- 204000/-
१८. देय मुद्रांक शुल्क :- 204000/- भरलेले मुद्रांक शुल्क :- 204000/-
१९. देय नोंदणी फी :- 30000/-

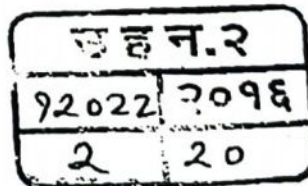
लिपिक

सह दुय्यम निबंधक, वरहासनगर-२



GRN	MH006521230201617E	BARCODE	[Barcode]				Date	06/12/2016-14:12:47	Form ID	252	
Department	Inspector General Of Registration					Payer Details					
Type of Payment	Stamp Duty Registration Fee					TAX ID (If Any)					
						PAN No. (If Applicable)					
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR					Full Name	PRATEEK EXPLOSIONPROOF PVT LTD				
Location	THANE					Flat/Block No.	PLOT NO A63/PART2 BADLAPUR INDUST				
Year	2016-2017 One Time					Premises/Building	IAL AREA				
Account Head Details			Amount In Rs.		Road/Street	MIDC					
0030046401	Stamp Duty		204000.00		Area/Locality	BADLAPUR					
0030063301	Registration Fee		30000.00		Town/City/District						
					PIN	4	2	1	5	0	3
					Remarks (If Any)	SecondPartyName=SACHIN SPECIALITY C HEMICALS PVT LTD-					
					Amount In	Two Lakh Thirty Four Thousand Rupees Only					
Total			234000.00		Words						
Payment Details					FOR USE IN RECEIVING BANK						
IDBI BANK					Bank CIN	REF No.	69103332016120612331 1073037062				
Cheque-DD Details					Date	06/12/2016-14:13:45					
Cheque/DD No					Bank-Branch	IDBI BANK					
Name of Bank					Scroll No. , Date	Not Verified with Scroll					
Name of Branch											

Mobile No. : Not Available





**DEED OF ASSIGNMENT**

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THIS DEED OF ASSIGNMENT made and entered into at BADLAPUR this ...6<sup>th</sup>... day of December 2016 BETWEEN **M/S. SACHIN SPECIALITY CHEMICALS PRIVATE LIMITED** (acting through its Director **Dr. Shashikala Panikar**) a Company registered under the Companies Act 1956 and having its registered Office at Plot No. A-63, MIDC, Badlapur Industrial Area, Dist. Thane, hereinafter referred as "**THE ASSIGNOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its executors, administrators and permitted assigns) OF THE **FIRST PART**.

**AND**

**M/S. PRATEEK EXPLOSIONPROOF PRIVATE LIMITED** (acting through its Director **MR. VIRENDRA R. SINGH**) a Company registered under the Companies Act, 1956 and having its registered office at Plot No. A-55, Near BSNL Telephone Exchange, Badlapur Industrial Area, Dist. Thane hereinafter referred as "**THE ASSIGNEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its executors, administrators and permitted assigns) OF THE **SECOND PART**.

*Q. Singh*

*Prateek*



WHEREAS The Lessor has set up an industrial estate at Badlapur known as **Badlapur Industrial Area** within village limits of Kulgaon, Taluka Ambernath, Dist. Thane and constructed sheds and other structures on the several plots of land comprised in the said Badlapur Industrial Area.

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AND WHEREAS by an Agreement dated the 5<sup>th</sup> day of January 1994 and made between the Lessor of the One Part and M/s. Kesharwani Chemicals Private Ltd., of the Other Part the Lessor agreed to grant to the M/s. Kesharwani Chemicals Private Ltd., upon the performance and observance by the M/s. Kesharwani Chemicals Private Ltd. of the obligation and conditions contained in the said Agreement to Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

AND WHEREAS the name of the Company was changed with prior written permission from the Central Government as is indent from the fresh certificate of incorporation consent on change of name from M/s. Kesharwani Chemicals Private Ltd to M/S. SACHIN SPECIALITY CHEMICALS PVT. LTD., issued by the Dy. Registrar Companies, Maharashtra, Mumbai under Section 23(1) of the Companies Act, 1956, on the 11<sup>th</sup> day of January 2001.

AND WHEREAS the Final Lease made at Thane on the 4<sup>th</sup> day of February-2002 BETWEEN

*(The Deed of Rectification made at Thane on 27<sup>th</sup> day of July-2007 between the Lessor and the Lessee. The Parties hereto have agreed that the Lease Deed dated 4<sup>th</sup> day of February-2002 the date of execution thereof has been originally mentioned as 4<sup>th</sup> February-2001 instead of 4<sup>th</sup> February-2002 which the parties hereto are desirous of rectified in the manner set out in the Second Schedule hereunder written to the intent that when so rectified the modified said Lease Deed may read as set out in the Third Scheduler hereunder written in the said Deed of Rectification dtd. 27<sup>th</sup> July-2007 and registered in the Office of the Dy. Registrar of Assurances at Ulhasnagar-2 on 07-08-2007 under SerialNo.03984-2007 and further that the said Lease Deed shall remain in full force and effect.)*

MAHARSHTRA INDUSTIRAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH.III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai-400

*B. Singh*

*Prakash*

038 hereinafter called the "LESSOR" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part And M/S. SACHIN SPECIALITY CHEMICALS PRIVATE LIMITED a Company incorporated under the companies Act-1956 and having its registered Office Plot No. A-63, MIDC, Badlapur Industrial Area, Dist. Thane, hereinafter called the "LESSEE" (which expression shall, unless the context does not so admit, include its successor or successors in business and permitted assigns) of the Other Part and registered in the Office of the Sub-Registrar of Assurances at Ulhasnagar-2 on 11<sup>th</sup> February-2002 under Serial.No.598/2002 (hereinafter called "the said Lease") whereby the Lessor demised unto the Lessee, all the piece or parcel of land and premises situated in the Badlapur Industrial Area, Plot No. A-63 admeasuring 1508 sq. Mtrs. or thereabout more particularly described in the first schedule there under written and also in the First Schedule hereunder written and delineated on the plan thereof hereto annexed and therein shown surrounded by an red coloured boundary line for the terms of 95 years computed from the 1<sup>st</sup> day of January-1994 at the yearly rent of Rupee One and subject to the terms and conditions of contained therein

AND WHEREAS Assignor M/S. SACHIN SPECIALITY CHEMICALS PVT. LTD., has requested to Corporation vide their letter dated 19.07.2016 for sub-division of Plot A-63: 1508 m<sup>2</sup> in two parts and transfer of subdivided second part of vacant land having area 646 sq. m and the first part of the constructed land having area 862 m<sup>2</sup> to be retained with the Assignor and the Corporation at the request of the Assignor vide MIDC Order No. MIDC/RO-2/BDL/A-63/Part-2/2816 dated 21.11.2016 granted to sub-divide Plot No. A-63 containing by admeasuring 1508 into 2 parts viz.

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- 1) First comprising of 862 m<sup>2</sup> or thereabouts and re-designated as Plot No. A-63/Part-1
- 2) Second comprising of 646 m<sup>2</sup> or thereabouts and re-designated as Plot No. A-63/Part-2

*[Signature]*

*[Signature]*

**First Part:** Corporation has granted Plot No. A-63/Part-1 having area 862 sq. mtrs. Along with constructed building to retained with the Lessee M/s. Sachin Speciality Chemicals Pvt.Ltd. for their existing activity of Mfg. of Specialty Chemicals.

**Second Part:** Corporation has granted its consent and permission for the transfer and assignment of the leasehold interest in the Lease dated 4<sup>th</sup> February-2002 of its interest therein respect of the **sub-divided** Plot No. A-63/Part-2 having area 646 square meters of vacant land in Badlapur Industrial Area and the said MIDC in favour of ASSIGNEE M/s. PRATEEK EXPLOSIONPROOF PRIVATE LIMITED on payment of the 'Differential Premium' amounting to Rs. 7,08,600/- (Rupees Seven Lakhs Eight Thousand Six Hundred Only) which is paid by DD No. 614650 on 18/11/2016 vide Voucher No. D.R No. R1517\_000631 and on terms and the conditions therein contained.

AND WHEREAS, the Maharashtra Industrial Development Corporation qualified the transfer order MIDC letter No.MIDC/RO/2016/2/BDL/A-63/Part-2/2816 dated 21.11.2016 with a requirement of execution of deed of assignment between the assignor and assignees.

AND WHEREAS, the ASSIGNOR state that the Plot No. A-63 or Plot No. A-63/-Part-2, MIDC, Badlapur Industrial Area, Badlapur East, Dist. Thane has not been charged or mortgaged to any other Bank or any Financial Institution or to anybody else at present said sub-divided Plot is free from all encumbrances.

AND WHEREAS, it was agreed between the Assignor and the Assignee that the Assignor will transfer and assign the lease hold interest, under the Lease dated the 4<sup>th</sup> day of February-2002 of the Plot No. A-63/Part-2 area admeasuring 646 square meters in favour of the Assignee for a total consideration of Rs. 51, 00,000/- (Rupees Fifty One Lakhs Only).

*[Signature]*

*[Signature]*

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**AND WHEREAS,** the ASSIGNOR further agrees to give all kind of legal co-operation.

**AND WHEREAS,** the Parties are desirous of entering into this Agreement to record the terms and conditions agreed between them, on and subject to which, the Assignee shall obtain the Leasehold interest in the said Plot from the Assignor in the manner hereinafter provided.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, AGREEMENTS, REPRESENTATIONS AND INDEMNITIES SET FORTH IN THIS AGREEMENT, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED BY THE PARTIES, THE PARTIES HEREBY AGREE AS FOLLOWS:**

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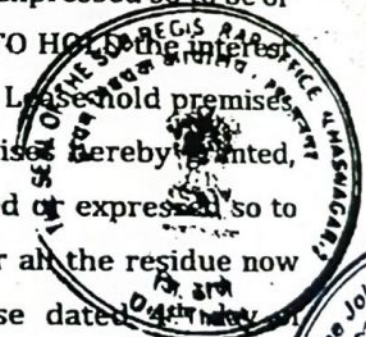
1. That in consideration of the premises and in consideration of the sum of **Rs. 51, 00,000/- (Rupees Fifty One Lakhs Only)** paid by the Assignee before execution of these present being consideration money in respect of the said Plot No. A-63/Part-2 admeasuring 646 sq.mtrs vacant land in the Badlapur Industrial Area, within the village limits of Kulgaon and outside limits of the Badlapur Municipal Council in rural area, Taluka and Registration Sub-District Ambernath, District Thane and Registration District Thane more particularly described in the schedule hereunder written alongwith the building & construction erected thereon (hereinafter referred as the Leasehold premises) (the payment and the receipt whereof the Assignor do hereby admit and acknowledge and the Assignor for ever acquit, release and discharge to the Assignee and Assignor grant and transfer sell and release and assure unto the Assignee the leasehold interest in the said leasehold premises in favour of the Assignee for all the residue unexpired of the term of the 95 years



*[Handwritten signature]*

*[Handwritten signature]*

computed from 01/01/1994 demised under the Lease dated 4<sup>th</sup> day of February-2002 TOGETHER WITH ALL SINGULAR house, outhouses, offices, buildings, court yard, area compound, sewer ditches fences, trees, drains, way, paths, passages, common galleries, wells and water, water courses, lights, liberties, members, privileges, easements, profits, advantages, rights members and appurtenances whatsoever to the said Lease hold premises or any part thereof belonging to or in any way pertaining to or with or part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong to or to be appurtenant there AND ALSO TOGETHER WITH all the deeds, documents writing vouchers or other evidence of title relating to the said Plot No. A-63/Part-2 in the Badlapur Industrial Area together with the hereditaments and premises and every part thereof held by Assignor in the Leasehold interest under the Deed of Lease dated the 4<sup>th</sup> day of February-2002 which Assignor is holding AND ALSO TOGETHER WITH all assets and rights title and interest, use, inheritance, property possession, benefits, claims whatsoever at law and inequity of the Assignor into or upon the said Leasehold premises expressed so to be or part thereof to the extent TO HAVE AND TO HOLD the interest held by the Assignor as Lessee in the said Leasehold premises and ALL AND SINGULAR and other premises hereby granted, assigned, transferred, released and assured or expressed so to be unto and to the use of the Assignee for all the residue now unexpired of the said term of the Lease dated 04<sup>th</sup> day of February-2002 SUBJECT HOWEVER TO THE PAYMENT OF the rent reserved and the performance and observance of the covenants and conditions by the Assignee contained in the said Indenture of Lease dated the 4<sup>th</sup> day of February-2002 and which are henceforth on the part of the Assignee ought to be paid, observed and performed, AND ALSO SUBJECT TO all rents, taxes, assessments, rates and duties, now chargeable or which

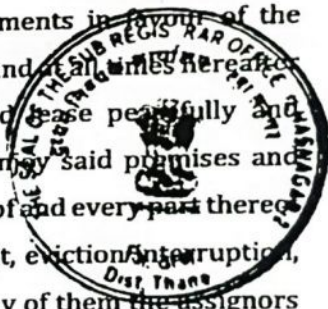


*Rajendra*

*M. K. ...*

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may hereafter become payable in respect of the said Lease hold premises to the Government of Maharashtra or anybody corporate or authority and to the MIDC AND THE SAID ASSIGNORS HEREBY covenants with the Assignee that notwithstanding any act, deed, matter or thing whatsoever by them the Assignors or any person lawfully or equitably claiming by through, from, under in trust for them, made, done committed or knowingly suffered to the contrary the said Indenture of Lease dated the 4<sup>th</sup> day of February-2002 is now a good, valid subsisting and effectual lease in law of the Lease hold premises comprised and hereby assigned transferred or expressed to the Assignee so to be AND THAT THE SAID LEASE has not been forfeited or surrendered or become void or voidable and that the covenants and that the covenants and conditions by and in the said Indenture of Lease reserved or duly paid, observed and performed upto the date of the presents and that notwithstanding any act, deed or things as aforesaid by the Assignors done, committed or omitted or knowingly suffered to the contrary that the Assignors do have an absolute authority to assign transfer the leasehold hereditaments in favour of the Assignee and to the use of the Assignee and at all times hereafter during the unexpired term of the said lease peacefully and quietly enter upon, have occupy and enjoy said premises and receive the rents, issue and profits thereof and every part thereof for her use, benefit without any law suit, eviction, interruption, claims and demand whatsoever from any of them the assignors and pay the yearly rent reserved and observe and perform all the covenants and conditions contained in the said indenture of the Lease by the Assignee.



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2. The receipt whereof, the Assignor doth hereby admit and acknowledge, and of and from the same and every part thereof, do hereby forever release acquit discharge the Intending Assignee.

*[Signature]*

*[Signature]*

3. All stamp duty and registration charges in respect of this Deed of Assignment and all other documents that may be required to be executed shall be borne and paid by the Intending Assignee alone.

4. The ASSIGNOR shall clear all Liabilities of any kind including by way, of Income tax, Sale tax, Excise, Professional tax, Work contract tax, E.S.I./P.F. Workers liability / MSEB / MIDC / Property tax, (Grampanchayat / Nagarparishad tax) i.e Local Government body of authority or any other liability in respect of the said Property, which has arisen or shall arise for the period up to date of the transfer of the property & possession under this Deed of Assignment.

5. The Assignor shall be liable to indemnify, defend and hold harmless the Assignee against any claims, Liabilities or obligations of any kind or nature relating to the Leasehold Premises or in connection with the Business, operations or affairs conducted in the Leasehold Premises or any of the Assets, properties, interests in assets or properties or rights in the Leasehold Premises which are existing at the time of execution of this Deed of Assignment in whole or in part out of any acts, transactions, conditions, circumstances or facts which occurred or existed on or prior to the execution of this Deed of Assignment.

6. The ASSIGNOR shall provide original or photocopies of all relevant documents related to the plot.

7. The ASSIGNOR shall produce 'No Objection Certificate' from Water Dept, MSEB to the ASSIGNEE.

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*(Signature)*

*(Signature)*

IN WITNESS WHEREOF Assignors has set his hand and the Assignee hath caused to affixed its Common Seal hereto on the day and he year herein above written.

**SCHEDULE - I**  
(Description of Land)

All THAT piece or parcel of land known as **Plot No. A-63/Part-2** in the **Badlapur Industrial Area**, within the village limits of **Kulgaon**, AND OUTSIDE THE LIMITS OF THE **BADLAPUR Municipal Council** in rural area, Taluka and Registration Sub-District **Ambernath**, District and Registration District **Thane**, containing by admeasurements **646** square meters **VACANT LAND** thereabouts and bounded that is to say :-

On or towards the North by : Plot No. A-43  
 On or towards the South by : Road,  
 On or towards the East by : Plot No. A-62,  
 On or towards the West by : Plot No. A-63/Part-1



उप.न.२  
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**PAYMENT SCHEDULE:**

The consideration amount Rs. 51, 00,000/- (Rupees Fifty One Lakhs only) is paid to the Assignor is as under:

Date	Cheque No.	Amount	Bank
20.07.2016	072529	500000	Axis Bank Ltd.
21.07.2016	072530	500000	Axis Bank Ltd.
29.07.2016	072531	500000	Axis Bank Ltd.
22.10.2016	612076	750000	Corporation Bank
24.10.2016	612077	500000	Corporation Bank
26.10.2016	612078	250000	Corporation Bank
29.10.2016	NEFT	100000	Corporation Bank
09.11.2016	612104	450000	Corporation Bank
12.11.2016	612105	550000	Corporation Bank
12.11.2016	612111	500000	Corporation Bank
15.11.2016	612106	500000	Corporation Bank
<b>Total Payments</b>		<b>5100000</b>	



*(Signature)*

*(Signature)*

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hand on these presents on the day, month and year first herein above written.

THE COMMON SEAL OF THE ABOVE NAMED 'ASSIGNOR'  
M/S. SACHIN SPECIALITY CHEMICALS PRIVATE LIMITED  
was, pursuant to a Resolution of its Board Of Directors  
passed in that behalf on the 1<sup>st</sup> day of July 2016  
Affixed hereto acting through Director

DR. SASHIKALA PANIKAR

*S. Panikar*



In the presence of

1. Mr. Rajesh B. Kashyap
2. Mrs. Nandita S. Sharma

*राजेश काश्यप*  
*श्री*  
*Nandita*

उ.सं.२	
१२०२२	२०१६
१२	२०

THE COMMON SEAL OF THE WITHIN NAMED 'ASSIGNEE'  
M/S. PRATEEK EXPLOSIONPROOF PRIVATE LIMITED.  
Was, pursuant to a Resolution of its Board Of Directors  
passed in that behalf on The 1<sup>st</sup> day of July 2016 Affixed  
hereto acting through Director

MR. VIRENDRA R. SINGH

*V. Singh*



In the presence of

1. Mr. Rajesh B. Kashyap
2. Mrs. Nandita S. Sharma

*राजेश काश्यप*

*श्री*  
*Nandita*



# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

Tel.No.: +91-22-25821882

Regional Office,  
MIDC, Thane-2,  
Office Complex Building, 2<sup>nd</sup>  
Floor, Near Wagale Estate  
Octroi Naka, Thane-400 604.

No.: MIDC/RO-2/BDL/Plot No. A-63/Part 2/ 2816

Date: 21 NOV 2016



Sub : Badlaupr Industrial Area  
Plot No. A-63/Part-2  
Request for grant of Consent for Sub-Division & Transfer

Read : Letter dated 19/07/2016  
From M/s. Sachin Speciality Chemicals Pvt. Ltd.,

## ORDER

Lease : 04<sup>th</sup> February 2002. ... Rectification deed : 27<sup>th</sup> July-2007.

Lessee : M/s. Sachin Speciality Chemicals Pvt. Ltd.

Sub-Division & Transfer :

- a) M/s. Sachin Speciality Chemicals Pvt. Ltd. ... For Plot No. A-63/Part-1 (862 m<sup>2</sup>)  
b) 1<sup>st</sup> Transferee : M/s. Prateek Explosionproof Pvt. Ltd. for Plot No. A-63/Part-2 (646 m<sup>2</sup>)

12022/2098	
93	20

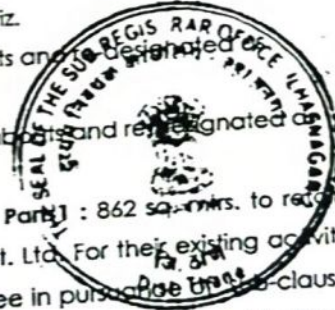
By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the contained, agreed to grant in favour of the Lessee a Lease of the above Plot of land No. A-63 admeasuring 1508 m<sup>2</sup> in the manner specified in the said Lease. The Lease in pursuance of sub-clause (w) of clause 2 of the said Lease represented to the Corporation for grant to them of a consent transfer and assignment of their interest under or the benefit of the said Lease.

The Corporation, at the request of Lessee to sub-divided Plot No. A-63 containing by admeasuring 1508 m<sup>2</sup> into two parts viz.

- 1) First comprising of 862 m<sup>2</sup> or thereabouts and designated as Plot No. A-63/Part-1
- 2) Second comprising of 646 m<sup>2</sup> or thereabouts and re-designated as Plot No. A-63/Part-2.

The Corporation has granted Plot No. A-63/ Part 1 : 862 sq.mtrs. to remain with the Lessee M/s. Sachin Speciality Chemicals Pvt. Ltd. For their existing activity of Manufacturing of Speciality Chemicals. The Lessee in pursuance of sub-clause (x) of clause 2 of the said Lease represented to the Corporation for grant to it's of consent for transfer and assignment of its interest therein respect of the subdivided Plot No. A-63/Part-2 area 646 sq.mtrs. to transfer in favour of M/s. Prateek Explosionproof Pvt. Ltd. for the Mfg. activity i.e Electrical Engineering cum Powder Coating Cum Foundry & Fabrication (hereinafter called the 1<sup>st</sup> Transferee") subject to following conditions:-

- a) The consent hereby granted is subject to the payment to the Corporation by the Lessee of the sum of Rs.7,08,600/- (Rs. Seven Lakhs Eight Thousand Six Hundred only) towards Differential Premium for Plot No. A-63/Part-2 paid on 18/11/2016, vide D.R. No. R1517\_000631.



- b) The 1<sup>st</sup> Transferee shall have to obtain from MPCB consent and CETP membership for their manufacturing activities before commencement of production.
- c) The Lessee & 1<sup>st</sup> Transferee shall execute the Deed of Assignment to the corporation within two months from the issuing of transfer order and same documents are to be registered and copy submitted to this office for record.
- d) The Transferor & 1<sup>st</sup> Transferee shall abide/adhere strictly bind as per give Undertaking-cum-Indemnity Bond duly Notarized on dated 19/11/2016.
- e) The 1<sup>st</sup> Transferee shall developed the plot and consumed more than 20% FSI & start production on or is 2 years from the date of transfer order and no further transfer will be allowed unless you shall gone into production.
- f) Construction on each subdivided plots should be as per provision of D.C. Rules-2009.



*T. S. ...*  
 21/12/16  
 Area Manager,  
 MIDC, RO-2, Thane

To,

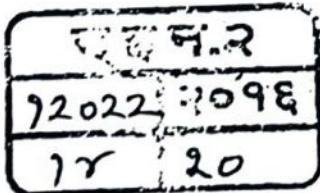
M/S. Sachin Speciality Chemicals Pvt. Ltd.,  
 Plot No. A-63, Midc, Badlapur Industrial Area,  
 Badlapur, Tal: Ambernath, Dist-Thane.

✓ Copy with compliments to :  
**M/s. Prateek Explosionproof Pvt.Ltd.**  
 Plot No.A-55, Near Telephone Exchange ,  
 Badlapur, Tal: Ambernath,  
 Dist Thane.

- 1) Copy Submitted to :**
1. The Chief Accounts Officer, MIDC, Mumbai-400093
  2. The General Manager (Legal), MIDC, Mumbai-400093.
  3. The Executive Engineer, MIDC, Ambernath Civil Division, Ambernath.

**Copy fws. to :**

The Dy. Engineer, MIDC, Badlapur Sub division, Badlapur.





**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)

Tel: + 91-22-25821882  
Email: rothane2@midcindia.org

Regional Office, Thane  
MIDC, Thane Region-2,  
Office Complex Bldg., 2<sup>nd</sup> Floor,  
Near Wagle Estate Octrol Naka,  
THANE - 400 604.

BY RPAD/Post/V.H.D.

No. MIDC/RO-2/BDUA-63/ 2742

Date:- / / 2016

08 NOV 2016

To,  
M/S. SACHIN SPECIALITY CHEMICALS PVT. LTD.,  
PLOT NO. A-63, MIDC, BADLAPUR INDUSTRIAL AREA,  
BADLAPUR, TAL: AMBERNATH, DIST-THANE.



Sub : Badlapur Industrial Area,  
Plot No.A-63  
Sub-division of Plot & Transfer of the sub-divided plot

Ref : Your letter dated 19/07/2016

Sir/Madam/Gentlemen,

2742  
92022 2098  
94 20

Please refer to your letters dated 19/07/2016 on the above subject matter.

In this connection, it is to inform you that the Corporation has examined your request and decided to sub divided the Plot No.A-63 area 1508 m2 into 2 plots is as under :

- A) Plot No. A-63/ Part-1 : 862 sq. mtrs. to be retain with the Lessee M/s. Sachin Speciality Chemicals Pvt. Ltd. For their existing activity of Manufacturing of Specialty Chemicals
- B) Plot No. A-63 Part-2 having area 646 sq.mtrs. to transfer in favour of M/s. Prateek Explosionproof Pvt. Ltd. for the Mfg. activity i.e Electrical Engineering cum Powder Coating Cum Foundry & Fabrication. subject to following conditions:
  1. You shall pay to Corporation differential premium of an amount of Rs.7,08,600/- (Rs. Seven Lakhs Eight Thousand Six Hundred Only) for subdivided on the transfer of Plot No.A-63 Part-2, admeasuring area 646 m2,
  2. You shall pay to process fee Rs.2,000/- (Rs. Two Thousand Only)
  3. The proposed Transferee shall have to obtain consent from MPCB for its name before commencement of production.
  4. The Transferor and proposed Transferee shall produce the Undertaking cum Indemnity Bond on Three Hundred Stamp paper duly Notarized and Indemnity that the Corporation from any actions losses, proceedings, claims or demands by any employee or employees or any financial institution outstanding their dues, if any or from any Govt. authority and also if any outstanding dues payable to the corporation in future and also any claim or demand made in future by legal heirs of the previous Partners, they will be fully responsible.
  5. The proposed Transferee shall obtain BCC with consume the FSI more than 20% and to start the production within 2 years from the date of Transfer.
  6. The Transferor and Proposed Transferee shall executed Deed of Assignment within 60 days from the date of transfer order and same documents it to be registered and copy submitted to this office without fail.
  7. The sub-division will be considered subject to condition that the construction on each proposed sub divided plot should be as per all the provisions in DC rule-2009.

You are requested to make the payment at (a) above by way of Demand Draft drawn in favour of C.A.O., MIDC, Mumbai within 30 days from the date of receipt of this letter, failing which subject matter will be closed without further communication.

Thanking You,

Yours faithfully



Area Manager,  
MIDC, RO-2, Thane

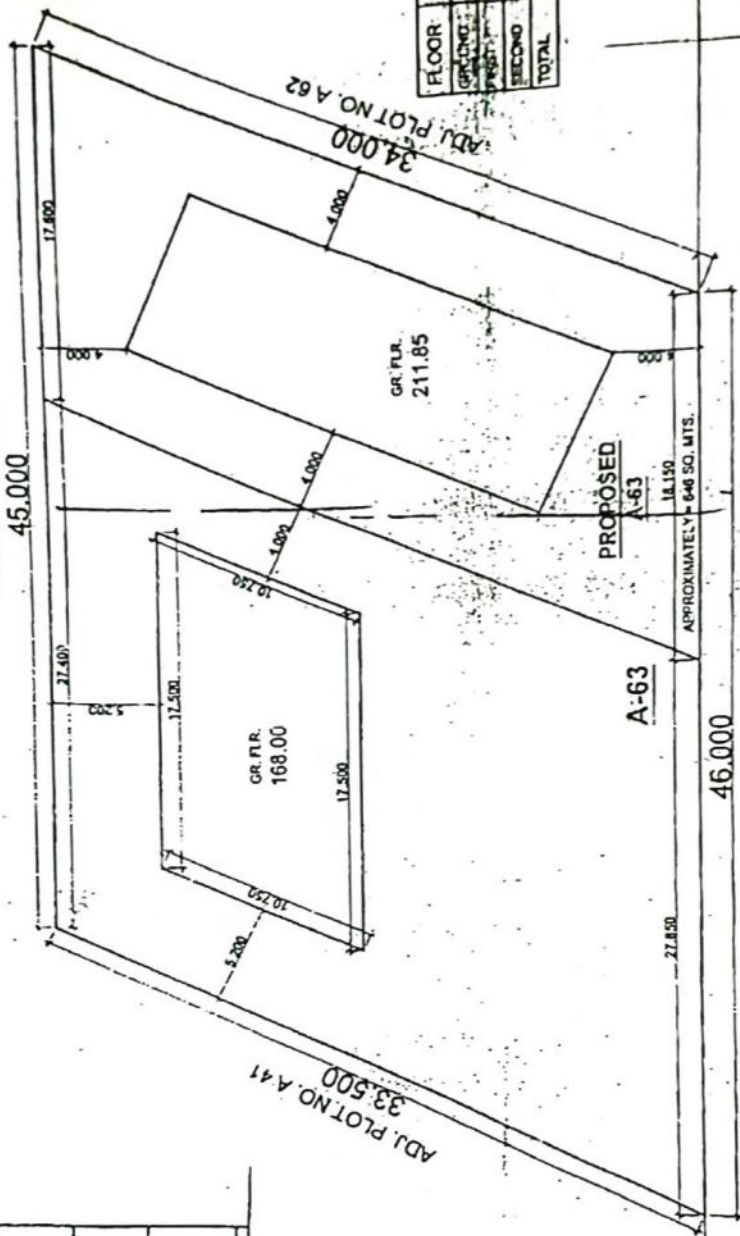
ADJ. PLOT NO. A 43  
45,000

ADJ. PLOT NO. A 41  
33,500

ADJ. PLOT NO. A 62  
34,000

NO. AKA	211.85	1,600
NO. P.A.	211.85	1,800
NO. P.A.	211.85	1,600
12,000		

FLOOR	AREA IN SQ. MTS.
GROUND	211.85
FIRST	211.85
SECOND	211.85
TOTAL	835.55



ROAD 30.50 M WIDE



GROUND FLOOR PLAN  
SCALE 1 : 200



*Handwritten signatures and initials.*

2022 10 20  
9 20



08/08/2016

398178

08/12/2016

Note:-Generated Through eSearch  
Module, For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निर्बंधक : उल्हासनगर 2

दस्त क्रमांक : 3981/2007

नोंदणी :

Regn:63m

गावाचे नाव : खरवई

(1) वितेखाचा प्रकार	घुक दुस्स्तीपत्र
(2) मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0
(4) मू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन :मौजे खरवई एम.आय.डी.सी.प्लॉट नं.ए-63, एकूण क्षेत्र 1508 चौ.मी. पत्र्याचे शेडसह, दस्त क्र.598/02 दि.11/2/02 मध्ये पान नं.1 वर चुकीने तारीख 4 फेब्रुवारी 2002 अशी नोंद झालेली असून त्याऐवजी बरोबर तारीख 4 फेब्रुवारी 2001 अशी दुस्स्ती केली असे...
(5) क्षेत्रफळ	-
(6) आकारणी किंवा जुडी देण्यात असेल तव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	नाव:- - महाराष्ट्र औद्योगिक विकास महामंडळ तर्फे विभागीय अधिकारी श्री.संदिप बी.आरोटे .
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	नाव:- - मे.सचिन स्पेशालिटी केमिकल्स प्रा.लि.तर्फे डायरेक्टर डॉ.शशिकला पणीकर. .
(9) दस्तऐवज करून दिल्याचा दिनांक	07/08/2007
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2007
11) अनुक्रमांक, खंड व पृष्ठ	3981/2007
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
3) बाजारभावाप्रमाणे नोंदणी शुल्क	100

पत्र नं. 2  
92022/2096  
96 / 20



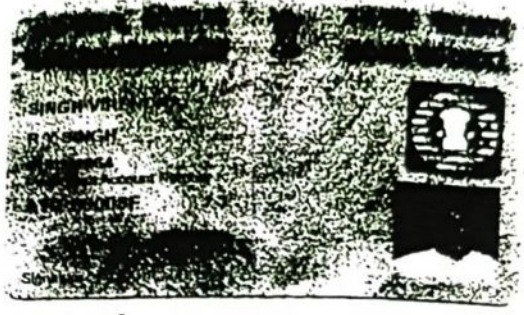
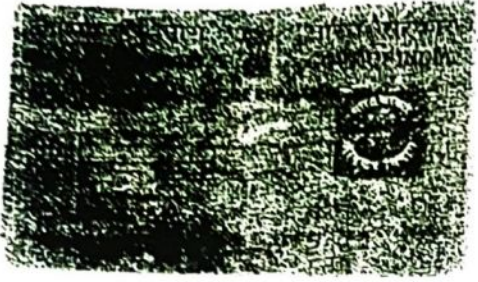
आयकर विभाग  
INCOME TAX DEPARTMENT  
SALHN SPECIALITY  
CHEMICALS PVT LTD  
08/11/2003  
Permanent Account Number  
AANCS6978B



भारत सरकार  
GOVT. OF INDIA



*Shah*



*Shah*

उत्तम.२	
72022	2096
9L	20



*Shah*



राजेश कश्यप



मंगळवार, 06 डिसेंबर 2016 4:55 म.नं.

दस्त गोपबारा भाग-1

उहण 2 98/20  
दस्त क्रमांक: 12022/2016

दस्त क्रमांक: उहण 2 /12022/2016

बाजार मुल्य: रु. 22,35,500/-

मोबदला: रु. 51,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,04,000/-

डू. नि. सह. डू. नि. उहण 2 यांचे कार्यालयात  
अ. क्र. 12022 बर दि. 06-12-2016  
रोजी 4:53 म.नं. बा. हजर केला.

पावती: 15829

पावती दिनांक: 06/12/2016

सादरकारणाराचे नाव: मे. प्रतिक एकसम्मोजनयुक्त प्रायम्वेट  
सिमिटेड तर्फे डायरेक्टर विरेंद्र आर. सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण: 30400.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताबा प्रकार: असाईनमेंट डीड

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्वासयत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निघारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 06 / 12 / 2016 04 : 53 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 12 / 2016 04 : 53 : 35 PM ची वेळ: (फी)

