

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

,August 17 ,2020

'M

पावती क्रं.: 3674

दिनांक: 17/08/2020

नाव: कानसई

वजाचा अनुक्रमांक: उहन3-2805-2020

वजाचा प्रकार : बक्षीसपत्र

र करणाऱ्याचे नाव: अजितसिंग ए. आईलसिंधानी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:18 PM ह्या वेळेस मिळेल.

CP Singh
Sub Registrar Ulhasnagar 3

बाजार मूल्य: रु.35813500 /-

मोबदला रु.1024500/-

भरलेले मुद्रांक शुल्क : रु. 2149000/-

रु. दुय्यम निबंधक कार्यालय
उल्हासनगर ३.३

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003324816202021E दिनांक: 17/08/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1708202000437 दिनांक: 17/08/2020

बँकेचे नाव व पत्ता:

Handwritten signature

Payment Details

IDBI BANK

DD Details

Bank CIN

Ref. No.

69103332020081710564 20

FOR USE IN RECEIVING BANK

JSTRIAL

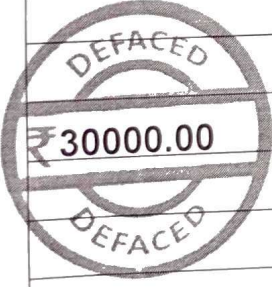
34



CHALLAN
MTR Form Number-6



MH003324816202021E	BARCODE	Date 17/08/2020-09:42:26	Form ID 34
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Mode of Payment Registration Fee	PAN No.(If Applicable)		
Office Name ULH3_ULHASNAGAR 3 JT SUB REGISTRAR	Full Name	AJITSINGH A AILSINGHANI	
Location THANE	Flat/Block No.	PLOT NO 25 AMBARNATH INDUSTRIAL AREA	
Year 2020-2021 One Time	Premises/Building	VILLAGE KANSAI	
Account Head Details	Amount In Rs.		
0030063301 Registration Fee	30000.00	Road/Street	AMBARNATH
		Area/Locality	THANE
		Town/City/District	
		PIN	4 2 1 5 0 1
		Remarks (If Any)	SecondPartyName=TEJPAL B AILSINGHANI~
		Amount In	Thirty Thousand Rupees Only
		Words	
Total	30,000.00		
Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	69103332020081710564 2623887744
Cheque/DD No.	Bank Date	RBI Date	17/08/2020-09:43:40 Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-339-2805	0001458371202021	17/08/2020-12:58:11	IGR130	30000.00

मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.
अर्जदार :- अजितसिंग ए. आईलसिंधानी

जा.क्र अभिनिर्णय/प्र.क्र.८२०/१९/१८६५/२०२०
सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,
ठाणे ग्रामीण यांचे कार्यालय, जिल्हा रोजगार व स्वयंरोजगार
मार्गदर्शन केंद्र १ ला माळा, जिल्हाधिकारी कार्यालय
आवार, ठाणे. (प)
दिनांक : २३/०१/२०२०

२/- दस्तातील माहिती पुढीलप्रमाणे,

१. संलेखाचा प्रकार :- गिफ्ट डिड
२. संलेख लिहून देणार :- तेजपाल भगतसिंग आईलसिंधानी
३. संलेख लिहून घेणार :- अजितसिंग ए. आईलसिंधानी
४. मिळकतीचे वर्णन :- प्लॉट नं. २५, अंबरनाथ औदयोगिक विभाग, क्षेत्र. ४६२४ चौ.मी. व फॅक्टरी शेड क्षेत्र. ८२१.६० चौ.मी., मौजे- कानसई, ता. अंबरनाथ, जि. ठाणे

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ पोटनियम (१) मधील तर तुदी नुसार मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचेकडे दिनांक ०४/११/२०१९ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले गिफ्ट डिड प्रारूप व प्रतिज्ञापत्र, इत्यादी कागदपत्रे सादर केली असून संलेखा तील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. त्यांनी अभिनिर्णय फी रु.१००/- ई चलनाद्वारे GRN NO.MH006531348201920E अन्वये दिनांक ०४/११/२०१९ रोजी शासनाच्या लाभात जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत गिफ्ट डिड संलेखावर किती मुद्रांक शुल्क आकारता येईल. या प्रयोजनार्थ अर्जा सोबत उक्त अधिनियमातील कलम ३१(२) नुसार खालील कागदपत्रे सादर केली आहेत.

१. महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. गिफ्ट डिड चे प्रारूप,

४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणे करिता दाखल केलेल्या गिफ्ट डिड मधील मिळकत प्लॉट नं. २५, अंबरनाथ औदयोगिक विभाग, क्षेत्र. ४६२४ चौ.मी. व फॅक्टरी शेड क्षेत्र. ८२१.६० चौ.मी., मौजे- कानसई, ता. अंबरनाथ, जि. ठाणे येथील आहे.

५/- दस्तातील मिळकतीचे सहाय्यक नगररचनाकार यांनी ०६/१२/२०१९ रोजी रक्कम रु.३,५८,१३,५००/- इतके बाजारमुल्य निश्चित केले आहे. मोबदला रक्कम रु.१०,२४,५००/- आहे. बाजारमुल्य रक्कम रु.३,५८,१३,५००/- त्यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.३४ अन्वये ६% दराने रक्कम रु.२१,४९,०००/- इतके मुद्रांक शुल्क वसूल

उ ह ज - ३

दस्त २२/०१/२०२०

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करणे आवश्यक आहे. त्या अन्वयाने पक्षकारांना निर्दिष्ट दिनांक २४/०१/२०२० रोजी त्यांच्या पत्राच्या मुद्रांक शुल्क मान्य असल्याचे कळविले आहे.
त्यानुसार त्यांनी दिनांक १६/०१/२०२० रोजी त्यांच्या पत्राच्या मुद्रांक शुल्क मान्य असल्याचे कळविले आहे.

१. महाराष्ट्र मुद्रांक अधिनियमाचे अधिन राहून आदेश पारित करणेत येत आहे.
२. महाराष्ट्र मुद्रांक अधिनियमाचे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क/मुद्रांक असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी प्रमाणे व खरेपणाने नमुद आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री करणेचे आधीन राहून आदेश पारित करणेत येत आहे.
३. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियमाचे कलम २८ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे आधीन राहून आदेश पारित करणेत येत आहे.
४. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर/दस्तामधील पक्षकारावर राहिली.
५. दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालु असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर/दस्तामधील पक्षकारावर राहिली.

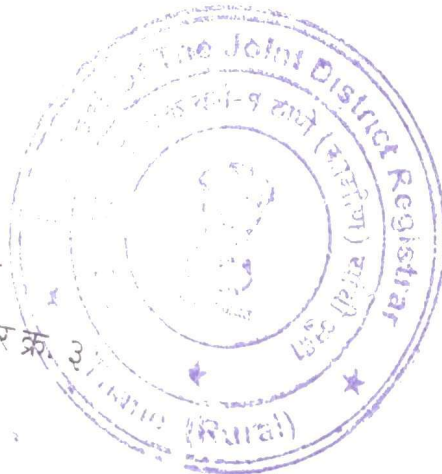
अंतिम आदेश.

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे ग्रामीण प्रश्नाधिन गिफ्ट डिंडचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनुसूची-१ मधील अनु. ३४ नुसार रक्कम रु. २१,४९,०००/- (अद्वितीय रक्कम रु. एकवीस लाख एकोणपन्नास हजार पाचशे मात्र) इतके मुद्रांक शुल्क आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्या पासून १५ दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीद्वारे ऑन-लाईन <https://gras.Maha.gov.in/echallan> या वेबसाईट वरून करता येईल. उपरोक्त मुद्रांक शुल्क रक्कम रु. २१,४९,०००/- लेखा शिर्ष (HEAD) ००३००५१७०१ देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे
दिनांक :- २३/०१/२०२०

प्रत :- १. अजितसिंग ए. आईलसिंधानी
२. सह दुय्यम निबंधक उल्हासनगर क्र. ३

३६ व - ३
२०२०/०५/२०२०
८/३८



(वि. ग. विचारे)
मुद्रांक जिल्हाधिकारी
ठाणे ग्रामीण.



CHA
MTR F
Barcode
Inspector General of Registration
Payment of Stamp Duty in Advance
Name
THD_JT DIST REG
THANE
2019
003005

..2..
BETWEEN

MR. TEJPAL BHAGATSINGH AILSINGHANI, Age 33 years, Occupation : Business, PAN – ADUYA0485E, resident at – Flat No.1706, Shreeji Heights, Sector 46 A, Seawood, Nerul, NaviMumbai – 400706, hereinafter referred to as the **“DONOR”** for the sake of brevity (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators and assigns)
PARTY OF THE FIRST PART ;

AND

MR. AJITSINGH A. AILSINGHANI, Age 84 years, Occupation : Business, PAN – AAQPA2389C, resident at – Flat No.1706, Shreeji Heights, Sector 46 A, Seawood, Nerul, NaviMumbai – 400706, hereinafter referred to as the **“DONEE”** for the sake of brevity (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators and assigns)
PARTY OF THE SECOND PART ;

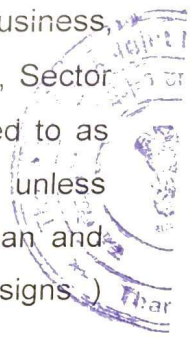
WHEREAS, all that area which is particularly described in the Schedule written hereunder (hereinafter the said Property for brevity) situated at Plot No. 25 in Ambarnath Industrial Area at Village Kansai, Taluka Ambarnath and District Thane, by admeasurements 4624 sq. mtrs along with factory shed built up area admeasuring 821.60 sq. mtrs and within the limits of the Ambarnath Municipal Council and Registration Sub District Ulhasnagar, with all appurtenances thereto, rights, easements attached thereto was owned and possessed by M/s Stan Chem Pvt. Ltd. It was their self-acquired property and thereby their name recorded on the record of rights as an owners and occupant.

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(Handwritten signature)

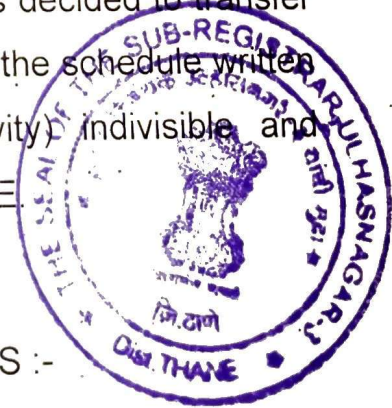
AND WHEREAS on 01/...
sold, conveyed, and trans-
particularly described in
said property for
to Mr. Te...



AND WHEREAS on 01/11/2012 the said M/s. Stan Chem Pvt. Ltd. Had sold, conveyed, and transferred the above said plot area which is particularly described in the schedule written hereunder, (hereinafter the said property for brevity) situated at Plot No. 25, Ambarnath, MIDC, Kansai to Mr. Tejpal B. Ailsinghani and executed Sale Deed dated 2/10/2012. The said Sale Deed duly registgered in the office of Sub Registrar Ulhasnagar – 3 by virtue of the said Sale Deed No. 5632/2012 dated 01/11/2012 Mr. TejpalAilsinghani became the absolute owners and their names are recorded in the record of rights as an owners and occupants. It is their self acquired property having absolute, clean and clear title and every right and interest in and upon the above said area which is particularly described in the schedule written hereunder, (hereinafter the said Property for brevity) Situated at Plot No. 25, Ambarnath MIDC, Area at Village Kansai, Taluka Ambarnath and District Thane.

AND WHEREAS, Mr. Tejpal B. Ailsinghani i.e. DONOR herein is the real Grand Son of the Mr. Ajitsingh B. Ailsinghani i.e. DONEE herein and out of his love and affection for the DONEE, the DONOR has decided to transfer the said plot i.e. area which is particularly described in the schedule written hereunder, (hereinafter the said property for brevity) indivisible and impartibly ownership rights by way of Gift to the DONEE.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-



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दस्तावेज नं. 2104/2020	
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- 2) That the Donee has signified his acceptance of the gift hereby made by executing these presents in testimony thereof.
- 3) That the Donor had already handed over vacant and peaceful possession of the said Plot to the Donee and this fact hereby again confirmed by the Donor, the Donor has delivered proprietary rights and symbolic possession of the said Plot to the Donee by this Deed.
- 4) That now the Donor admits that he has been left with no right, title, interest or concern of any nature whatsoever in the said Plot and the Donee has become the absolute owner of the said Plot by this Deed, who shall be fully competent to use and enjoy the said Plot or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner he likes, without any claim, demand and objection by the Donor and his other heirs and successors.
- 5) That the DONOR will get the Plot transferred, mutated and assessed in the name of the DONEE in the records of rights or any other concerned authority, otherwise also the DONEE can get his own name so entered based on this deed.

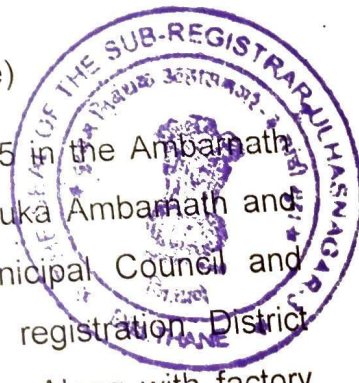
THE SCHEDULE

(of the said Plot, mention hereinabove)

All that piece and parcel of land known as plot No. 25 in the Ambarnath Industrial Area, within the village limits of Kansai, Taluka Ambarnath and District Thane, within the limits of Ambarnath Municipal Council and Registration Sub- District Ulhasnagar, District and registration District Thane containing by admeasurements 4624 sq. mtrs. Along with factory shed built up area admeasuring 821.60 sq. mtrs. Or thereabout and bounded as follow that is to say :-

- On or towards the North by : Andra Valley Transmission Line
- On or towards the South by : Kalyan-Badlapur, RAW 24.30 M.
- On or towards the East by : Pipe Line
- On or towards the West by : Plot No. 24.

उह न - ३
दस्त क्र. 209 / 2020
94/32

...to the said plot or with the said...
...enjoyed or reputed or known...
...whatsoever of the Donor...
...TO HOLD the same...
...forever SUBJECT...
...payable to the...
...or public body...
...covenants with...
...e done or...
...ct deed...
...to be...
...or...
...y...
...e...

... DONOR AND DONEE
HEREUNTO SET THEIR RESPECTIVE HANDS AND SEALS
THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED "DONOR"

MR. TEJPAL BHAGATSINGH AILSINGHANI

In the presence of

1.



2.

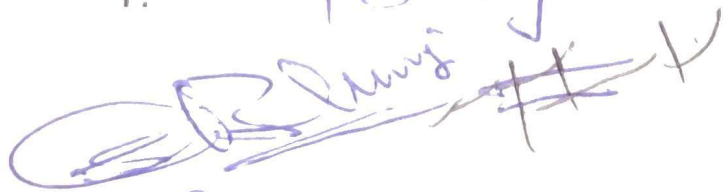
SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED "DONEE"

MR. AJITSINGH A. AILSINGHANI

in the presence of

1. *Sunil Bhatija*



2. *Sunil Patil*



Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)

Tel : +91-22-25820703/1882
E-mail : rothane@midsindia.org

Regional Officer, Thane
MIDC, Thane Region (2),
Office Complex Building, 2nd Floor,
Near, Octroi Check Naka,
Wagle Estate Thane (W) - 4

No.MIDC/ROT(2)/AMB/25/1737

Date : 07/08/2019

To,
Shri Tejpal B. Ailsinghni Proprietor
Row House No. 2
Jimmy park-I Nerul,
Navi Mumbai-400 706

Subject :- Ambernath Industrial Area..
Plot No.25
Transfer of plot

Sir,

Please refer to your online letter dt.09/07/2019 on the above mentioned subject.

In this connection, it is to inform you that the Corporation has examined your request and decided to transfer of the Subject plot in favour of **Shri Tejpal B. Ailsinghni, To Shri Ajitsingh Ailsinghani To Mrs. Haina Bipin karia**, for undertaking Activity i.e Same , subject to following conditions:

1. You shall pay to the Corporation an amount of **Rs.9,06,400/- (Nine Lakh Six Thousand Four Hundred Only)** towards Differential premium & **STF Rs.1,15,600/-& (One Lakh Fifteen Thousand Six Hundred)** processing fee **Rs.2000+360=2360 (Two Thousand Three Hundred Sixty Only)**
2. The Transferee shall have to obtain consent from MPCB for its name before commencement of production.
3. The Transferor and proposed Transferee shall produce the Undertaking cum Indemnity Bond on Three Hundred Stamp paper duly notarized and indemnifying the Corporation from any actions losses, proceedings, claims or demands by any persons/persons, employee/employees or any financial Institutions against outstanding their dues, if any or from any Govt. authority of whatsoever nature arising in future and also if any outstanding dues payable to the Corporation in future for which they will be fully responsible.
4. The Transferee and Transferor have to submit the Register Gift Deed within 30 days from the issued date of Demand Letter prior to transfer order to this office without fail.
5. The Transferor and proposed Transferee shall produce the Undertaking cum Indemnity Bond on Three Hundred Stamp paper duly notarized stating that they will not file case in court agents gift deed submitted by Transferee of Transferor to the corporation.
6. The proposed Transferee should consume Min FSI as for guideline issued by corporation from time to time and obtain BCC up to valid development period ,& 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

You are therefore requested to communicate your & Transferee acceptance to above conditions and to make the payment at (1) above by way of Demand Draft drawn in favour of the Only payment of NEFT or RTGS and Produce the documents as at (1) within 30 days from the date of receipt of this letter, failing which subject matter will be closed without further communication.

Thanking you,

Yours faithfully,

Kashinath P Zode
Area Manger
MIDC, THANE (2)



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. EE/AMB/ 3312 /of 10,
Office of the Executive Engineer,
MIDC, Ambernath Civil Division,
Ambernath.
Date: - 16/12/10.

To,
M/s. Stan Chem Pvt. Ltd.,
Plot No. 25, MIDC Area,
Ambernath.

Sub: - **Ambernath. Industrial Area...**
Approval to the Building Plans for factory
Building on Plot No.25.

Ref: - 1) Your Architect letter No. Nil dt 29/10/2010
Complied on 16/12/2010.
2) DICT/Udyog Setu/MIDC/2010/ 31956 dt.29/10/2010.

Dear Sir,

1] The set of plans, received from you vide your letter cited above, is hereby approved subject to condition, that you will comply the following points. One set is returned to your reference and record.

2] You had submitted the plans and drawings for **500.00 Sqm** of plinth area in the plot area of **4624.00 Sqm**. at present; this office has approved the plans for **500.00 Sqm**. upto date built up area. This office has approved **One No.** of drawing details of which are attached in the accompanying statement.

A. In case of approval to the modified plans, the original approval to the drawings granted vide letter No. EE/AMB/-----dt.----- from the office of the Executive Engineer, MIDC, Division, Ambernath (Civil) is treated as cancelled. The drawings approved now supersede previously approved drawings. You are requested to return the cancelled drawings to the office for cancellation and record.

B. The drawings submitted now are for new structure, which were not approved previously. Present approval along with the previously approved plans vide letter No. EE/AMB/_____ dt. _____ from the office of the Executive Engineer, MIDC, Division, Ambernath (Civil) is to be treated as combined approval.

3] The building plans need to be got approved from:-

- i) Factory Inspector, Department of Govt. of Maharashtra.
- ii) Department of Explosive, Govt. of Maharashtra.
- iii) Food & Drugs Department.
- iv) Provisional NOC from Chief Fire Officer, MIDC, Mumbai

4] You are requested to submit the certified copies of the letter of approval in triplicate from the above authorities to the office of the undersigned, before any work is started OR within three months from the date of this letter whichever is earlier.

(A) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.

दस्तावेज क्र. 2/09/2020

8] The boundary marks...
9] No tube well, bore well...
10] Work of water supply...
11] Pl...
12] Pl...



EE/AMBI/ For 2010, dated:- 16/12/10, issued by the Office of the Executive Engineer,
 MIDC, Civil Division, Ambarnath. (W)
 Name of Industrial Area. - Ambarnath Industrial Area.
 Addressed to: M/s. Stan Chem Pvt. Ltd., Plot No- 25.

Sr. No.	Drg. No.	Name of Architect	Description	Ground Floor M ²	Area for extra height	1 st Floor in M ²	2 nd Floor in M ²	3 rd Floor in M ²	4 th Floor in M ²	5 th Floor in M ²	Service platform	Total area In M ²	
		M/s Vinod S. Navare Lic.No. CA/77/3703	Existing BCC No. 3602 dt. 24/12/1974	156.86	-----	-----	-----	-----	-----	-----	-----	156.86	
			Demolition permission vide No. 2730 dt. 01/11/2010.	(-) 156.86	-----	-----	-----	-----	-----	-----	-----	-----	(-) 156.86
			Net Area	0.00	-----	-----	-----	-----	-----	-----	-----	-----	0.00
1			Present Approval	500.00	-----	-----	-----	-----	-----	-----	-----	-----	500.00
			Total :-	500.00	-----	-----	-----	-----	-----	-----	-----	Total	500.00

REMARKS:-

- 1. Area under demolition. :- Nil M²
- 2. Plot Area. :- 4624.00 M²
- 3. Up to date ground coverage in m². :- 500.00 M²
- 4. F.S.I. in Ground coverage :- 0.108 < 0.50
- 5 Total Built up area in M². :- 500.00 M²
- 6 Total F.S.I consumed :- 0.108 < 1

O.K.



[Signature]
 Executive Engineer
 MIDC, Civil Division
 Ambarnath

To: M/s. Stan Chem
 Plot No. 25
 Ambarnath



OCCUPANCY CERTIFICATE



No. ~~EE/AMB/ 2347~~ of 12,
Office of the Executive Engineer,
MIDC, Ambernath Civil Division,
Ambernath.
Date: - 15/5/12

To,
✓ M/s. Stan Chem Pvt. Ltd.,
Plot No. 25, MIDC Area,
Kalyan- Badlapur Road,
Ambernath.

Sub: - Ambernath Industrial Area...
Plot No. 25.

Ref: - Your Online application No. SWC/132147
dt 05/05/2012.

Sir,
This is to certify that the development work of building on Plot No. 25 in
Ambernath Industrial Area having built up area.

- | | |
|--|---------------|
| 1] Previously-approved Plan vide No. EE/AMB/ 3312
Dt. 16/12/2010. | : - 500.00 m2 |
| (Is Treated as Cancelled) | |
| 2] Plan approval vide No. EE/AMB/2347 of 2012
Dt. 15/05/2012. | : - 821.60 m2 |
| 3] Total up to date approved area. | : - 821.60 m2 |

Is completed under the supervision of M/s Rajesh Ankleshwaria,
Licensed Architect having Regd. License No. M-121729-6 and is permitted to be
occupied as following conditions are fulfilled and certificates are issued, as follows.

- Building Completion Certificate.
- Drainage Completion Certificate.
- Tree Plantation Certificate.

Thanking you.



Yours faithfully

Executive Engineer
MIDC Civil Division
Ambernath

- D.A. :- 1] Building Completion Certificate.
2] Drainage Completion Certificate.
3] Tree Plantation Certificate.

Copy to the

- Deputy Engineer, MIDC, Sub Division, Ambernath for information please.
- Regional Officer, MIDC Wagle Estate, Thane for favour of information please.
- Copy to the Tax Officer, Ambernath Municipal Council for information.
- Copy to Architect.



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दस्त क्र. 2104/2020	
23	34

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

BUILDING COMPLETION CERTIFICATE



This is to certify that M/s Stan Chem Pvt. Ltd., allottee of Plot No. 25, Ambernath Industrial Area has constructed factory building, on the above said plot in accordance with the building plans approved vide this office letter No. EE/AMB/1020 dt.13/05/2008 under the supervision of the Architect M/s. Rajesh Ankleshwaria. Regd. License No. M -121729-6, and permitted to be occupied on the following ground:

Details of units constructed are as given below.

- 01. Name of allottee :- M/s Stan Chem Pvt. Ltd.
- 02. Plot No. :- 25
- 03. Plot area in Sq.m :- 4624.00
- 04. Date of possession :- Transferred on 07/07/2010.
- 05. Approval of plans. :-

1. St Approval No. EE/AMB/ 3312
dt. 16/12/2010

2nd Approval No. EE/AMB/
dt. 15/05/2012

	G.F.	U.F.I.	Total
	500.00 m2	----- m2	500.00 m2
(Is Treated as Cancelled)			
	580.43 m2	241.17 m2	821.60 m2
Total: -	580.43 m2	241.17 m2	821.60 m2
Grand Total: -	821.60 m2		

06. Position of construction on the Site as on 14/05/2012

- a) Built-up area completed in all respect (in sqm.)
- b) Area under construction (in Sqm.)

c) Open area (in sq.m)

- :- 821.60 m2
- :- Nil m2
- :- 3802.40 m2

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28/36

07. Remarks ob...
regarding ob...
Rules (Deput...
Indicate as t...
has been in...
plan and...
he consi...

08. Area...
as...

09. /

ING O

07. Remarks of Deputy Engineer regarding observation of D.C. Rules (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give.)
- :- Construction as per approved plans
08. Area that could be considered as built up area. (in Sqm.)
- :- 821.60 m².
09. Actual utilization of plot in view of the existing construction in the form of Utilization of F.S.I.
- :- 0.177 < 1
10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot & construction carried out so far ?
- :- ~~Yes~~. As per MIDC rules. 0.20 FSI Utilisation is necessary



Executive Engineer
MIDC, Civil Division,
Ambernath.

07. Remarks of Deputy Engineer regarding observation of D.C. Rules (Deputy Engineer may Indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give.)

:- Construction as per approved plans

08. Area that could be considered as built up are. (in Sqm.)

:- 821.60 m2.

09. Actual utilization of plot in view of the existing construction in the form of Utilization of F.S.I.

:- 0.177 < 1

10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot & construction carried out so far ?

:- ~~Yes~~. As per MIDC rules. 0.20 FSI Utilisation is necessary



[Signature]
Executive Engineer
MIDC, Civil Division,
Ambarnath.

5

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

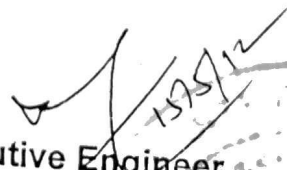


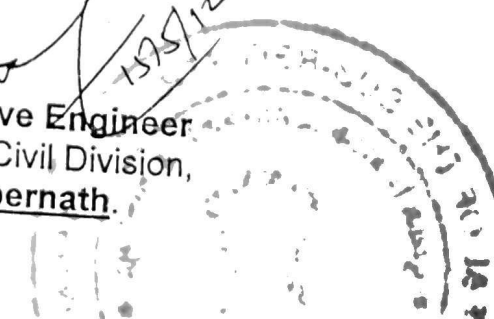
TREE PLANTATION CERTIFICATE

This is to certify that the Plot No. 25 admeasuring 4624.00 Sqm allotted to M/s. Stan Chem Pvt. Ltd. in Ambernath Industrial Area was visited by undersigned on 14/05/2012 to find the number of trees planted & surviving on the date of issue of this certificate. The details of trees planted & survived as under: -

- | | |
|---|---------------------------|
| 1) Area of Plot. | :- 4624.00 m ² |
| 2) Trees required to be planted as per conditions mentioned in the agreement to lease.
(Note:- 1 Trees per 100 Sqm. & 1 Tree at a distance of 15 m. on the frontage of Road or part thereof) | :- 47 Nos. |
| 3) Number trees actually planted and surviving | :- 49 Nos. |
| 4) The trees at Sr. No.3 have planted within the marginal distance along the periphery of the plot required to be kept open and not in the land which is required for expansion. | :- Yes as per MIDC rules. |



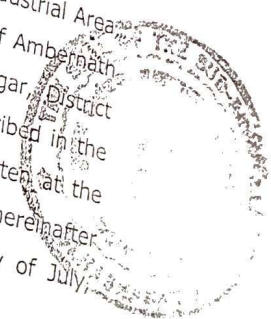
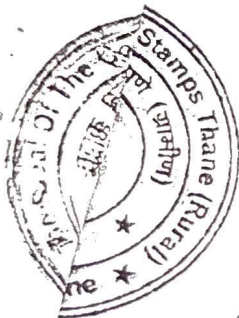

Executive Engineer
MIDC, Civil Division,
Ambernath.



AND

Mr. Tejpal B. Alisinghani, Proprietor and having his office at Row House No.2, Jimmy Park I, Nerul, Navi Mumbai 401017, (which expression shall unless repugnant to the context meaning thereof shall include his heirs, executors, administrators and permitted assigns) hereinafter called "the Assignee/ Purchaser" OF THE OTHER PART.

WHEREAS by an Indenture of Lease dated the 6th day of December, 1991 and made between the Maharashtra Industrial Development Corporation (hereinafter referred to as the Lessor and M/s. Stan Chem Pvt. Ltd. (hereinafter referred to as Lessee) herein referred to as Lessee of the Other Part and the same is lodged for registration with the office of the Sub-Registrar of Assurances at Mumbai under Serial Nos. PBBM-5/92 & 6/92 on the 1st day of January, 1992, the said Lessor did thereby demise unto the said Lessee all that piece or parcel of land known as Plot No. 23, 24 & 25 admeasuring 15674 square metres in the Ambernath Industrial Area within the village limits of Kansai and within the limits of Ambernath Municipal Council and Registration Sub-district Ulhasnagar District and Registration District Thane and more particular described in the Schedule thereunder and in the Schedule hereunder written at the rent and subject to the covenants therein contained, (hereinafter called the said Plot/Premises) computed from the 1st day of July, 1965.



AND WHEREAS M/s. Stan Chem Pvt. Ltd. represented to the Lessor for grant to it of consent for sub-division of Plot bearing No. 23, 24 & 25 into 2 parts i.e. Plot No. 23/1 admeasuring 1950 square meter & Plot No. 23/2 admeasuring 4400 square meter and transfer of sub-divide Plot No. 23/1 admeasuring 1950 square meter in favour of M/s. Accessories India Pvt. Ltd. and Plot No. 23/2 admeasuring 4400 square meter in favour of M/s. Fashion Accessories Pvt. Ltd. and retain Plot No. 24 admeasuring 4700 square meter & Plot No. 25 admeasuring 4624 square meter.

उत्तर - 3	
दिनांक	14/02/1992
पृष्ठ	25

AND WHEREAS, the Lessor has after due consideration of the said request of M/s. Stan Chem Pvt. Ltd., the Plot No. 23/1



Handwritten signature and name.



3010
अंतर - 3





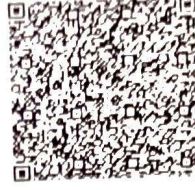
6224 1837 0857

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

तेजपालसिंह भागतसिंह आलसिंघानी
Tejpal Singh Bhagat Singh Aalsinghani
जन्म तारीख / DOB : 24/02/1983
पुरुष / Male



पु. 13

6224 1837 0857

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

मुनिल अशोक पाटील
Sunil Ashok Patil
जन्म तारीख / DOB: 09/05/1986
पुरुष / MALE



पु. 13

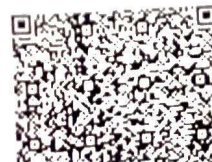
2597 7910 3458

आधार-सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

सुनिल नारायणदास भाठेजा
Sunil Narayandas Bhatheja
जन्म तारीख / DOB : 13/10/1976
पुरुष / Male



पु. 13



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08/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 2805/2020

नोदंणी :

Regn:63m

गावाचे नाव : कानसई

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	1024500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	35813500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : , इतर माहिती: मौजे कानसई तालुका अंबरनाथ येथील इंडस्ट्रियल एरिया मधील प्लॉट नं. 25, क्षेत्र - 4624 चौरस मीटर, त्यावरील बांधकाम क्षेत्र - 821.60 चौरस मीटर (फॅक्टरी शेड) (अभिनिर्णय / प्र. क्रं. 820/19/ 465/ 2020 दिनांक - 23/01/2020) (Final Plot Number : 25 ; Plot Number : 25 ;)
(5) क्षेत्रफळ	1) 4624 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-तेजपाल भगतसिंग आईलसिंधानी -- वय:-34; पत्ता:-प्लॉट नं: 1706, माळा नं: 17 , इमारतीचे नाव: श्रीजी हाइट्स, सेक्टर 46 ए, सीवुड, नेरुल, नवी मुंबई, ब्लॉक नं: नेरुल नवी मुंबई , रोड नं: नेरुल रोड , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADUPA0485E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अजितसिंग ए. आईलसिंधानी -- वय:-84; पत्ता:-प्लॉट नं: 1706, माळा नं: 17, इमारतीचे नाव: श्रीजी हाइट्स, सेक्टर 46 ए, सीवुड, नेरुल, नवी मुंबई , ब्लॉक नं: नेरुल नवी मुंबई , रोड नं: नेरुल रोड , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAQPA2389C
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2020
(10) दस्त नोंदणी केल्याचा दिनांक	17/08/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2805/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2149000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



CPZ Hengre
 सह दुय्यम निबंधक क्र.२
 उल्हासनगर ३.३

मुल्यांकनासाठी विचारात घेतलेला तपशील :-:

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(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), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



RAJENDRA H. THITE
Chartered Engineer & Govt. Regd. Valuer

PUNE Office :
101, 1st Floor, "Almira", CTS No. 110,
Income Tax Lane, Prabhat Road Lane No.14,
Thorat Colony Road, Erandwana, Pune - 411 004
Phone No. : 020 - 2025 1727, 988 100 1727
Email : rajendrahthite@yahoo.com

MUMBAI Office :
Office No. 1503, 15th Floor, The Corporate Park,
Plot No. 14 & 15, Sector No. 18,
Opp. Pudhari Press, Vashi, Navi Mumbai - 400 703
Phone No. : 022 - 2789 0041
Email : rajendrahthite70@gmail.com

Ref. No. RHT-OCT-20/SBI-994/NM/NM

Date: 14/10/2020

To,
The Branch Manager,
State Bank of India,
Branch: SME Vashi.

Subject: Valuation Report for: Mrs. Haina Bipin Karia.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property	Industrial Land and Building on Plot no. 25, in the "Ambernath Industrial Area", Village-Kansai, Taluka-Ambernath, and District-Thane 421 506.
Fair Market value (FMV)	Rs. 6,06,34,000.00 (Rs. Six Crore Six Lakh Thirty Four Thousand Only.)
Realizable Value (90% of FMV)	Rs. 5,45,70,600.00
Distress Value (75% of FMV)	Rs. 4,54,75,500.00
Govt. land Value	Rs. 3,10,27,040.00

This valuation report contains pages 1 to 19.

Thanking you in anticipation,

Yours Sincerely,

Kindly acknowledge the receipt.
Thanking you,



MR. RAJENDRA H THITE
PANEL VALUER

Valuation abstract of the entire property

Part- A	Land		Rs. 5,57,04,000.00
Part- B	Construction	:	Rs. 49,30,000.00
Part- C	Extra Items	:	
Part- D	Amenities	:	-----
Part- E	Miscellaneous	:	-----
Part- F	Services	:	-----
	Total	:	Rs. 6,06,34,000.00

(Valuation: Land has been valued by Sales Comparison Method, i.e. Market Approach Method)

As a result of my appraisal and analysis, it is my considered opinion that the present Fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 6, 06,34,000.00 /-(Rs. Six Crore Six Lakh Thirty Four Thousand Only.)** The Realizable value of the above property as of **Rs 5, 45, 70,600.00** and the Distress value **Rs. 4, 54, 75,500.00**

Place: Navi Mumbai
Date: 14-10-2020




Mr. Rajendra H Thite
Panel Valuer

The Undersigned has inspected the property detailed in the Valuation Report dated 14/10/2020 we are satisfied that the fair and Reasonable market value of the Property is **Rs.**

Date:

Signature
Branch manager

Enclosed;

1. Declaration- cum- Undertaking from the valuer (Annexure -IV)
2. Model code of conduct of valuer (Annexure V)