



सत्यमेव जयते

महाराष्ट्र शासन

औद्योगिक सुरक्षा व आरोग्य संचालनालय (कामगार विभाग)

नमूना क्रमांक ४

(नियम ६ व ८ पाहणे)

परवाना क्र : १००७५

कारखान्याची नोंदणी व कारखाना चालविण्याचा संबंधीचा परवाना

क्रमांक : १२१७०२८२६२००९-५



ने अधिनियम, १९४८ आणि त्यासंबंधी असलेले नियम यांच्या तरतुदीप्रमाणे श्री जीनमाता डायइंग अँड प्रिंटींग मिल्स प्राईवेट लीमीटेड यांना खाली लेल्या जागेत कारखाना चालविण्यास परवाना देण्यात आला आहे.

न्यान्वये या जागेत कोणत्याही एका दिवशी १५० पर्यंत कामगार लावण्यास आणि १००० पर्यंत अश्रशक्ति उपयोगात आणण्यास परवानगी आहे. न्याची मुदत ३१ डिसेंबर २०१८ पर्यंत आहे.

चे नुतनीकरण १ जानेवारी २०१९ ते ३१ डिसेंबर २०२० पर्यंत करण्यात आले आहे.

- १२६००३.६० पोहोचले

२६-०२-२०१८

संचालक

Digitally signed by
औद्योगिक सुरक्षा व आरोग्य,
Digitally Signed By Rathod Sunakar Prabhu
महाराष्ट्र राज्य औद्योगिक
(Directorate Of Industrial Safety And Health)
Date : 26-Feb-2019 15:57 IST

परवाना दिलेल्या जागेचे वर्णन

श्री जीनमाता डायइंग अँड प्रिंटींग मिल्स प्राईवेट लीमीटेड

SHREE JEENMATA DYEING AND PRINTING MILLS PVT LTD

प्लॉट नं. सी-६ अँड बी-३३, एमआईडीसी रोड, एमआईडीसी, बदलापूर, अंबरनाथ, ठाणे, महाराष्ट्र, ४२१५०३

PLOT NO. C-6 AND B-33, MIDC ROAD, MIDC, BADLAPUR, Ambarnath, Thane, MAHARASH

२६०७

२८२६२

इमारतीचे नकाशे दिनांक ०६.०२.२०१८ च्या जावक क्रमांक १२१७००००००१४१३२ खाली मंजूर केले गेले आहेत.

ate is digitally signed by on.

खान्याची नोंदणी व कारखाना चालवण्याचा परवाना आहे. हा परवाना देण्यात आल्यामुळे ज्या जागेत हा कारखाना स्थित आहे, त्या

वैधता आपोआप बहाल होत नाही तसेच ज्या जागेत हा कारखाना स्थित आहे ती जागा आज दिनांक वेळेस अस्तित्वात असल्या

न्यामुळे कोणताही हक्क व स्वामित्व सदरहू भोगवटदारास प्राप्त होत नाही



Maharashtra State Electricity Distribution Co. Ltd.

ELECTRICITY BILL FOR THE MONTH OF FEB 2018 BILL OF SUPPLY 2018023541

KALYAN II CIRCLE 545

KALYAN R DIV 003 D

BADLAPUR (E) 149

Consumer No. 021539055690

SHREE JEEN

Consumer Name SHREE JEENMATA DYEING & PRINTING MILLS PVT. LTD.

Address Plot No. B - 33 & C - 6,

MIDC, Badlapur (E), Tal - Ambarnath,

Dist - Thane

Sanctioned Load (KW) : 458.00

Sanctioned Demand (KVA) : 382

Sanctioned Demand (KVA) : 191.00

Connection Date : 01-12-2017

HT : HT-1

Prev. Highest (Mth) JAN -1

Mobile No. 9860875257

Pin Code : 421503

Sanctioned Load (KW) : 458.00

Sanctioned Demand (KVA) : 382.00

Meter No. : 055 - XB449680

Tariff : 101 HT-I A

Bill Demand (KVA) 149

old trf HT-I A

Elec. Duty 10

PART F

BILL DATE	04-03-2018	
DUE DATE	19-03-2018	3,14,570
IF PAID UPTO	10-03-2018	3,11,761
IF PAID AFTER	19-03-2018	3,18,310
Last Receipt No./Date	K2R1800980	12-02-2018
Last Month Payment		3,03,920
D.G. Set (KVA)		
Scale / Sector	: Small Scale	Private Sector
Activity	: MISC. FAB TXT PRO	
Seasonal	: Load Shed Ind	MIDC
Urban/Rural Flag :-	U	Express Feeder Flag :- No
Feeder Voltage (KV) :-	22	LIS Indicator :-
Email ID	: admpl.india@gmail.com	

Bill Date	KWH	KVAH	RKVAH (LAG)	KW (MD)	KVA (MD)
28-02-2018	17769.500	18650.500	3806.500	39.820	39.800
31-01-2018	9915.000	10661.500	3180.000		
Reference	7854.500	7989.000	626.500		
Multiplying Factor	4.0000	4.0000	4.0000	4.000	4.0000
Assumption	31418.000	31956.000	2506.000	159.280	159.200
W/L T. Metering	0.000	0.000	0.000	0.000	0.000
Investment	0.000	0.000	0.000		
Unmetered Consumption	0.000	0.000	0.000		0.000
Total Consumption	31418.000	31956.000	2506.000	159.000	159.000

Sanctioned Demand (KVA)	191	@ Rs.	250
Sanctioned P.F.		Avg. P.F.	.997
Sanctioned P.F.	.997	L.F.	12

Consumption Type	Units	Rate	Charges Rs.
Industrial	31,418	7.07	222125.26
Residential	0	5.82	0.00
Commercial	0	11.4	0.00
Consumption (Rs.)	Rate %	Amount Rs.	
101,975.73	9.3	28083.75	
	16		
	21		
Zone	Units	Demand	Charges Rs.
A' Zone	5,394	99.00	8,091.00
B' Zone	14,732	159.00	0.00
C' Zone	5,692	141.00	4,553.60
D' Zone	5,550	149.00	6,105.00

Amount in Rs. Demand Charges 47,750.00

Wholesale Charges	0.83	26,076.94
Energy Charges		2,22,125.26
TOD Tariff EC		2,567.60
FAC @ 11 Ps/U		3,455.98
Electricity Duty		28,083.75
Other Charges		0.00
Tax on Sale @ 9.04 Ps/U		2,840.19
P.F. Penal Charges / P.F. Incentive		-21,138.30
Charges For Excess Demand		0.00
Debit Bill Adjustment		0.00
TOTAL CURRENT BILL		3,11,761.42
Current Interest 28/02/2018		0.00
Principal Arrears		2,810.19
Interest Arrears		0.00
Total Bill Amount (Rounded) Rs.		3,14,570.00
Delayed Payment Charges Rs.		3,897.02
Amount (Rounded) Payable After 03-2018		318470

Amount Rounded to Nearest Rs. (10/-)

Security Deposit Held Rs.	8,10,720.00
Security Deposit Demanded Rs.	0.00
Arrears Rs.	0.00

CUSTOMER CARE
Toll Free No. : 1800-233-3435
1800-200-3435

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info@agnisolar.com

agnisolar.com

TURN OVER FOR MORE

PTO

(Signature)

Chief Engineer (Commercial)
Maharashtra State Electricity Distribution Co. Ltd.
E. & O.E. and Subject to Conditions

18

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (022) 5820703,
Fax: 234568
E-mail: rothane2@midcindia.org

Regional Office, Thane 2
MIDC, Thane Region, Office Complex
Building, 1st Floor Near Wagle Estate,
Octroi Naka.
THANE - 400604

Letter No.: MIDC/RO(ROT)/BDL/LMS-157/ 747 Date: 24-FEB-2015 24 FEB 2015

Subject :- **BADLAPUR INDL. AREA**

Plot No. B-33-& C-6

Creation of mortgage/ Charge in respect of....

Read :- Letter Dated 23-Feb-2015 from M/S. SHREE JEENMATA
DYEING & PRINTING MILL PVT. LTD.



**** CONSENT ****

Lease Date : 23rd day of April , 1987 Read with Tr. Order dated 20/10/2006 , Deed of Assignment dated 20/10/2006 Tr. Order dated 24/11/2014 , Deed of Assignment dated 14/01/2015

Lessee :

M/S. SHREE JEENMATA DYEING & PRINTING MILL PVT. LTD.

Financial Institution/s.

BANK OF BARODA

Rs. 11,75,00,000 /-

Rs. 11,75,00,000 /-

WHEREAS by an indenture of lease dated 23rd day of April , 1987 made between the Maharashtra Industrial Development Corporation(hereafter called " the Corporation") of the One Part and M/S.TRIMURTI SYNTHETICS LIMITED of the other part and lodged for Registration in Duplicate with Sub-Registrar of Assurances at MUMBAI under Serial No. BBM-1681 and MMB-1682 on 28th day of April , 1987 the Corporation demise unto M/S.TRIMURTI SYNTHETICS LIMITED all that piece of land known as Plot No. B-33-& C-6 in BADLAPUR INDL. AREA containing the measurements 10384 Sq.Mtrs. or thereabout /s for the term of 95 years commencing from the 1st day of August , 1986 at the rent reserved by and subject to the covenants and conditions contained in the said lease.

AND WHEREAS by an order dated 20th day of October , 2006 , the Corporation has granted its permission to M/S.TRIMURTI SYNTHETICS LIMITED to transfer and assign their lease hold interest on Plot No. B-33-& C-6 from BADLAPUR INDL. AREA , under the indenture of lease dated 23rd day of April , 1987 in favor of M/S. PLUS PAPER FOODPAC LTD.

AND WHEREAS by Deed of Assignment dated 20th day of October , 2006 and made between the said M/S.TRIMURTI SYNTHETICS LIMITED of the one part and M/S. PLUS PAPER FOODPAC LTD. of the Other Part and lodged for Registration with Sub-Registrar of Assurances at HASNAGAR under Serial No. JHN 2 02717

AND WHEREAS by an order dated **24th day of November , 2014** , the Corporation has granted its permission to **M/S. PLUS PAPER FOODPAC LTD.** to transfer and assign their lease hold interest on Plot No. **B-33-& C-6** from **BADLAPUR INDL. AREA** , under the indenture of lease dated **23rd day of April , 1987** in favor of **M/S. SHREE JEENMATA DYEING & PRINTING MILL PVT. LTD.** hereinafter called "the Lessee".

AND WHEREAS by Deed of Assignment dated **14th day of January , 2015** and made between the said **M/S. PLUS PAPER FOODPAC LTD.** of the one part and Lessee of the Other Part and lodged for Registration with Sub-Registrar of Assurances at **ULHASNAGAR** under Serial No. **UHN2-481** , on the **14th day of January , 2015** , the said **M/S. PLUS PAPER FOODPAC LTD.** did transfer and assign unto the Lessee , the demised premises to hold the same for the residue then unexpired term of Lease granted under the said indenture of Lease dated **23rd day of April , 1987** at the rent reserved by and subject covenants and conditions contained in the said lease.

In pursuance of sub-clause (w) of clause 2 of the above noted Lease, dated **23rd day of April , 1987** . executed by the Maharashtra Industrial Development Corporation in favour of the Lessee/s.

Consent is hereby accorded to the mortgage / charge by the Lessee/s of the Lessee's/Lessees' interest under the aforesaid Lease in favour the above noted Financial Institution subject to the following conditions:

a) The Amount of the loan shall not exceed **Rs. 11,75,00,000/- (Rs. Eleven Crore Seventy Five Lakh Only)**

b) This consent hereby granted is restricted for raising loans from Financial Institution. In case the Lessee/Lessees propose(s) to raise any further or other loan on the security of the demised premises from any of the Financial Institutions / Banks or otherwise transfer or assign the same, the subject to what is stated in **Para 3** hereof, the Lessee/Lessees shall have to make a fresh application for Consent.

In the event of sale , the Financial Institution shall ensure that the proposed activity of the purchaser shall be the same for which the plot is allotted and the Corporation (the grantor/lessor) will not allow any change".

c) That in the event of the Financial Institutions selling the demised premises or any part thereof or giving the same sold as aforesaid for realization of the security, the Financial Institutions shall pay to the Corporation the entire amount of unearned income from the said plot of land (excluding the value of the buildings or structures, plant and machinery erected and installed thereon by the Lessee/s) viz., the entire excess of the price of land calculated at ruling rate prescribed by the Corporation in the said Industrial Area on the date of such sale and the amount of premium paid by the Lessee/Lessees to the Corporation in respect of the said plot of land at the time of transfer viz., premium calculated at rate of **Rs. 2660 /-** per square meter PROVIDED that the Corporation will not be entitled to receive any such payment unless the claims of Financial Institution in respect of the mortgage or charge/s so created and the debt/s inclusive of interest, commitment charges, increase that may occur on account of devaluation foreign exchange fluctuation or escalation, costs, charges and expenses are satisfied in full. The decision of the Corporation subject only to an appeal to the Government of Maharashtra as regards the amount of unearned income shall be final.

e) The Lessee and Financial Institution(s) will execute an Agreement with the Corporation in the prescribed form incorporating the conditions.

2. The Consent hereby granted shall not be operative unless an Agreement referred to in sub-para(e) above is executed by all the parties.

Regional Officer,
MIDC, THANE

To,
**M/S. SHREE JEENMATA DYEING &
PRINTING MILL PVT. LTD.**
**66, VINOD VILLA, 3RD CARVEL X
LANE, 3RD FLOOR, ROOM NO. 307,
RAMWADI, MUMBAI 400 002 ,**

Copy Forwards to :-

Chief Manager
BANK OF BARODA
SME LOAN FACTORY (MMER):3, WALCHAND
HIRACHAND MARG, 4TH FLOOR, BOB
BUILDING, BALLARD PIER,
MUMBAI - 400001

Regional Officer,
MIDC, THANE



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Office II, MIDC, Thane, Region., Office Complex Building, 2nd Floor, Nr. Wagle Estate, Octroi Naka, Thane

BY RPAD
No. MIDC/RO-II/BDL/B-33 & C-6/ 4157

Date:- 24 NOV 2014

Sub :- Badlapur Industrial Area

Plot No. B-33 & C-6

Request for grant of consent for transfer of...

Ref :- (i) Letter dated 18/07/2014 & 21/11/2014 from M/S. Plus Paper Foodpac Ltd.
(ii) This Office Letter No. RO-II/MIDC/BDL/B-33 & C-6/2877/ dated 30/07/2014.
(iii) Undertaking cum Indemnity Bond dated 19/11/2014 of M/S. Plus Paper Foodpac Ltd.
& M/s. Shree Jeenmata Dyeing & Printing Mills Pvt. Ltd

ORDER

Lease dated the 23rd day of **April 1987**
Read with transfer order dated 20th day October 2006 &
Deed of Assignment dated 20th day October 2006

Lessees :

M/s. Trimurti Synthetics Ltd.

First Transferee :

M/s. Plus Paper Foodpac Ltd.

Second Transferee :-

M/s. Shree Jeenmata Dyeing & Printing Mills Pvt. Ltd.

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessees, the Corporation in consideration of the stipulations and conditions on the part of the Lessees therein contained, granted in favour of the Lessees, a Lease of the above plot of Land bearing No. B-33 & C-6, admeasuring area 10384 m² and the building & erections erected thereon in the manner specified in the said Lease.

The Lessee in pursuance of Sub-clause (w) of the Clause 2 of the said Lease represented to the Corporation for grant to them of a consent for transfer and assignment of their interest under or the benefit of the said Lease in favour of **M/s. Shree Jeenmata Dyeing & Printing Mills Pvt. Ltd** (hereinafter called the "Second Transferee").

The Corporation has after due consideration of the said request of the First Transferee decided to grant its consent to the transfer and assignment of their interest under the said Lease in favour of the Second Transferee for undertaking activity of Textile activity i.e processing of (Weaving / Dyeing & Printing), etc. subject to the following conditions:-

ORIGINAL



An Agreement

made at Bombay,

the 7th

day of AUGUST

One thousand

nine hundred and eighty ~~six~~ BETWEEN THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah. III of 1962) and having its Principal Office at Orient House, Mangalore Street, Ballard Estate, Bombay 400 038, hereinafter called the "Grantor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part AND

MESSRS. TRIMURTI SYNTHETICS LIMITED.

a Company incorporated under the Indian Companies Act VII of 1913, Companies Act, 1956, and having its registered office at 224, Kalbadevi Road, 1st Floor,

Bombay - 400002.

Sh. [Signature]

FIRST SCHEDULE

(Description of Land)

All that piece of land known as Plot No (s) **B-33 7 C-6**
 in the **BADLAPUR** Industrial
 Area, within the village limits of **SHIRGAON** and within
 the limits of _____ Municipal Council/outside
 the limits of _____ Municipal Council, Taluka
ULHASNAGAR District **THANA** containing by
 admeasurement **10384** Square Metres or thereabouts and
5007 + 5377 = 10384
 bounded as follows, that is to say -

on or towards the north by - **ROAD**
 on or towards the south by - **PLOT NO. B-35/1**
 on or towards the east by - **PLOT NO. F-4**
 on or towards the west by - **ROAD**

SECOND SCHEDULE

(Building Regulations)

1. The total built up area shall not be more than a half of the total area of the plot; a strip of not less than five meters shall be left open to the sky on the periphery of the plot. and shall utilise the said open space for the purpose of planting trees. (one tree per 200 square metres and one tree per 15 metres frontage of road or part thereof).
2. The Licensee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is set out in the Third Schedule here-underwritten.
- 3: All buildings shall be constructed in accordance with the Municipal bye-laws and regulations in force from time to time as well as any other laws, rules, regulations in force relating to the construction and use of the premises and in accordance with the plans and elevations approved by the officer authorised by the Grantor.

FIRST SCHEDULE

(Description of Land)

All that piece of land known as Plot No.(s) B-33 & C-6
 in the BADLAPUR Industrial
 Area, within the village limits of SHIRGAON and within
 the limits of _____ Municipal Council (outside
 the limits of _____ Municipal Council, Taluka
ULHASNAGAR District THANA containing by
 admeasurement 10384 Square Metres or thereabouts and
 [5007 + 5377 = 10384]
 bounded as follows, that is to say—

on or towards the north by— ROAD
 on or towards the south by— PLOT NO. B-35/1
 on or towards the east by— PLOT NO. F-4
 on or towards the west by— ROAD

SECOND SCHEDULE

(Building Regulations)

1. The total built up area shall not be more than a half of the total area of the plot; a strip of not less than five meters shall be left open to the sky on the periphery of the plot, and shall utilise the said open space for the purpose of planting trees. (one tree per 200 square metres and one tree per 15 metres frontage of road or part thereof).

2. The Licensee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is set out in the Third Schedule hereunderwritten.

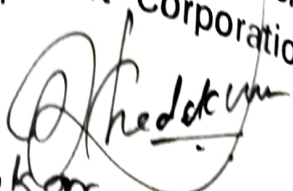
3. All buildings shall be constructed in accordance with the Municipal bye-laws and regulations in force from time to time as well as any other laws, rules, regulations in force relating to the construction and use of the premises and in accordance with the plans and elevations approved by the officer authorised by the Grantor.


4. The Licensee shall obtain a No Objection Certificate from the Maharashtra Prevention of Water Pollution Board constituted under the Maharashtra Prevention of Water Pollution Act, 1969,

22
SIGNED, SEALED AND DELIVERED

by Shri SMT. S.A. SANZGIRI

~~The Chief Executive Officer / the Deputy
Chief Executive Officer / the Regional
Officer / the General Manager Legal / Area
Manager of the within named Maharashtra
Industrial Development Corporation
in the presence of—~~


(1) D.R. Khedekar.
M.I.D.C. Bombay.

(2) S.R. Pawar. 
M.I.D.C. Bombay.

The Common Seal of the abovenamed
Licensee MESSRS Trimurti

Synthetics Limited

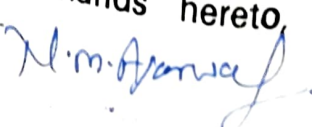
was, pursuant to a Resolution of its Board
of Directors passed in that behalf on the
21st day of May 1986
affixed hereto in the presence of

Shri S. S. Khelān

and Shri —

Director / Directors of the company

who, in token of having affixed the Com-
pany's Seal has set his hand/have set
their respective hands hereto, in the
presence of—


(1) Shri- N.M. Agarwal.

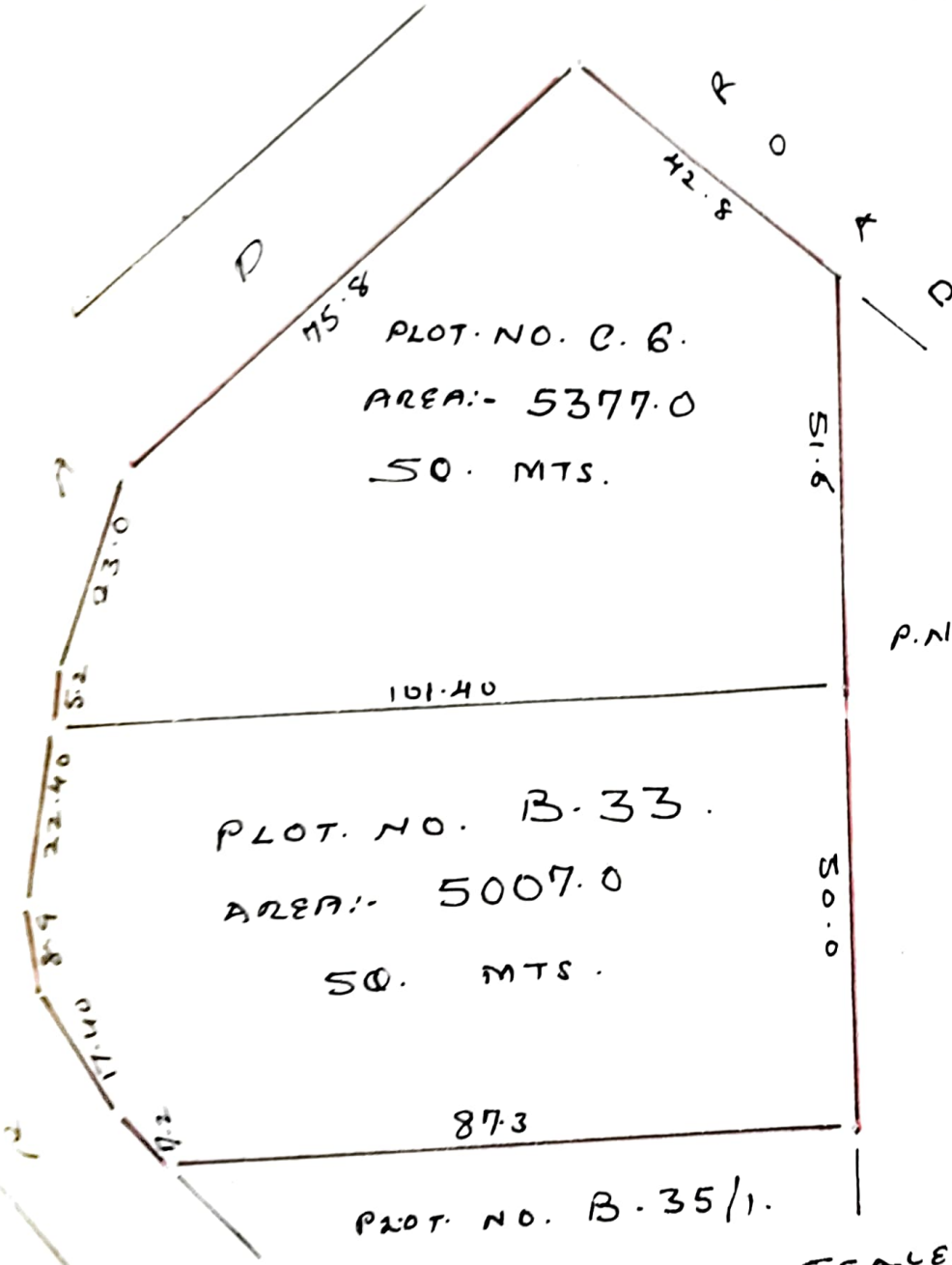
Maharashtra Industries

BADLAPUR

INDUSTRIAL

AREA.

VILLAGE SHIRGAON & KULGAON TAL ULHASNAGAR DIST THANA



M. I. D. C.
10/1/86
SURVEYOR
M. I. D. C. Andheri,
Bombay-93.



01/2015

गावाचे नाव : 1) शिरगाव

विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
मोबदला	75100000
वाजारभाव(भाडेपट्ट्याच्या वतितपट्टाकार आकारणी देतो की टेटेदार ते नमुद करावे)	75100000
भू-मापन,पोटहिस्सा व घरक्रमांक (सल्यास)	1) पालिकेचे नाव:कुळगांव-वदलापूरडतर वर्णन : इतर माहिती: मौजे - शिरगाव आणि कुळगाव,वदलापूर औद्योगिक विभाग,वदलापूर,तालुका अंबरनाथ,जिल्हा ठाणे येथील प्लॉट नं. बी-33,सी-6,क्षेत्र. 10384 चौ. मी ADJ NO. 909/2014 अन्वये मु.शु. 3755000/- ((Plot Number : B-33, C-6 :))
क्षेत्रफळ	1) 10384 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल का.	1): नाव:-प्लस पेपर फुडपेक लिमिटेड तर्फे व्यवस्थापकीय संचालक श्री. निखील रंगना वय:-43; पत्ता:- प्लॉट नं: डी-६० , माळा नं: -, इमारतीचे नाव: मैतिक फार्म , ब्लॉक नं: -, रोड नं: सी-५, नवी दिल्ली , दिल्ली, साउथ दिल्ली. पिन कोड:-110062 पॅन नं:-AABCM8267B
दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश सल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री. जिनमाता डार्डिंग आणि प्रिंटिंग मिल्ल प्रायव्हेट लिमिटेड तर्फे संचालक श्री. राजकुमार मुसायब वय:-53; पत्ता:-प्लॉट नं: ६६, रूम नं. ३०७ , माळा नं: तिमरा मजला , इमारतीचे नाव: विनोद विला , ब्लॉक नं: तिरसा कॅवेल एक्स लेन , रोड नं: रामवाडी मुंबई , महाराष्ट्र, मुंबई. पिन कोड:- 400002 पॅन नं:-AAHCS1877P
दस्तावेज करून दिल्याचा दिनांक	14/01/2015
दस्त नोंदणी केल्याचा दिनांक	14/01/2015
अनुक्रमांक,खंड व पृष्ठ	481/2015
वाजारभावाप्रमाणे मुद्रांक शुल्क	3755000
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



मह दुय्यम निबंधक वग
उल्हासनगर - २

यांकनासाठी विचारात घेतलेला शील:-

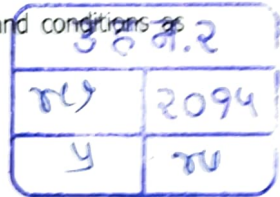
मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

क शुल्क आकारताना निवडलेला न्देश :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 19

(b) The Original Lessee constructed on the demised premises factory buildings and other structures after obtaining all necessary approvals from MIDC and other competent authorities for this purpose;

(c) By a deed of assignment dated 20th October, 2006 which was duly stamped and registered with the Sub Registrar of Assurances, Ulhasnagar-2, at sr. no. UHN-2/3716/2006 dated 1st November, 2006, the Assignor herein (as Assignee therein) acquired from the said Original Lessee (as Assignor therein) all that right, interest and title in the said Demised Premises for consideration and upon terms and conditions as are more particularly set out therein;



(d) Before execution of the deed of assignment dated 20th October, 2006, the said Original Lessee had duly obtained No Objection of MIDC vide letter no. MIDC/ROT/BDL/B-33/C-6/5902 dated 25th September, 2006 for the proposed transfer of the leasehold rights of the Demised Premises in favour of the Assignor herein, a copy of NOC dated 25th September, 2006 of MIDC is hereto annexed and marked as **Exhibits-A**. The differential premium demanded by the MIDC was also duly paid as agreed. Thereupon, the name of the Assignor herein has been mutated in the records of MIDC vide final order dated 20th October, 2006 bearing no. ROT/BDL/Case No. 136/C-6 & B-33/6505 as the lessee of the Demised Premises for the residual term thereof;

(e) It has been agreed by and between the Assignor herein and the Assignee herein that the Assignee herein shall acquire from the Assignor herein, all that Demised Premises as are more particularly set out in the Schedule appearing hereinafter, at and for lump sum consideration of Rs. Rs.7,51,00,000/- (Rupees Seven crores fifty one Lacs only) and subject



Assignee:

SHREE JEENMATA DYEING & PRINTING MILLS PVT. LTD.-AAHCS1877P

THE SCHEDULE ABOVE REFERRED TO


(Demises Premises)

ALL THAT piece or parcel of the Maharashtra Industrial Development Corporation (MIDC) leasehold industrial plot of land or ground bearing Plot Nos. B-33 & C-6 admeasuring 10,384 sq. meters or thereabout and structure standing thereon, situate at Badlapur Industrial Area, within the village limits of Shirgaon & Kulgaon Taluka Kalyan, District Thane, Maharashtra and within the Registration District Thane, and bounded as follows:

On or towards the North by : Road
 On or towards the South by : Plot No. B-35/1
 On or towards the East by : Plot No. F-4
 On or towards the West by : Road

उह न.२	
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९९	४५

For PLUS PAPER FOODPAC LIMITED


 (NIKHIL BHANGTA)
 MANAGING DIRECTOR

For Shree Jeenmata Dyeing & Printing Mills Pvt. Ltd.

Direct



IN WITNESS WHEREOF
the day and year first herein above written.

SIGNED AND DELIVERED BY THE]
within named Assignor]
PLUS PAPER FOODPAC LIMITED]
acting through its Managing Director]
Mr. Nikhil Rungta]
pursuant to its Board Resolution dated 28.05.2014]
in the presence of]

- 1. MAYUKA PAREKH
- 2. Haarith Mushaib

[Signature]
[Signature]

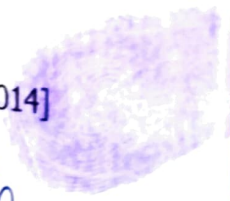
For PLUS PAPER FOODPAC LIMITED
MANAGING DIRECTOR

[Signature]

SIGNED AND DELIVERED BY THE]
within named Assignee,]
SHREE JEENMATA DYEING & PRINTING MILLS PVT. LTD.]
acting through its Managing Director]
Mr. Rajkumar Mushaib]
pursuant to its Board Resolution dated 13.06.2014]
in the presence of]

- 1. Haarith Mushaib
- 2. MAYUKA PAREKH

[Signature]
[Signature]



उह न.२	
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For Shree Jeenmata Dyeing & Printing

EXHIBIT 'A'

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

MIDC/ROT/BDL/B-33/C-6/5902

Regional Office,
MIDC, Thane Region,
Office Complex Bldg., 1st floor,
Near Wagle Estate, Thane - 400 604.

Dated: 25 SEP 2008

TRIMURTI SYNTHETICS LTD.,
Kalbadevi Road,
Floor, MUMBAI 400 002.

Sub: **Badiapur Industrial Area**
Plot- B-33/ C-6,
Transfer

Please refer to your letters dt.07/04/2006 & 05/07/2006 received on the mentioned subject.

This is to inform you that, the Corporation has examined your request and led to transfer of plot - **B-33/ C-6, in favour of M/S PLUS PAPER DPC LTD.,** for setting up their unit of Paper containers / Cups and Lids ect to following condition.

You shall pay to the corporation **Rs.10,38,400/- (Rs. Ten Lakh Thirty Thousand four Hundred only)** towards Differential Premium, by way of and Draft drawn in favour of **The Chief Executive Officer, MIDC, Mumbai** in 30 days from the date of receipt of this letter failing which subject matter will be closed without further communication.

Thanking you,

Yours faithfully,

H. J. Jangani
AREA MANAGER
MIDC., Thane.



[Handwritten signature]

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Office II, MIDC, Thane Region, Office Complex Building, 2nd Floor, Nr. Vajra Lane, Colaba, Mumbai - 400 026

RO-II/MIDC/BDL/B-33 & C-6/9277

Date: 30 JUL 2014

M/s. PLUS PAPER FOODPAC LTD.,
Mahalaxmi Chambers,
Bhulabhai Desai Road,
Mumbai-400 026.

**Sub : Badlapur Industrial Area,
Plot No. B-33 & C-6
Transfer of plot**

Ref : Your letter dated 18/07/2014

उह न.२	
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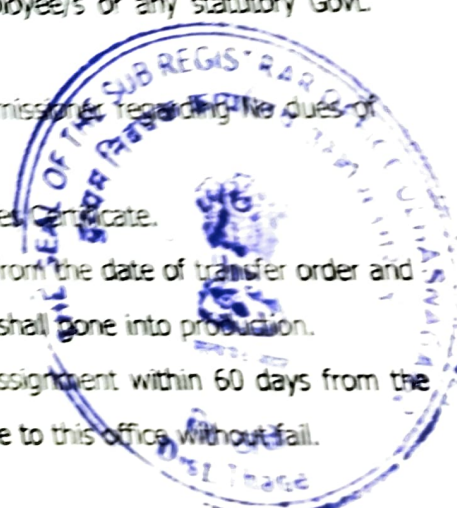
/Madam/Gentlemen,

Please refer to your letters dated 18/07/2014 on the above subject matter.

In this connection, it is to inform you that the Corporation has examined your request and decided to transfer the **Plot No. B-33 & C-6**, admeasuring **10384 m²** in favour of **M/s. Shree Teenmata Dyeing & Printing Mills Pvt. Ltd.**, 66, Vinod Villa, 3rd Canal X Lane, 3rd Floor, Room No. 307, Ramwadi, Mumbai-400002 for **Textile activity** i.e. processing of Cotton Fabric (i.e. Bleaching / Dyeing & Printing), etc., subject to following conditions:

- You shall pay to corporation **Rs.18,96,200/- (Rs. Eighteen Lakhs Ninety Six Thousand Two Hundred Only)** toward differential premium from Original Allottee for Plot No. B-33 & C-6, Area admeasuring 10384 sq. mtrs.
- The proposed transferee shall obtain & produce NOC from Technical Advisor, MIDC, Mumbai under ILP and MPCB consent prior to commencement of production activity.
- The Transferor & proposed Transferee shall submit Undertaking-cum-Indemnity bond on Rs.300/- stamp paper indemnifying the Corporation from and against any demands, claims, losses, actions, legal proceedings, etc. from any person/s, employee/s or any statutory Govt. authority of whatsoever nature arising in future.
- The Transferor/Lessee shall submit NOC from the Labour Commissioner regarding No dues of any labour from the company.
- The Transferor shall submit NOC from the Axis Bank Ltd. No dues Certificate.
- The proposed Transferee shall start production within 2 years from the date of transfer order and no further transfer will be allowed unless proposed transferee shall gone into production.
- The Transferee and Transferor is to be executed Deed of Assignment within 60 days from the date of transfer order and should submit the copy of the same to this office without fail.

You are requested to communicate your & Transferee acceptance to above conditions and to make the payment at (a) above by way of Demand Draft drawn in favour of **C.A.O., MIDC, Mumbai-93** and produce the documents as at ("c, d & e") within 30 days from the date of receipt of this letter, failing which subject matter will be closed without further communication.



1. Name of the project: ...
 2. Location: ...
 3. Date: ...
 4. Scale: ...
 5. ...

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LOCATION PLAN

SCALE 1 CM = 20 MTS

उत्तर	
3695	2005
93	92

MIDC INDUSTRIAL AREA
MADLAPUR, DISTRICT...

SLAB...

JOB...



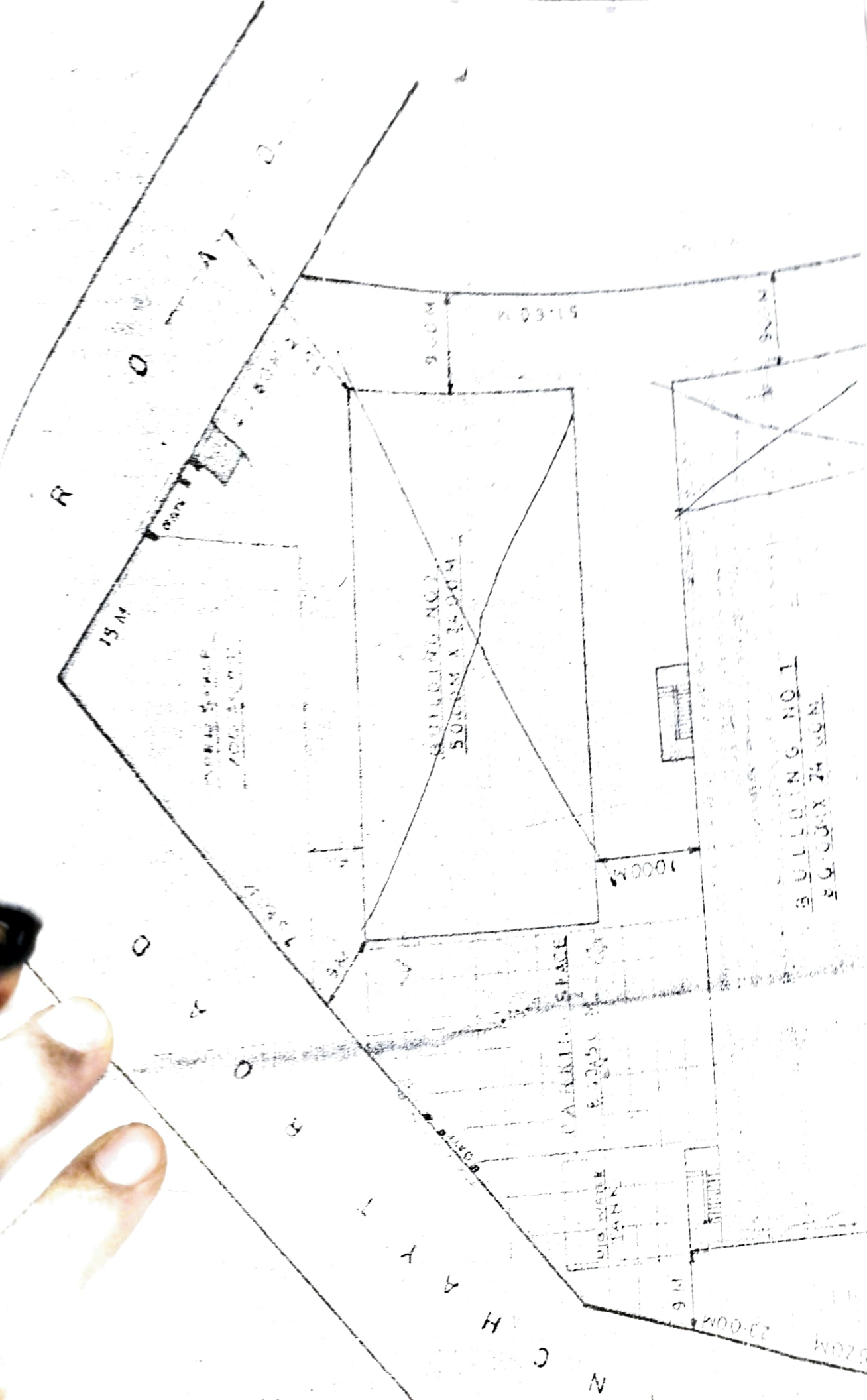
M A S T E R P L A N

Handwritten signature: Narayan Pawar

N. M. PAI. &

ARCHITECTS AND CONSULTING ENGINEERS
224, VEENA BEENA SHOPPING CENTRE,
TURNER ROAD, BANER, PUNE-411004

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BUILDING NO. 1
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1000M

CAMPUS STAGE

BUILDING NO. 1
1000M X 1500M

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2000M

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

107/BDL/B-33/C-6/5902

Regional Office,
MIDC, Thane Region,
Office Complex Bldg., 1st floor,
Near Wagle Estate, Thane -400 604.

Dated: 25 SEP 2006

MUMURTI SYNTHETICS LTD.,
Khadrevi Road,
MUMBAI 400 002.

Sub: **Badlapur Industrial Area
Plot- B-33/ C-6,
Transfer**

Please refer to your letters dt.07/04/2006 & 05/07/2006 received on the mentioned subject.
This is to inform you that, the Corporation has examined your request and transfer of plot - **B-33/ C-6, in favour of M/S PLUS PAPER LTD.,** for setting up their unit of Paper containers / Cups and Lids following condition.

You shall pay to the corporation **Rs.10,38,400/- (Rs. Ten Lakh Thirty Thousand four Hundred only)** towards Differential Premium, by way of Draft drawn in favour of **The Chief Executive Officer, MIDC, Mumbai** 30 days from the date of receipt of this letter failing which subject matter will be closed without further communication.

Thanking you,



Yours faithfully,

[Signature]
AREA MANAGER
MIDC., Thane.

