

39M

पावती

Original/Duplicate

Thursday, January 09, 2020

नोंदणी क्र. 39M

5:52 PM

Regn. 39M

पावती क्र.: 164 दिनांक: 09/01/2020

मावाचे नाव: जालना (न"प")

दस्तावेजाचा अनुक्रमांक: जनग3-138-2020

दस्तावेजाचा प्रकार : सीजडीड

सादर करणाऱ्याचे नाव: भै द्वारकामाई री-रोलिंग मिल प्रा.लि. निलेश राजेंद्रकुमार शर्मा.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 820.00

आपणाम मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे

6:10 PM ह्या वेळेस मिळेल.

Sub Registrar Jalna 3

बाजार मूल्य: रु.0/-

मोबदला रु.2884000/-

भरलेले मुद्रांक शुल्क : रु. 200/-

1) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010549909201920E दिनांक: 09/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.720/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0901202012267 दिनांक: 09/01/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping lack of adjusted fees

FINAL LEASE EXECUTED  
BETWEEN

MAHARASHTRA INDUSTRIAL DEVELOPMENT  
CORPORATION

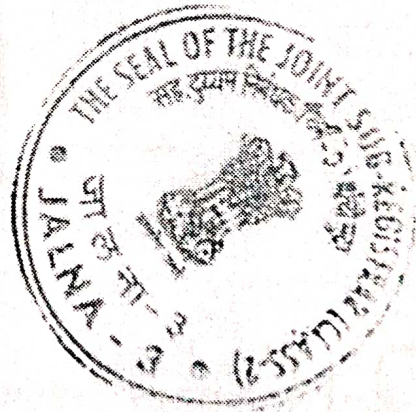
AND

M/s. Dwarkamai Re-Rolling Mill Private Limited  
Lessee of Plot No. 13

MIDC, Additional Jalna Ph-III INDUSTRIAL AREA  
Dist. Jalna

LEASE EXECUTED ON

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जा.ना. 07/01/2020

प्रमाणित मसुदा कर्तव्य 1958 अन्तर्गत प्रमाणित निदेशावरील  
मिळविलेले आहे. वस्तु हा दस्त बंधनोपयोगी नोंदणी अधिनियमावरील  
द्वयानुसार नोंदणी अधिनियम 1908 रान अधिनियमावरील तरतुदीनुसार  
नोंदणी अधिनियम दस्त बंधनोपयोगी कार्यवाही करताना

Certificate u/s 32(I)(b) of the Bombay Stamp Act 1958  
ADJ/36009001 035 120 19 20  
Office of the Collector of Stamp, Jalna  
Date: 07/01/2020

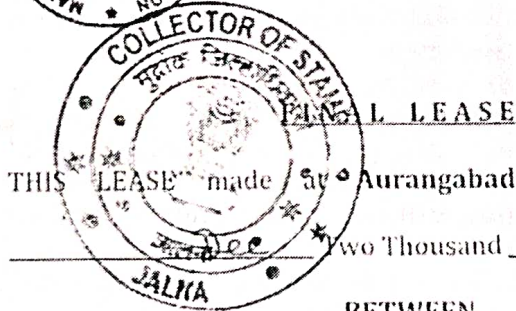
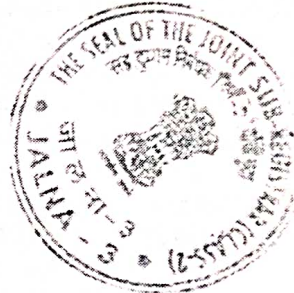
Certificate u/s 32(I)(b) of the Bombay Stamp Act 1958  
That this instrument is chargeable under article  
04 of schedule I of Bombay Stamp Act 1958  
On market value of Rs. 200/- for Stamp duty  
Of Rs. 200/- Rs. Two hundred only -  
Which is credited by concerned party into the  
State Bank of India, Jalna  
Vide challan No. MH010443840201920 Dt. 07/01/2020  
Now this instrument is duly stamped subject to the  
provision of sect.53(A) of Bombay Stamp Act 1958

*Bhismu*  
Collector of Stamp,  
Jalna.

Collector of Stamps, Jalna  
DF/Cha. No. 0005383958201920  
Dt. 07/01/2020



*Bhismu*  
Collector of Stamp,  
Jalna.



THIS LEASE made at Aurangabad the 30<sup>th</sup> day  
of Dec. Two Thousand 19

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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 (East), Mumbai-400093 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. Dwarkamai Re-Rolling Mill Private Limited, a company  
incorporated under the Companies Act, 1956 having its  
registered Office / Place of Business at Plot No. 13, Additional  
Jalna Ph-III Industrial Area, Dist. Jalna 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 of the other part.

*Bhismu*

*R*  
Regional Officer  
MIDC, Aurangabad.

**WHEREAS**

(A) The Grantor/Lessor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961 is holding the land acquired by the State Govt. under Chapter VI of MID Act for the purpose of securing rapid & orderly establishment of Industrial area & Industrial estates in the State of Maharashtra & to assist generally in the growth, development, management & organization of Industrial area/ estates & is empowered by the Govt. of Maharashtra to make available the Plot of land/sheds/ units / gallas on such land, to entrepreneurs/ undertakings to establish themselves in such areas on payment of premium to Grantor/Lessor, on certain terms & conditions as prescribed by & on behalf of the State Government.

(B) By an Agreement to Lease dated the 4<sup>th</sup> day of May, 2016 and made between the Lessor of the One Part and **Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill** of the Other Part. The Lessor agreed to grant to the **Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill** upon the performance and observance by the **Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill** of the obligations and conditions contained in the said Agreement to Lease, a Lease the peace and parcel of demised Land and premises admeasuring approximately 4000 square meters or thereabouts in **Additional Jalna Ph-III Industrial Area** bearing Plot No. 13 hereinafter referred to as the Demised Land and more particularly described in schedule FIRST hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

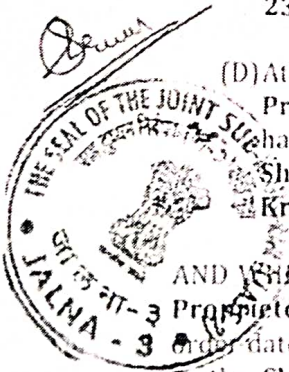
*Recitals*

(C) The Lessee had paid the stamp duty of Rs.500/- (Rupees five hundred only) on dated 25<sup>th</sup> day of May, 2016.

The said Agreement to Lease was registered with the Sub-Registrar of Assurance at Jalna under serial No. JNG-1-2353/2016 on dated 25<sup>th</sup> day of May, 2016.

(D) At the request of the **Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill**, the Lessor handed over the possession of the Demised Land to the **Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill** on the 7<sup>th</sup> day of April, 2016.

AND WHEREAS at the request of **Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill**, the Lessor by an order dated 15<sup>th</sup> day of March, 2019 has granted its permission to the **Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill** to transfer and assign his leasehold interest on plot No. 13 from Additional Jalna Ph-III Industrial Area, under the indenture of the Principle Agreement dated 4<sup>th</sup> day of May, 2016 in favour of **M/s. Dwarkamai Re-Rolling Mill Private Limited** i.e. Lessee, on recovery of differential premium of Rs.84,000/- (Rupees eighty four thousand only).



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*Signature*

Regional Officer  
MIDC, Aurangabad.

AND WHEREAS by Supplemental Agreement dated 5<sup>th</sup> day of April, 2019 and made between the Lessor of the first part, the of Shri.Nilesh Rajendra Sharma Proprietor of M/s. Sai Krupa Re-Rolling Mill of the second part and Lessee of the third part, the Principle Agreement dated 4<sup>th</sup> day of May, 2016 was construed and declared as if the Lessor had entered into the said Agreement with Lessee and Lessee alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

The Lessee has paid the stamp duty of Rs.2,04,300/- (Rupees two lakh four thousand three hundred only) on dated 3<sup>rd</sup> day of April, 2019 to the Collector of stamps, Jalna.

The said Supplemental Agreement was registered with the Sub-Registrar of Assurance at Jalna under serial No. JNG-3-2048/2019 on dated 9<sup>th</sup> day of April, 2019.

AND WHEREAS pursuant to the said agreement the Certificate of Completion thereby contemplated has been granted by the Deputy Engineer & Special Planning Authority, MIDC Jalna vide its letter No. D-22190 dated 27<sup>th</sup> day of September, 2019, with F.S.I.-0.58.

(E) The Lessee has now requested the Lessor to execute the Lease in favour of the Lessee which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

**NOW THIS LEASE WITHNESSETH as follows:**

1. In consideration of the Demised Land of the sum of Rs.28,00,000/- (Rupees twenty eight lakh only) paid by the Lessee to the Lessor towards land premium plus Rs.84,000/- (Rupees eighty four thousand only) paid by the Lessee as a differential premium. Total aggregate Rs.28,84,000/- (Rupees twenty eight lakh eighty four thousand only) and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee. ALL that piece of land known as Plot No. 13 in the Additional Jalna Ph-III Industrial Area, within the village limits of Nagewadi and within the limits of Jalna Municipal Council, Taluka and Registration Sub-District Jalna, District and Registration District Jalna containing by admeasurements 4000 square meters or thereabouts and more particularly described in the First Schedule hereunderwritten and bounded by a red coloured boundary line on the plan unnexed 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 land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of Ninety Five years computed from the First day of April, 2016 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly rent of rupee one during the said term unto the Lessor at the office of the Chief Executive Officer of the

Description of land



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Regional Officer  
MIDC, Aurangabad.

Lessor (hereinafter referred to as "Chief Executive Officer") 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 Lessor. The said rent to be paid in advance without any deductions whatsoever on or before the first day of January each and every year.

2. The Lessee with intent to bind all persons into whosever hands the demised Land may come doth hereby covenant with the Lessor as follows:

*Covenants by the Lessee/s*

(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) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments or other outgoings of every description whatsoever for the time being payable either by Grantor/ Lessor/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/license thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the lease deed or Agreement to lease.

*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 to be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee 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*

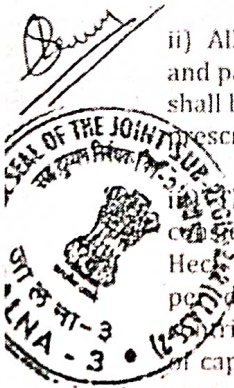
ii) All charges including rent, recurring fees, service charges due and payable by Lessee, if not paid within the stipulated time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Lessor from time to time.

The Infrastructure of water supply is provided by MIDC considering the water requirement of plot at the rate of 25m<sup>3</sup> per Hect. per day. For the requirement in excess of 25m<sup>3</sup> per Hect. per day of plot, Lessee will be required to pay the capital contribution at the rate of Rs. 29,800/- per m<sup>3</sup> or the actual rate of capital contribution of water supply scheme of the industrial area whichever is more.

*Water Supply*

(d) The Lessee shall at its own expenses 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 per 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 open space*



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*Signature*

*Regional Officer*  
MIDC, Aurangabad.

(e) Not to make any excavation upon 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 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.*

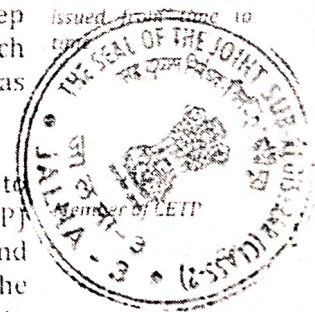
(g) The Lessee having at its own expenses construct an access road leading from the main road to the Demised Land delineated on the plan hereto annexed and thereon colored red will at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.

*Access Road*

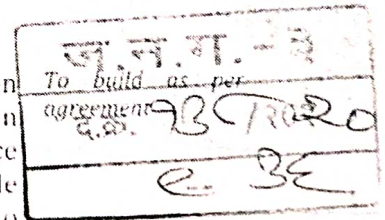
(h) (i) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 as may be amended from time to time and the rules made thereunder as also with any 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 and Control of Pollution) Act, 1974 & Air (Prevention and Control of Pollution) 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.



(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 sanctioned by the SPA and in accordance with the said Building Regulations set out in the Second Schedule hereto as well as Regulations framed by the Lessor from time to time in this regards.



(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 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

*Plans to be submitted before building*

*Shree*

Regional Officer  
MIDC, Aurangabad.

Board as provided in the said Building Regulations and regulations made from time to time.

(k) To indemnify and keep indemnified the Lessor against any and all claims for damages, losses which may be caused to any infrastructure provided by the Lessor to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the works 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. *Indemnity*

(l) Not at any time during the term cause any damage to any of the infrastructure provided by Lessor in the said Industrial Area or to Lessor's . in the event such of damage the Lessor may be notice to the Lessee call upon them rectify the damages and upon Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense to all respect of the Lessees. *Not to cause any damage*

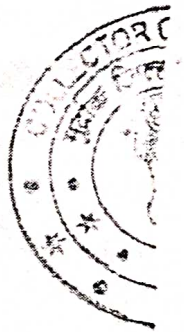
(m) The Lessee shall complete the balance construction within a period of five (5) years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Details Project Report (DPR) submitted by the Lessee and / or as modified 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 respect with the prevailing policy. *Completion of balance construction*

(n) The Lessee shall at all times during the term to observe and to confirm to the said Building Regulations set-out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor. *To build according to rules*

(o) To observe and confirm to all rules, regulations and bye-laws of the Local Authority 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 workmen to reside upon the demised land and premises and in the event of such consent being granted shall comply strictly with the terms thereof. *Sanitation.*

(p) That no alteration or additions shall any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA. *Alterations*

(q) Throughout the said term at the Lessee's expense well and substantially to 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. *To repair*



*Devi*



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*Devi*

*Regional Officer  
MIDC, Aurangabad.*



(r) To permit the Lessor or the Chief Executive Officer or the SPA and the Officer, Surveyors, Workmen or others employed by them from time to time and at all 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 in writing to the Lessee call upon its to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee.

To enter and inspect

(s) Not to do or permit anything to be done on the demised premises which may be a nuisance or annoyance or disturbance to owners, occupiers or residents of other premises in the vicinity.

Nuisance.

(t) i) To use the demised Land only for the purpose of **Industrial** activity 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 hereunderwritten and not to use the demised Land or any part thereof for any other purpose nor for 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 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.

User

(u) To keep the buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the names of the Lessee against loss or damage by fire in a sum equivalent to the cost of 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 of 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 will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserve as if no such destruction or damage by fire, hurricane or otherwise had happened.

Insurance



*Be...*



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*Be...*

Regional Officer  
MIDC, Aurangabad.

(v) At the expiration or sooner determination of the term quietly to deliver up to the Lessor the demised Land and all erections and buildings then standing or being thereon PROVIDED ALWAYS that the Lessee shall be at liberty if Lessee 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 itself all buildings, erections and structures and materials from the Demised Land but so nevertheless that the Lessee shall deliver the possession of the Demised Land as aforesaid to the Lessor leveled 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  
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 conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee 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 for termination of this Lease unilaterally.

(x) Subject to 'Not to Assign' clause as stated hereinabove if the Lessee shall sell, assign or part with the Demised Land for the then residue of the said term to deliver at the Lessee expense 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 shall from time to time require.

Assignments to be  
registered with the  
Lessor

(y) That in employing skilled and unskilled Labour, the Lessee shall give first preference to the person/s who are able to fulfil the general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said industrial area.

To give preference  
in employment of  
Labour

(u) 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 Lessee.

(z) In the event of death of the Lessee permitted assignee or assignees of the Lessee 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



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*Signature*

Regional Officer  
MIDC, Aurangabad.

(aa) In the event the power requirement of the Lessee is more than 5 MVA, the Lessee 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 shall plan the land requirement considering the land requirement of EHV Sub-Station.

Provision of EHV sub-station

3. If any whenever any part of the rent hereby reserved or recurring fees of service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from the Lessee 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. as Land Revenue.

4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee 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 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 determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee 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 hereinbefore 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 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 in remedying such breach or breaches within three months after the giving or leaving of such notice.

Rent, Fees etc in arrear

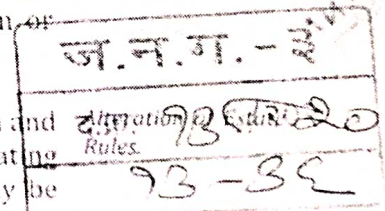
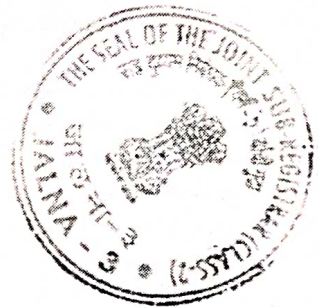
5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the Demised Land for the said term hereby granted without any interruption or disturbance from or by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

Lessor's covenant for peaceful enjoyment

6. The layout of the Additional Jalna Ph-III 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 shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

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

Provision of MID Act applicable



*[Handwritten signature]*

Regional Officer  
MIDC, Aurangabad.

8. All notices, consents, approvals and no objection certificates to be given under this 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 shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee.

*Notations*

9. If the Lessee duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said 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 (6) months before the expiration of the term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a new Lease of Demised Land for a further term of Ninety five years on payment of premium as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

*Renewal of Lease*

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

*Cost and charges to be borne by the Lessee*

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

*Marginal notes*

IN WITNESS WHEREOF Shri. Rajesh Tashi  
Regional Officer, of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named set his hand and affixed the seal of the Corporation hereto on its behalf the Lessee hath caused its common seal to be affixed hereto the day and year first above written.



**FIRST SCHEDULE**  
**(Description of Land)**

A piece or parcel of land known as Plot No. 13 in the Conditional Jalna Ph-III Industrial Area, within the village limits of Nagewadi and within limits of Jalna Municipal Council, Taluka and Registration Sub-District Jalna District and Registration District Jalna Containing by admeasurements 4000 square meters or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say:-



On or towards the North by	:-	Plot No. A-1, 1/1, 2
On or towards the South by	:-	MIDC Road (15.0 M/W)
On or towards the East by	:-	Plot No. 14
On or towards the West by	:-	Plot No. 12

ज.न.स. - ३  
द.क्र. १३८१/२०  
१४-३६

*Signature*

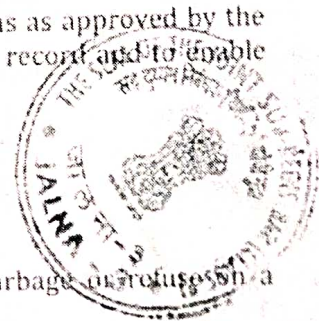
**Regional Officer**  
**MIDC, Aurangabad.**

**SECOND SCHEDULE  
(Building Regulations)**

1. The Development Control Regulations prescribed by the Lessor and amendments made thereto from time to time 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. Atleast one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road part thereof but within the demised premises.
3. The Lessee shall not use the said land for any purpose except the permissible **Industrial** 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 the Pollution) Act,1974, and Air (Prevention and Control of Pollution) Act,1981, as regards the 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 alterations 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 construction of buildings. Where more than one Lessee is concerned with the same boundary marks, the Officer authorized by the Lessor shall allocate this obligation suitable.
7. No temporary or semi-permanent structure shall be built on the plot, except during the period of construction (or re-construction 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  
(List of Obnoxious Industries)**

1. Incineration, reduction or dumping of offal, deal garbage or refuse on a commercial basis.
2. Cement manufacture.
3. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fire works.
5. Fat rendering
6. Fat, tallows, grease or lard refining or manufacture.
7. Pyroxylin manufacture



द.क. १३८२०२०
१५-३९

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Regional Officer  
MIDC, Aurangabad.

*Devi*

7. Garbage, emal or dead animal, sedctions, dumping or incineration
9. Stock-yard and / or for the exclusive purpose of slaughter of animals or fowls.
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 & DELIVERED by

Shri. Rajesh Jashi

the Regional Officer of the within-named Maharashtra Industrial Development Corporation.

In the presence of:-

1. A.R. Karande, Asst. Mgr.

2. S.A. Khandekar, Asst. Mgr.

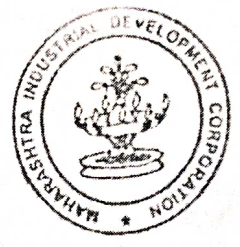
The Common Seal of the above-named Lessee M/s. Dwarkamai Re-Rolling Mill Private Limited, was pursuant to a resolution of Board of Directors passed in that behalf on the dated 25<sup>th</sup> day of October, 2018 hereunto affixed in the presence of Shri. Nitesh Rajendra Sharma

Director of the Company, who in token affixed the Seal of the Company at his hand hereto.

In the presence of:-

1. Vasun Anupkash Sharma, Secy.

2. Rajiv Khandekar, Asst. Mgr.



Regional Officer, MIDC, Aurangabad.



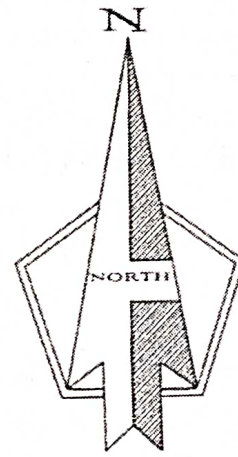
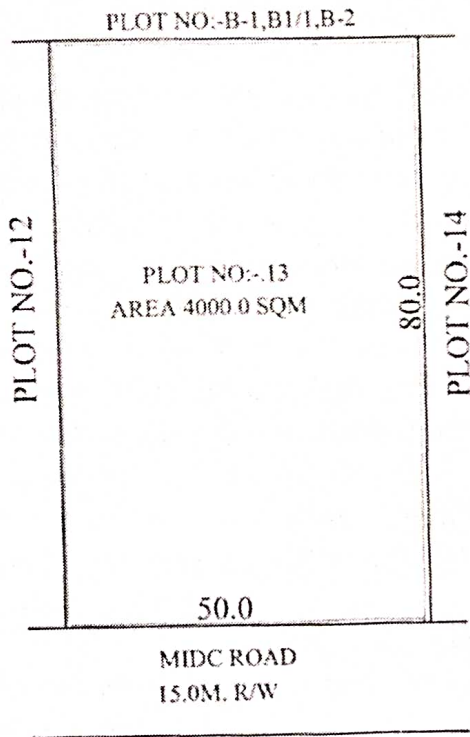
ज.न.ग.-३  
द.क्र. १३७१/२०१८  
१६-३६

Bharat

# ADDL JALNA PH-III INDUSTRIAL AREA



VILLAGE : NAGEWADI  
TALUKA : DIST.: JALNA  
PLOT NO. :-13 AREA : 4000.0 SQM.



SCALE 1CM = 10.0 M.

ज.न.ग. - ३

द.क्र. १३८०२०

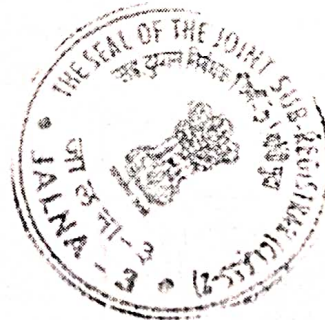
१६-३६

PREPARED BY:

(R.B. SORE)  
SURVEYOR  
MIDC, JALNA.



Regional Officer  
MIDC, Aurangabad.



*Sharma*

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

मुद्रांक अधिनियम 1958 चे अंतर्गत कलम 31 खालील प्रकरणातील आदेश

जा.क्र.सर्वजिनि/व-1अमिप्रकरण/03/19-20  
सह जिल्हा निव्वक वर्ग-1, तथा मुद्रांक  
जिल्हाधिकारी यांचे कार्यालय, जालना  
दिनांक.06/01/2020

- 1.संलेखाचा प्रकार : Final Lease (दस्त निष्पादित)
- 2.संलेखा लिहून देणार : मे.द्वारकामाई रि-रोलींग प्रा.लि.
- 3.संलेख लिहून घेणार : एम.आय.डी.सी.
- 4.मिळकतीचे वर्णन : प्लॉट नं.-13 एमआयडीसी अतिरिक्त जालना, Ph-III एकुण क्षेत्र-4000.00 चौ.मी.

1.प्रस्तुत अर्जदार : श्री.निलेश राजेंद्रकुमार शर्मा, मराठी नगर, जालना यांनी महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अंतर्गत कलम 31(1) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी जालना यांचेकडे दिनांक.03/01/2020 रोजी अर्ज केला आहे. अर्जासोबत निष्पादित केलेला व मुद्रांकित न केलेला Final Lease संलेखाचे प्रारूप सादर केले असून संलेखावरील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. त्यांनी अभिनिर्णय फी रु.100/- (शंभर रु.मात्र) चलन क्र.MH010312990201920E व चलन क्र.MH01013284201920E दिनांक-03.01.2020 रोजी शासन जमा केली आहे.

2. कागद पत्रे :- अर्जदार यांनी प्रस्तुत Final Lease संलेखावर किती मुद्रांक शुल्क आकारता येईल या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम 31(2) नुसार खालील प्रमाणे कागदपत्रे सादर केली आहे.

1. Final 3

4) दस्तातील मोबदला:- दस्तात मोबदला 00/- रुपये दर्शविण्यात आला आहे. अर्जदार यांनी अर्जासोबत सादर केलेल्या Final Lease संलेखाचे प्रारूप अर्जासोबत सादर केलेली कागदपत्रे यांचे अवलोकन केले असता खालील प्रमाणे मुद्दा विचारार्थ.

- 1.प्रश्नाधिन Final Lease च्या संलेखावर मुंबई मुद्रांक अधिनियम 1958 मधील अनु 36 अन्वये मुद्रांक शुल्क देय आहे काय ?
- 2.यावर कोणते आदेश ?

:- यावर निष्कर्ष खालील प्रमाणे:-

1.प्रश्नाधिन दस्तऐवजावर मुंबई मुद्रांक अधिनियम 1958 चे परिशिष्ट 1 मधील अनुच्छेद 60 नुसार शुल्क आकारणे उचित होईल असे वाटते.

2.यावर खाली नमुद केल्याप्रमाणे आदेश देणे उचित होईल असे वाटते.

5) प्रकरणाची पार्श्वभूमी:-

i) सदर मिळकतीचा अॅग्रीमेंट टु लीज हा दस्त एम आय डी सी व मे.साईकृपा रि-रोलींग मिल्स तर्फे प्रा.प्रा.निलेश राजेंद्र शर्मा यांच्यात निष्पादित झालेला असून उक्त दस्त हा दस्त क्र.2343/16 दि.25/05/2016 अन्वये नोंदणीकृत करण्यात आला आहे.

ii) तसेच सदर मिळकतीचा सप्लीमेंटरी अॅग्रीमेंट हा दस्त अभि.प्र.क्र.050/2018-19 दि.03/04/2019 अन्वये योग्य मुद्रांकित केलेला दस्त मे.साईकृपा रि-रोलींग मिल्स तर्फे प्रा.प्रा.निलेश राजेंद्र शर्मा व मे.द्वारकामाई रि-रोलींग मिल्स प्रा.लि.जालना यांच्यात निष्पादित झालेला असून सदर दस्त हा दस्त क्र.2049/2019 दि.09/04/2019 अन्वये नोंदणीकृत करण्यात आला आहे. आता याच मिळकतीचा संबंधित पक्षकाराने Final Lease चा निष्पादित केलेला दस्त सादर केलेला आहे.

6) मुद्रांक शुल्क आकारणी:-प्रस्तुत फायनल लिज दस्तातील पक्षकार व मिळकत हे तेच असल्यामुळे मुंबई मुद्रांक अधिनियम 1958 चे कलम 4 अन्वये मुद्रांक शुल्क रु.100/- इतके पत्रे 27 अन्वये दुसरी प्रत रु.100/- असे एकुण मुद्रांक शुल्क रु.200/- इतके आकारणे उचित होईल असे वाटते.

Final Lease

- 87 -

ज.न.श. - ३  
द.क्र.१३५१२०  
१६-३६





मुंबई मुद्रांक अधिनियम 1958 चे कलम 32(1)(b) नुसार प्रमाणीत करुण घ्यावयाचा असल्यास रक्कम भरणा कालावधी 30 दिवसांच्या आत खालील प्रमाणे चलनाचा भरणा ऑनलाईन (Gras) करणेसाठी कळवणे उचीत होईल असे वाटते.

Department :-Inspector General of Registration  
Payment Type :-Non-judicial Stamps  
District :-JALANA  
Office Name :-ADJ\_JT DIST REGISTRAR JALNA  
Scheme Name :-Duty on doc Voluntarily brought for Adjud IGR Rom  
Period Year :-2017-2018,One Time/Adhoo  
Scheme Name :-0030051701

:-आदेश:-

वर नमुद केलेल्या पार्श्वभूमीवर महाराष्ट्र मुद्रांक अधिनियम 1958 सचे कलम 53(अ) च्या अधिनिराहून मी खालील स्याक्षरी करणार मुद्रांक जिल्हाधिकारी जालना असा आदेश देतो की, प्रश्नाधिन भाडेपट्टा संलेखालील विषयवस्तु असलेल्या प्रस्तुत लिज दस्तातील पक्षकार व मिळकत हे तेच असल्यामुळे मुंबई मुद्रांक अधिनियम 1958 चे कलम 4 अन्वये मुद्रांक शुल्क रु.100/- इतके अनु 27 अन्वये दुसरी प्रत रु.100/- असे एकुण मुद्रांक शुल्क रु.200/- (अक्षरी रु.दोनशे मात्र)इतके मुद्रांक शुल्क देय होते.

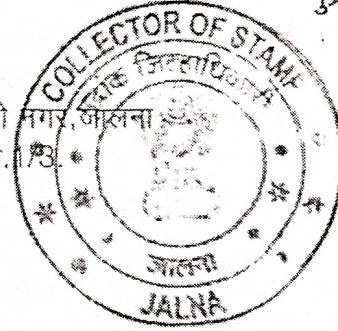
जालना

दिनांक:-06/01/2020.

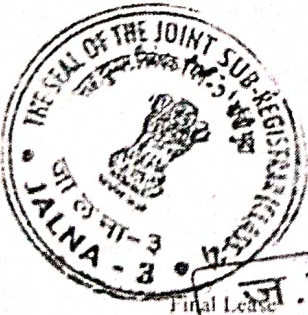
०६

प्रति:- श्री.निलेश राजेंद्रकुमार शर्मा,रा.मुरारी मगर,जालना

प्रत:- सह दुय्यम निबंधक वर्ग-2,जालना क्र.173



मुद्रांक जिल्हाधिकारी  
जालना



ज.न.ग. - ३  
द.क्र. १३५१/२०  
२०-१५

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0240) 331013, 331172

Fax: 331324

E-mail:

ROAURANGABAD@MIDCINDIA.ORG

REGIONAL OFFICE, AURANGABAD  
MIDC INDUSTRIAL AREA, NEAR  
RAILWAY STATION  
AURANGABAD - 431005

Letter No.: MIDC/RO(ABD)/JLN-III/LMS-54/

Date: 30-DEC-2019

To,  
M/s. Dwarkamai Re-Rolling Mill Pvt. Ltd.  
Plot No. 13, MIDC, Addl. Jalna PH-III Indl.  
Area, Jalna,

01/01/2020

Subject :- ADDL. JALNA (PH-III) INDUSTRIAL AREA  
Plot No. 13

Asking party to register the lease document.

Sir/Madam/Gentlemen,

The Lease in respect of the subject Plot has been executed on 30/12/19. The Lease is to be presented to the Sub-Registrar for the purpose of registration within a specific time limit prescribed by the law viz. within 4 months from the date of execution of documents. We would request you to lodge both copies of the Lease for the registration making.

- (1) The original returnable to you and
- (2) The duplicate to the

REGIONAL OFFICE, AURANGABAD  
MIDC INDUSTRIAL AREA, NEAR  
RAILWAY STATION  
AURANGABAD - 431005

(3) Three Xerox copies of original documents of Lease on the ledger paper duly executed by yourself and MIDC, be submitted to the Sub-Registrar along with original document. Xerox copies should be prepared by inserting butter papers amongst all the pages of the documents.

The Government in the Revenue and forest Department by its Notification No. RGN. 1093/1470/Cr.No.360/M-1, dated 18 November 1996 has exempted the undersigned from appearing before the Sub-Registration of Assurances for the purpose of registration of the Lease and such incidental documents. A copy of the Notification is attached herewith for handing over to the Sub-Registrar of Assurances at the time of presenting documents for registration.

We would like to request you to intimate us the serial nos. and the date on which the documents have been lodged for registration with the Sub-Registrar of Assurances. Two Xerox copies of the receipt of the payment of the registration charges obtained by you from the Sub-Registrar of Assurances may be forwarded to us for record as proof of lodging the lease and its duplicate for registration.

We inform you that Income Tax Authorities have omitted section 230A of Income Tax Act 61 from the statute Book with effect from 01-06-2001 by Finance Act 2001. Therefore no question arises of issuing any certificate under the said section by the undersigned.

ज.न.ग. - ३  
द.क्र. १३८/२०२०  
२०-३६

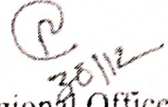


MIDC/RO(ABD)/JLN-III/LMS-54/

Before lodging the Lease for registration as above, you may keep certified true copies of the original documents for your record till you get the original documents duly registered. You may need the same for submitting to the financial institution when you decide to raise financial assistance for your unit.

Thanking You,

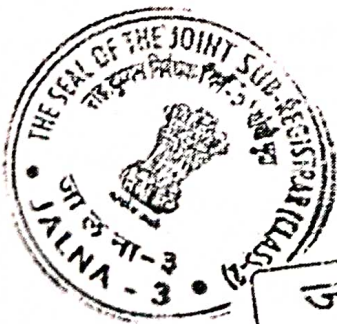
Yours faithfully,



Regional Officer,  
MIDC, AURANGABAD.

30/12/19  
o/c

Encl : as above



ज.न.नं.-३  
द.क्र. १३८१/२०  
२२-१५



# DWARKAMAI RE-ROLLING MILL PVT. LTD.

Plot No. 13, Addl. MIDC PH-3 Indl. Area,  
JALNA

EXTRACT OF RESOLUTION PASSED IN THE MEETING  
OF BOARD OF DIRECTORS HELD ON 25<sup>th</sup> OCTOBER 2018 AT  
REGISTERED OFFICE OF THE COMPANY.

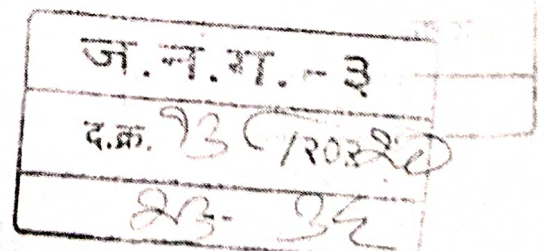
It has been Resolved in the board of meeting held on 25<sup>th</sup> day of October 2018 at the registered office of the company that company has decided to take the Plot No.13 additional MIDC, Phase-III Industrial area, Jalna.

It has been further resolved that Niesh Rajendrakumar Sharma has been authorized to sign all the documents regarding affairs of the company, in MIDC, Aurangabad DIC and Sub Registrar office, Jalna all require documents and agreements of all government office regarding the Transfer process of M/s. Dwarkamai Re - Rolling Mill Pvt. Ltd. Situated at Plot No. 13, Additional MIDC, Phase - III Industrial Area, Jalna.

HENCE CERTIFIED TRUE COPY

Dwarkamai Re-Rolling Mill Pvt. Ltd.

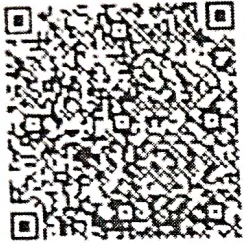
  
Nilesht Rajendra Sharma  
Director  
Director



आयकर विभाग  
INCOME TAX DEPARTMENT

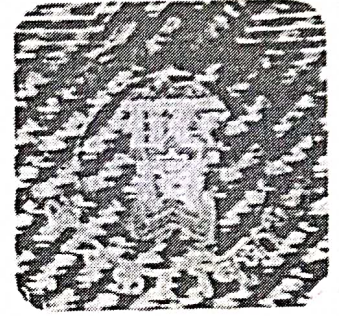


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAGCD5024L

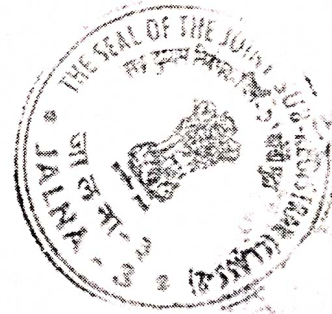


नाम / Name

DWARKAMAI RE-ROLLING MILL PRIVATE LIMITED

निगमन/गठन की तारीख  
Date of Incorporation / Formation

11/01/2018



15012018

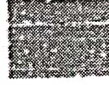
ज.न.ग. - ३
द.क्र. ३८/२०२०
<i>[Signature]</i>



भारत सरकार  
GOVERNMENT OF INDIA



निलेश राजेन्द्रकुमार शर्मा  
Nitesh Rajendrakumar  
Sharma  
जन्म तारीख/ DOB: 31/07/1983  
पुल्य / MALE



9269 0131 4000

माझे आधार, माझी ओळख



भारत सरकार  
GOVERNMENT OF INDIA

पत्ता:

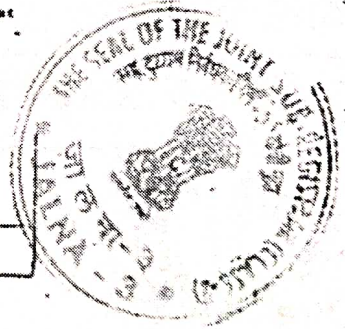
S/O: राजेन्द्रकुमार शर्मा,  
फ्लॉट नं.14, जे ई एस कॉलेज  
रोड, साई बाबा मंदिर जवळ,  
पुराणी नगर वासना,  
जालना, जालना,  
महाराष्ट्र - 431203

Address:

S/O: Rajendrakumar Sharma, flat  
no.14, J.E.S college road, near  
sai baba mandir, purani nager  
jalna, Jalna, Jalna,  
Maharashtra - 431203

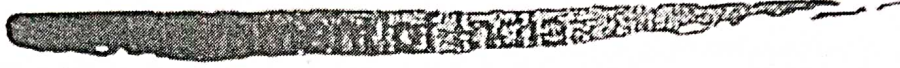
9269 0131 4000

MEERA AADHAAR, MERI PEHACHAN

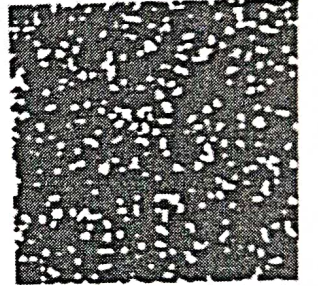


*Devi*

ज.न.ग. - ३  
द.क. ३५/२०२०  
३६-३६



बाबासाहेब काशीनाथ वाळके  
Babasaheb Kashinath Walke  
जन्म तारीख/DOB: 01/07/1979  
पुरुष/ MALE



3517 0988 7889

VID : 9158 4091 6222 2511

माझे आधार, माझी ओळख



ज.न.ग. - ३
द.क्र. १३८२०४२०
२६-३६



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

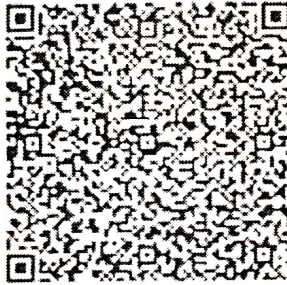
नोंदणी क्रमांक/Enrolment No: 2034/21198/00371

Dattaprasad Rameshwar Bhutda (दत्ताप्रसाद रामेश्वर भुतडा)

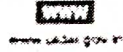
S/O. Rameshwar Bhutda, 22, kharpudi road, markenday Nagar, Jalna, Jalna, Maharashtra - 431203

तुमचा आधार क्रमांक/Your Aadhaar No:

5353 1739 1160



आधार-सामान्य माणसाचा अधिकार



1800 303 1047

help@uidai.gov.in

www.uidai.gov.in

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- कृपया आपल्या मध्याचा मोबाईल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विविध सुविधा प्राप्त करण्यासाठी मदत मिळेल.

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



दत्ताप्रसाद रामेश्वर भुतडा  
Dattaprasad Rameshwar Bhutda  
जन्म तारीख/DOB: 14/05/1982  
पुरुष / MALE



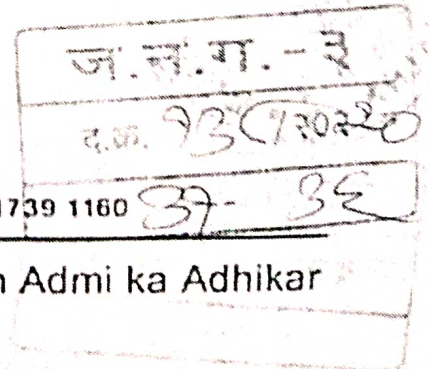
5353 1739 1160

पत्ता:

S/O. रामेश्वर भुतडा, 22, खर्पुडी रोड, मार्केडेय नगर, जालना, जालना, महाराष्ट्र - 431203

Address:

S/O Rameshwar Bhutda 22, Kharpudi road, Markenday Nagar, Jalna Jalna Maharashtra - 431203



आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Admi ka Adhikar



138/138

गुरुवार, 09 जानेवारी 2020 5:53 म.नं.

दस्तावेज माहिती भाग-1

जनसंख्या

दस्तावेज क्रमांक: 138/2020

35-35

दस्तावेज क्रमांक: जनसंख्या/138/2020

वाजपत्र शुल्क: ₹. 00/-

संवहदस्त्या: ₹. 28,84,000/-

भरतीचे मुद्रांक शुल्क: ₹. 200/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

द. नि. नं. १३८, जनसंख्या ३ याचे कार्यालयवात

पावती: 164

पावती दिनांक: 09/01/2020

अ. क्र. 138 वर दि.09-01-2020

मादरकरणागळे नाच; से दारवाभाई सि.सोबिग मिल प्रा.नि. निवेज राजेंद्रकुमार थर्मा.

सोडी 5:48 म.नं. वा. इतर कोना.

नोंदणी फी

₹. 100.00

दस्तावेज हाताळणी फी

₹. 720.00

पृष्ठांची संख्या: 36

एकूण: 820.00



दस्तावेज क्रमांकाची मदी:

Sub Registrar Jalna 3

Sub Registrar Jalna 3

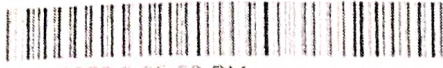
दस्तावेजाचा प्रकार: वीजटीट

मुद्रांक शुल्क: \*जगम मानमना (खंड 25-अ प्रमाणेच)

शिक्का क्र. 1 09 / 01 / 2020 05 : 48 : 36 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 09 / 01 / 2020 05 : 50 : 16 PM ची वेळ: (फी)





09/01/2020 5:55:58 PM

दस्तावेज नोंदवारा भाग-2

दस्तावेज नं. 3  
दस्तावेज क्रमांक: 138/2020

दस्तावेज क्रमांक: 138/2020  
दस्तावेजाचा प्रकार: पीजरीट

अनु क्र.	पधवाराने नाव व पत्ता	पधवाराना प्रकार	आयोजक	अंगठ्याचा टप्पा
1	नाव: मे. दासबामाई सी. गेविस मित्र प्रा. लि. लिमिटेड गजेश्वर मार्ग शंभू, पत्ता: प्लॉट नं. ..., माळा नं. ..., इमारतीचे नाव: ..., ब्लॉक नं. ..., गेट नं. या जातना, महाराष्ट्र, जालना, पिन नं. 431203	भाडेकरू वय: 37 स्वाधरी		
2	नाव: महाराष्ट्र इन्स्टीट्यूट ऑफ व्हॉलपेपर्स कॉर्पोरेशन जालना पत्ता: प्लॉट नं. ..., माळा नं. ..., इमारतीचे नाव: ..., ब्लॉक नं. ..., गेट नं. या जातना, महाराष्ट्र, जालना, पिन नं. 431203	मायक वय: 20 स्वाधरी		

वरील दस्तावेजात करून देणार नसावापीत पीजरीट ना दस्तऐवज करून दिल्याचे बसूच करताना,  
दिनांक 3 रोजी वेळ: 09/01/2020 05:51:01 PM


श्रेष्ठता -  
आयोजक इमम असे निवदीत करताना की ते दस्तऐवज करून देणा-यांना स्वामीय: श्रेष्ठत्वाने, व त्यांची श्रेष्ठता पटवितात

अनु क्र.	पधवाराने नाव व पत्ता	दस्तावेजाचा प्रकार	आयोजक	अंगठ्याचा टप्पा
1	नाव: बाबासाहेब काशीनाथ बाळके वय: 41 पत्ता: या जातना पिन कोड: 431203	स्वाधरी		
2	नाव: दत्तप्रसाद रामेश्वर भुवडा वय: 38 पत्ता: या जातना पिन कोड: 431203	स्वाधरी		

नवे माहितीदागंची श्रेष्ठता समन्वी-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे, त्याबाबत प्राप्त माहितीची पूर्तताप्रमाणे आहे,

Sr. No.	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	माहितीदार बाबासाहेब काशीनाथ बाळके	09/01/2020 05:52:06 PM	बाबासाहेब काशीनाथ बाळके M XXXX XXXX 7889 



2	साक्षीदार दत्तप्रसाद रामेश्वर भुतडा	09/01/2020 05:53:10 PM	दत्ताप्रसाद रामेश्वर भुतडा M XXXX XXXX 1160	
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शिकका क्र.4 ची वेळ:09 / 01 / 2020 05 : 53 : 17 PM

Sub Registrar Jaina 3

EPayment Details.

sr.	Epayment Number	Defacement Number
1	0901202012267	0901202012267D
2	MH010549909201920E	000544 1034201920

138 /2020

Know Your Rights as Registrants

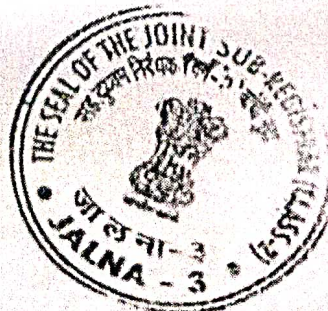
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback:isanta@gmail.com](mailto:feedback:isanta@gmail.com)

प्रमाणित करण्यात येते की, या दस्तानिध्या  
एकुण. ३६..... पाने आहेत.  
पुस्तक क्र. १ चे ..... नंबर  
नोंदणीचा दिनांक १९/१२/२०

सह. दुय्यम निबंधक (वर्ग-२)  
जालना - ३

ज.न.ग. - ३
द.क्र. १३८/२०२०
३६ - ३६



# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

( Government of Maharashtra Undertaking )

E-mail - [dejalna@midcandia.org](mailto:dejalna@midcandia.org)  
Web - [www.midcandia.org](http://www.midcandia.org)  
Ph: 02482-220032

MIDC/DB /IFMS No / B 93156 / 2019  
Office of the Deputy Engineer, M.I.D.C. Civil  
Sub-Dn, Jalna, Near Water Tank, Addl. Jalna  
Industrial area, Phase-I, JALNA PIN 431 203  
Date 12.06.2019

To,  
M/s. **DWARKAMAI RE-ROLLING MILL PVT. LTD.**  
Plot No. **Plot No. 13** Addl. Jalna Indl. Area Phase III  
**JALNA**

Sub : **Addl. Jalna Indl. Area ...Issue of following approvals for construction on plot No. 13**

- 1) Building Plan Approval for Industrial building on above plot
- 2) Provisional Fire NOC issued by DFO Aurangabad vide No. B 83480 Dt 03.06.2019

Ref : 1) Your Application submitted vide SWC/ 262/521/20190514/632462  
2) This office demand letter issued through AUTO DCR dt 07.06.2019

Dear Sir,

You have submitted application for approval to Building Plan for commercial building on above plot..

Above application are examined and following approvals are here by granted...

## A) Building Plan Approval :-

Since you have paid following...

- I) Development charges, amounting to Rs. 23104/- paid Online as advance Rs 8895/- on Dt 14.05.2019 & Rs.14209/- on Dt. 08.06.2019
- II) Scrutiny fees, amounting to Rs.21810/- paid online as advance Rs 10905/- on Dt.14.05.2019 & Rs 10905/- on Dt.08.06.2019
- III) Compound wall Charges amounting to Rs 500/- Paid online as advance Rs 250/- on dt.14.05.2019 & Rs. 250/- on Dt 08.06.2018
- IV) Workers Wellfair Cess Charges amounting to Rs.../- ( Licence Copy of Factory Act 1948 is submitted )
- V) Fire charges, amounting Rs. 15000/- paid Online as advance Rs.10000/- on Dt.14.05.2019 & Rs 5000/- on Dt.08.06.2019

1 The set of plans, received from you vide your letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

2 You had submitted plans and drawings for 1540.25 Sqm of plinth area for the plot area of 4000.00 Sqm, at present this office has approved plans for Ground coverage area 1540.25 Sqm & Extra height area 770.13 Sqm, as total upto date **2310.38 Sqm** of built up area. This office has approved **One set** of Two Nos of drawing details of which are mentioned on the accompanying statement.

**A.** In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No. nil dt..... by this office is treated as cancelled. The drawings approved now supercede previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.

**B.** The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans vide letter No. Nil dt. from the office of the is to be treated as combined approval.

3 In addition to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

i) Industrial Safty & Health Depptt. , Aurangabad, Maharashtra State.

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

- 4 You will obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14. 09. 2006 and its subsequent amendments
- 5 You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
- 6 For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
- 7 For necessary approach road to the plot from the edges of MIDC. Road, 600mm dia CD works or a slab drain of required span and size shall be provided.
- 8 Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer ) and the same shall be demolished immediately after building work is completed
- 9 During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
- 10 The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required
- 11 **No tube well, bore well or open well shall be dug.**
- 12 Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority
- 13 The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
- 14 In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
- 15 The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads
- 16 Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 17 In case, water stream/ nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
- 18 This permission stands cancelled, if no construction work is started within 12 months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Deputy Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement/ as mentioned in transfer order.
- 19 Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 ( II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
- 20 This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.
- 21 As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
- 22 The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.
- 23 The basement if provided is to be used only for storage purpose. No manufacturing activates are allowed, similarly toilet is not allowed at the basements.

- 24 The Name and plot number shall be displayed at main entrance of plot.
- 25 The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate
- 26 The plot holder shall ensure that the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.
- 27 MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.
- 28 Since you have consumed 0.58 % of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.
- 29 Till obtaining of Building Completion Certificate, the water rate applicable will be 1.50 times the normal water rate, which is Rs. 16/- per cum meter.

### B) Drainage :

#### i) Drainage Plan Approval ( Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.

- 1 The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.
- 2 The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
- 3 The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only locational approval to these structures with reference to the plot
- 4 You will be allowed to join your effluent to MIDC's common effluent collection system only after obtaining of necessary N.O.C. from M.P.C. Board and actual commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system
- 5 Overhead water tank shall be provided at the rate of 500 Liters per W.C./ Urinal provided
- 6 The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100 mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.
- 7 All vent pipes shall be minimum 80 mm dia size.
- 8 All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.
- 9 All S.W. pipes shall be minimum of 150 mm dia size.
- 10 It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
- 11 Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with arrangements for measurement of the flow.
- 12 In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under MIDC, Act and various regulations and as per provision in the lease agreement.

- 13 The completion of work as per above requirements it shall be jointly inspected by the concerned Deputy Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.
- 14 The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot, whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

**C] Provisional Fire NOC : issued by DFO A'bad vide letter no. B 83480 Dt.03.06.2019**

- 1 This NOC is valid subject to fulfillment of the conditions mentioned in above provisional fire NOC -
- 2 In addition to domestic water supply, the water reservoir of 30000.00 liters capacity exclusively for fire fighting should be provided.
- 3 Construction of the factory building should be as per guidelines given in IS standard given below.
  - a. Code of Practice for Fire Safety Building IS – 1642 – for details of Construction.
  - b. Code of Practice for Fire Safety Building IS – 1643 – Exposure Hazard
  - c. Code of Practice for Fire Safety Building IS – 1644 – Exit Requirements and Personal Hazard.
- 4 In addition to the above all, provision under the D.C. rules of MIDC and NBC shall be strictly adhered, also if any changes in activity of proposed expansion or subletting of plot, NOC from this office is essential.
- 5 Provisional NOC for the details given above, which shall be treated valid for the period of one year from the date of issue of the same and it is your responsibility to get the same renewed after satisfactory inspection of fire fighting installation and arrangement provided by you.

You are hereby requested to go through above approvals carefully with the above conditions, and take necessary actions accordingly.

Thanking you,

Yours faithfully



**SUDHAKA  
R SANDUJI  
GANDHILE**

Digitally signed by SUDHAKAR SANDUJI GANDHILE  
DN: cn=SUDHAKAR SANDUJI GANDHILE, o=MIDC, ou=Civil Sub-Division, postalCode=431201, serialNumber=16786, email=SANDUJI.GANDHILE@MIDC.JALNA.MH.GOV.IN  
c=IN, o=MIDC, ou=Civil Sub-Division, postalCode=431201, serialNumber=16786, email=SANDUJI.GANDHILE@MIDC.JALNA.MH.GOV.IN

Deputy Engineer & SPA,  
MIDC, Civil Sub-Division, JALNA

DA :

1 Copy of approved drawings/plans.

Copy f.w.c.s to.....

1 Regional Officer, MIDC Aurangabad for information.



# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Office :- SUB DIVISION OFFICE MIDC, JALNA.

e-mail : [dejalna@midcindia.org](mailto:dejalna@midcindia.org)

Phone No. 02482-220632

No. MIDC/SPA/ JLN /D22190

Date: 27/09/2019

## OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Buildings on Plot No. 13, Addl. MIDC Ph-III Jalna.

- Ref: 1. On Line application vide SWC No- SWC/262/19/20190925/659861  
2. Building Completion Certificate By Architect / Licence Engineer dt 20/09/2019  
3. Final Fire N.O.C. issued vide letter No. MIDC/Fire/C-72715 dt. 19/08/2019  
4. Plans approval vide letter No.SPA/ B 93156 dt. 12/06/2019  
5. Site Inspection Report submitted by Architect/ Licensed Engineer dt.15/09/2019

This is certify that, M/s. Dwarkamai Re-Rolling Mill Pvt. Ltd. allottee of Plot No.13, Addl. MIDC Ph-III Jalna, Dist. Jalna. Pin-431203, have completed the development work of Industrial Building having total built up area- 2310.38 sq.m. on Plot No. 13, situated at Addl. MIDC Ph-III Jalna, Dist.Jalna, is completed as per details mentioned below under the supervision of Architect/Engineer Mr. Vitthal S. Pawar (License No. S-1/295/2017).

1. Name of the Plot holder : M/s. Dwarkamai Re-Rolling Mill Pvt. Ltd.
2. Address : Plot No.13, Addl. MIDC Ph-III Jalna.
3. Plot area : 4000.00 Sq.M.
4. Approval of Plans : MIDC/SPA/JLN/ B 93156
6. Built-up Area Approved : 2310.38 sq.m.
7. Previous OC issued : N.A.
8. Status of construction on site as per site Inspection report : Completed as per approved plans.
- a) Built up area completed in all respect : 2310.38 sq.mtr
- b) FSI Details : FSI Consumed = 0.58 (i.e 58 %)
9. Remarks as per Site : Building is completed as per Inspection Report approved plans & as per MIDC DCR-2009 (Submitted by Licence Architect/Engineer)
10. Total Area that could be considered as built up area ( Sq.m. ) : 2310.38 sq.m.



11. Details of Building Constructed and Built up Area approved :

Sr. No.	Building No.	Built up Area ( in sq.m.)
1	Factory Shed	1540.25
2	Extra Height Area	770.13
<b>Total BUA</b>		<b>2310.38</b>

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5, you are permitted to occupy this building having total built up area- 2310.38 sq.m.(FSI-0.58).

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

**NITIN  
AMBADAS  
JADHAV**

Digitally signed by NITIN AMBADAS JADHAV  
DN: c=IN, o=MAHARASHTRA INDUSTRIAL  
DEVELOPMENT CORPORATION,  
ou=ENGINEERING,  
2.5.4.20=7747a09742795003068d3ba7e85f1  
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serialNumber=046f9c9a5a82a54709865760e  
64d33fc04cb3556f71a85dddb8d47e9a304e48  
37, cn=NITIN AMBADAS JADHAV  
Date: 2019.09.28 17:49:20 +05'30'

**Special Planning Authority(SPA)  
& Deputy Engineer MIDC Sub Division,  
Jalna.**

Copy to :

- Concerned Regional Officer (RO is requested to upload & update online LMS record and other relevant record)
- Concerned EE / EE E&M
- Concerned DE E&M
- Concerned Architect

**( Copies to all can be sent by email, physical printouts shall be sent only if required )**

Vastukala Consultants (I) Pvt Ltd.

Date

No.

21.05.23

Bank Name

Sidbi - Aurangabad.

Name of Owner

M/s. Dwarkamai Re-Rolling Mill Private Limited.

Contact Person & No.

Mrs. Yash Shah • 9405832510

List of Documents

Sale Deed / Deed of Assignment

Mortgage Deed/ Lease Deed 138 Dt. 09.01.2020

Sanction Plan / Permission No. B. 93/56 / 2019 Dt. 12.06.19

PTR / Namuna No.8 / 43 / 8-A / 7-12 Extract

NA Order / NA Layout

TIR Adv.

O.C No. D 22190 Dt. 27.09.2019

Property Address

Plot NO.13, Addl. Jalna Phase-II, Village limits of Nogewadi, Tq. & Dist. Jalna.

Landmark

Latitude & Longitude

19.872007, 75.821149

Boundries

North

Plot No. A-1, 1, 2

South

MIDC Road (15.00 m.W.)

East

Plot No. 14

West

Plot No. 12

Locality

Road Type & Width

B.T / Cement / Kaccha Road

Type Of Property

Residential / Commercial / Industrial / Agriculture

Locality

Urban / Semi-Urban / Metro / Rural

Property Cover Under

Corporation / Municipal Council / Grampanchayat

MIDC

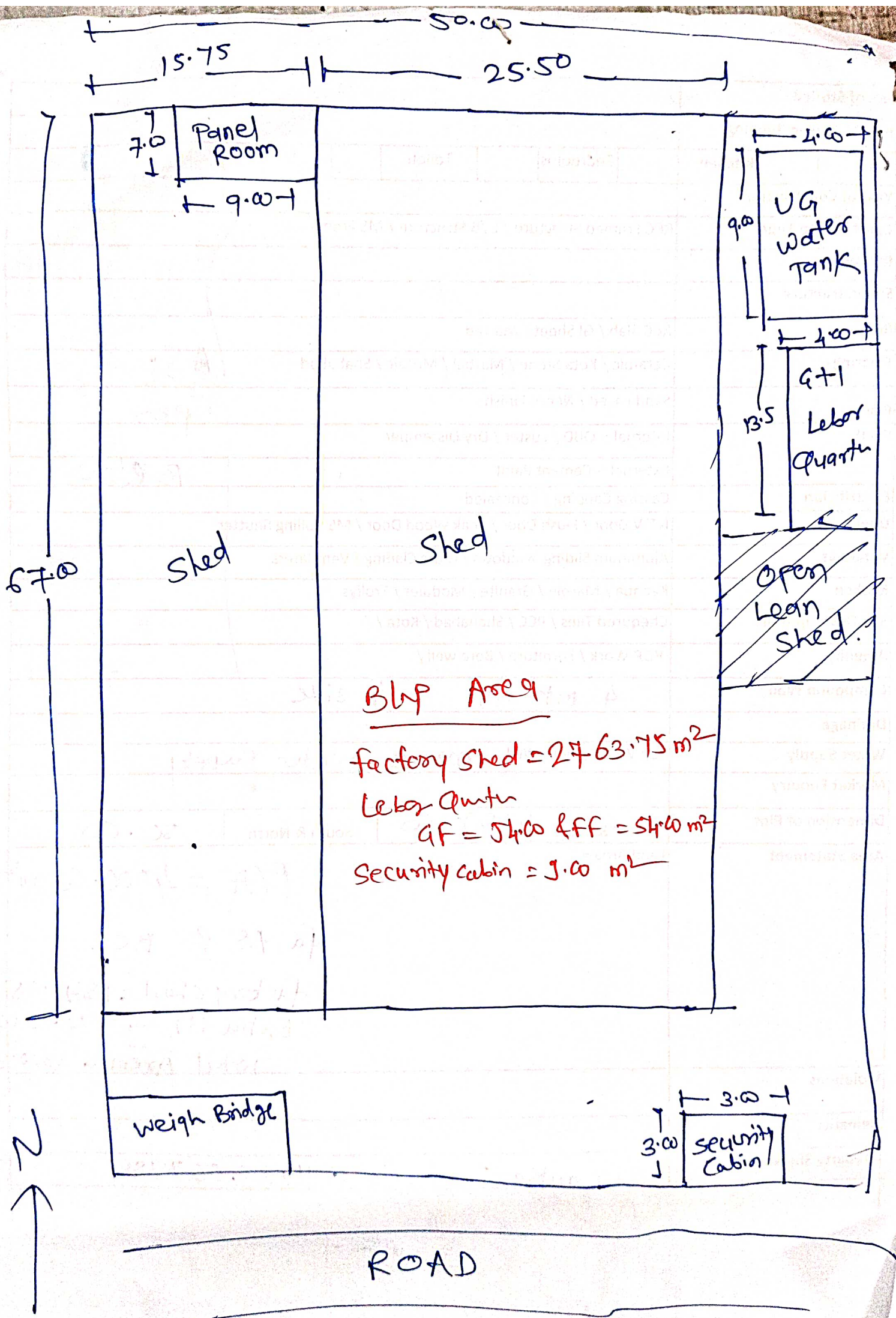
Occupancy

Owner / Tenant / Other

L.H. For 95  
Ru from  
01.04.2016

No. of Storied							
No. of Flats in Building							
Wall	Kitchen	Bedrooms	Toilets	Store			
Year of Construction							
Construction Type		RCC Framed Structure / L/B Structure / MS Frame					
RCC Work							
Superstructure							
Roofing		RCC Slab / GI Sheet / Malvad					
Flooring		Ceramic / Kota Stone / Marbal / Mosaic / Shahabad					
Plaster		Sand Faced / Neeru Finish					
Paint		Internal :- OBD / Luster / Dry Distemper					
		External :- Cement Paint					
Electrification		Cassing Capping / Concealed					
Doors		NTW Door / Flush Door / Teak Wood Door / MS Rolling Shutter					
Windows		Aluminum Sliding Windows / Glass Clading / Ventilaters					
Kitchen		Kadapa / Marble / Granite / Moduler / Trollys					
Site Development		Chequered Tiles / PCC / Shahabad / Kota /					
Amenity		POP Work / Furniture / Bore well /					
Compound Wall		4 mtr HT - 4 side					
Drainage							
Water Supply		Tap Water / Bore Well MDDC Water Supply					
Market Enquiry							
Dimension of Plot		East & West	80.00	South & North	50.00		
Area Statement		Land Area = $P/A = 4000.00 \text{ m}^2$ fa AS R BCC factory shed = $1540.25 \text{ m}^2$ Extra HT = $770.13 \text{ m}^2$ <hr/> Total Area = $2310.38 \text{ m}^2$					
Violations							
Remarks							
Property Shown by		OmK98 Pimple - 9422067781					

*Handwritten signature*



BLP Area

factory shed = 2763.75 m<sup>2</sup>

Labor Quarters

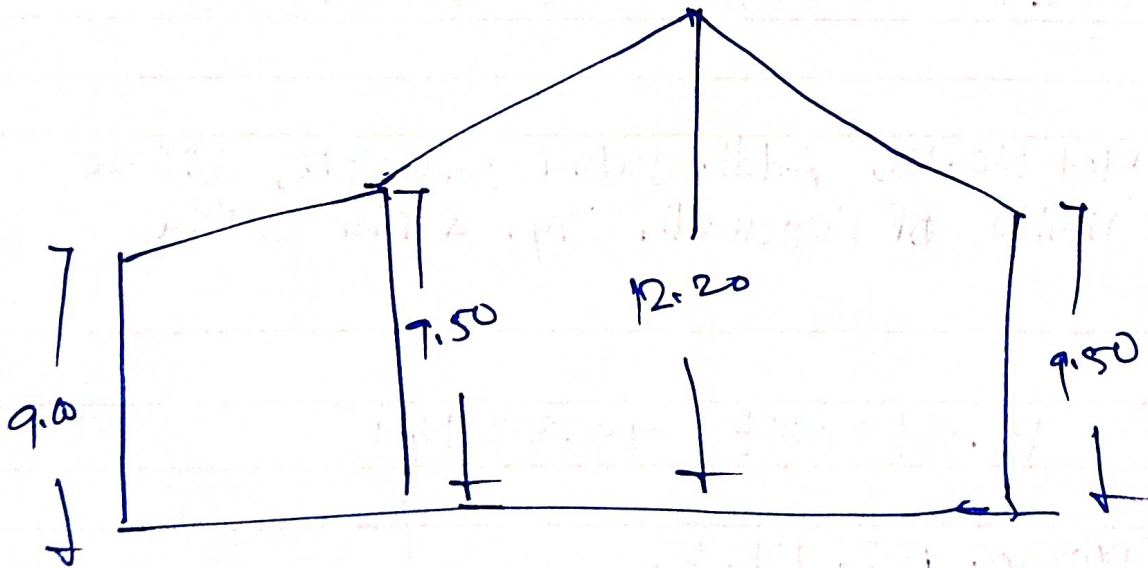
GF = 54.00 & FF = 54.00 m<sup>2</sup>

Security cabin = 9.00 m<sup>2</sup>

④ Factory - Shed -  
RCC footing, MS framed structure,  
GI sheet roof, Trimix flooring

⑤ 4.00 mtr HT Compound wall,  
RCC Column with BBM wall  
Both side Sand faced plaster

⑥



Regional Office

Aurangabad



Industrial Area

ADDL JALNA (PH-II) ▼

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### ADDL JALNA (PH-III) INDL. AREA

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 [Infrastructure](#)     
 [Plots/Sheds Available](#)     
 [Industrial Maps](#)

### Plot/Shed Available

### Industrial Plots Available For Allotment

Plot No.	Plot Size(sq.m)	Price(Rs/sq.m)	Comment
A-1&A2,A-3/1	40000	770	
B-17	2546	700	
B-64/10	300	770	
B-64/11	500	700	
B-64/12	500	700	
B-64/17	400	700	
B-64/18	500	700	Affected by nala
B-64/20	200	700	Affected by nala
B-64/21	200	700	Affected by nala
B-64/22	200	700	
B-64/23	200	700	
B-64/24	200	700	
B-64/25	200	700	
B-64/26	200	700	
B-64/27	200	700	
B-64/28	200	700	Affected by nala
B-64/29	200	700	Affected by nala
B-64/30	200	700	
B-64/31	200	700	
B-64/32	500	700	
B-64/33	500	700	Affected by nala
B-64/34	500	700	
B-64/35	500	700	Affected by nala
B-64/36	500	700	Affected by nala
B-64/37	500	700	
B-64/38	300	700	
B-64/39	300	700	
B-64/40	500	700	
B-64/41	500	700	
B-64/42	500	700	
B-64/43	500	700	
B-64/44	500	700	Affected by nala
B-64/45	500	700	Affected by nala
B-64/46	2500	700	Affected by nala
B-64/47	2500	700	Affected by nala
B-64/48	2500	700	
B-64/50	2500	700	
B-64/51	1800	700	
B-64/8	1000	700	Affected by nala
B-64/9	1000	700	Affected by nala
C-1	117501	700	
C-1/12	8000	770	
C-1/13	8000	770	
C-1/14	8000	770	
C-10	3475	700	
C-14	6000	770	
C-15/10	525	700	
C-15/6	982	700	
C-2	67394	770	
C-7/1	1056	700	
C-7/12	500	700	
C-7/19	750	700	
C-7/2	750	700	
C-7/20	525	700	
C-7/21	525	700	

9/21/23, 5:29 PM

MIDC-Portal Industrial Area Details

Plot No.	Plot Size (sq.m)	Price (Rs/sq.m)	Comment
C-7/22	1385	700	
C-7/23	1522	700	
C-7/24	900	700	
C-7/25	900	700	
C-7/26	900	700	Affected by nala
C-7/27	900	700	
C-7/28	900	700	
C-7/29	900	700	
C-7/30	900	700	
C-8	5991	770	
C-9	4028	700	

» Commercial Plots Available For Allotment

Plot No.	Plot Size(sq.m)	Price(Rs/sq.m)	Comment
X-1	7308	1694	
X-10	770	1400	Allotment through auction
X-11	5165	1400	Allotment through auction