

मूल्यांकन पत्रक ( शहरी क्षेत्र - खुली+बांधीव )					
Valuation ID	202206301592			30 June 2022 11:58:55 AM कल-15	
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	38/108-मोजे सागांवातील उर्वरित मिळकती व म औ वि म (MIDC) हद्दीतील मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation			सर्व्हे नंबर व भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोसावणानाचे एकक चौ मीटर
10600	43100	49700	54100	49700	
खुल्या व बांधीव क्षेत्राची माहिती					
बांधीव क्षेत्र-	170.19चौ. मीटर एकूण क्षेत्र.		432चौ. मीटर		मिळकतीचा प्रकार- खुली+बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी मिळकतीचे वय.		0 TO 2वर्षे		मूल्यदर बांधकामाचा दर R = 10600
मिळकतीचा वापर.	स्वतंत्र भुखंडावरील औद्योगिक इमारत				Layout Plot
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
खुल्या क्षेत्राचे मूल्यांकन					
1. 432चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.10600/-					
=432चौ. मीटर क्षेत्रासाठी मूल्य = 432 * 10600					
=Rs.4579200/-					
खुल्या जमीनीचे एकत्रित मूल्य = मिळकतीचे क्षेत्र (1) मूल्य					
= 4579200					
=Rs.4579200/-					
बांधीव क्षेत्राचे मूल्यांकन					
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =((वार्षिक मूल्यदर * खुल्या जमीनीचा दर ) * घसा.यानुसार टक्केवारी )+ खुल्या जमीनीचा दर )					
= (49700-10600) * (100 / 100 ) + 10600 )					
= Rs.49700/-					
A) मुखा मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 49700 * 170.19					
= Rs.8458443/-					
Applicable Rules . 3					
बांधीव क्षेत्राचे एकत्रित मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बँडिस्त वाहन तळाचे मूल्य - लगतच्या गाळीचे मूल्य - वरील गाळीचे मूल्य + खुल्या जमीनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बँडिस्त बाल्कनी - स्वयंचालित गेट-पावट					
= A + B + C + D + E + F + G + H + I + J					
= 8458443 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.8458443/-					
खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य = बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य					
= 8458443 + 4579200					
=Rs.13037643/-					
== ₹ एक करोड तीस लाख सदतीस हजार सहा शे त्रेचाळीस /-					

Home

Print



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507/9349

पावती

Original/Duplicate

Thursday, June 30, 2022

नोंदणी क्र.: 39म

11:47 AM

Regn.: 39M

पावती क्र.: 9815 दिनांक: 30/06/2022

गावाचे नाव: सागांव

दस्तऐवजाचा अनुक्रमांक: कलन5-9349-2022

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

सादर करणाऱ्याचे नाव: मेसर्स वीरा इंडस्ट्रिज तर्फे भागीदार विनिता राजीव जोशी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकूण:

रु. 31080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:07 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

बाजार मुल्य: रु. 13037643 /-

मोबदला रु. 15750000/-

भरलेले मुद्रांक शुल्क : रु. 787500/-

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र.५

1) देयकाचा प्रकार: DHC रकम: रु. 1080/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2906202214270 दिनांक: 30/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004091131202223E दिनांक: 30/06/2022

बँकेचे नाव व पत्ता:

*Arjoshi*

मुळ दस्तऐवज परत मिळवा

रु. 31080.00  
30/06/2022



CHALLAN  
MTR Form Number-6



GRN	MH004091131202223E	BARCODE		Date	28/06/2022-11:09:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	AAHFV1723E		
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			Full Name	VIRA INDUSTRIES		
Location	THANE			Flat/Block No.	PLOT NO. W-92		
Year	2022-2023 One Time			Premises/Building			
Account Head Details	Amount In Rs		Road/Street	MIDC PHASE-II, DOMBIVLI			
0030046401 Stamp Duty	787500.00		Area/Locality	DOMBIVLI			
0030063301 Registration Fee	30000.00		Town/City/District	क.ल.न.-५			
			PIN	4 2 1 2 0 3			
			Remarks (If Any)	दस्त क्र. ६३४६ २०२२			
			PAN2=AAACJ9160D-SecondPartyName=JSF METAL WORKS PVT	3 ५४			
			LTD-CA=0-Marketval=0				
			Amount In	Eight Lakh Seventeen Thousand Five Hundred Rupees			
Total	8,17,500.00		Words	Only			
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN		Ref. No.	02003942022062800427		1292222900	
Cheque/DD No.	Bank Date		RBI Date	28/06/2022-11:13:26		Not Verified with RBI	
Name of Bank	Bank-Branch			BANK OF BARODA			
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 registration of document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी करायला या दस्त्यासठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2906202214270	Date 29/06/2022
Received from VIRA INDUSTRIES , Mobile number 9082980602, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name BKID	Date 29/06/2022
Bank CIN 10004152022062913251	REF No. 134331534
This is computer generated receipt, hence no signature is required.	

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CHALLAN  
MTR Form Number-6



GRN	MH004091131202223E	BARCODE	[Barcode]		Date	28/06/2022-11:09:11	Form ID	25.2	
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty Registration Fee				
Office Name					KLN4_KALYAN 4 JOINT SUB REGISTRAR				
Location					THANE				
Year					2022-2023 One Time				
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			787500.00		Road/Street				
0030063301 Registration Fee			30000.00		Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					PAN2=AAACJ9160D-SecondPartyName=JSF METAL WORKS PVT				
					LTD-CA=0-Marketval=8				
					Amount In				
					Eight Lakh Seventeen Thousand Five Hundred Rupees				
			8,17,500.00		Words				
					Only				
Payment Details					BANK OF BARODA				
					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		02003942022062800427
									1292222900
Cheque/DD No.					Bank Date		RBI Date		28/06/2022-11:09:11
									Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF BARODA		
Name of Branch					Scroll No. , Date		1, 29/06/2022		



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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 करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-507-9349	0002147783202223	30/06/2022-11:47:42	IGR542	30000.00
2	(IS)-507-9349	0002147783202223	30/06/2022-11:47:42	IGR542	787500.00
Total Defacement Amount					8,17,500.00

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 <b>D</b> ocument <b>H</b> andling <b>C</b> harges Inspector General of Registration & Stamps	
<b>Receipt of Document Handling Charges</b>	
PRN 2906202214270	Receipt Date 30/06/2022
Received from VIRA INDUSTRIES , Mobile number 9082980602, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered on Document No. 9349 dated 30/06/2022 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
	
<b>Payment Details</b>	
Bank Name BKID	Payment Date 29/06/2022
Bank CIN 10004152022062913251	REF No. 134331534
Deface No 2906202214270D	Deface Date 30/06/2022
This is computer generated receipt, hence no signature is required.	



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### DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT is made and entered into, at Dombivli on this 30<sup>th</sup> Day of June, 2022.

#### BETWEEN

MR. JATIN S. PALSHEKAR ONE OF THE DIRECTORS OF M/S. JSP METAL WORKS PVT. LTD. a Pvt. Ltd company incorporated under companies act, 1956 and having their registered office address as Plot No. W-92, MIDC, Phase-II, Dombivli Industrial Area, Dist Thane [which expression shall unless it be repugnant to the context or meaning therefore mean and include Their heirs, administrator, successors, executors and permitted legal assigns] "THE TRANSFEROR / THE ASSIGNOR" of the Party of the FIRST PART.

AND

MRS. VINITA RAJEEV JOSHI, MR. RAJEEV DWAIPAYAN JOSHI & MR. CHETAN ASHOK GAONKAR PARTNERS OF M/S. VIRA INDUSTRIES having address at A104, R.P. Residency, Desalepada, Nandivli Road, Dombivli-421204 [which expression shall unless it be repugnant to the context or meaning therefore mean and include Their heirs, administration, successors, executors and permitted legal assigns] hereinafter called as "THE TRANSFEREE/THE ASSIGNEE" of the PARTY OF THE SECOND PART.



*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

AND WHEREAS By a Lease dated 4<sup>th</sup> Day of August 1995 executed between the MIDC "the Lessor" of the One Part and M/S. KAKAJI CHEM PVT. LTD. hereinafter called "the Lessee" of the SECOND PART, "the Lessor" (MIDC) had granted "the Lessee" leasehold rights of Plot W-92, Phase-II, MIDC, Dombivli Industrial Area, Dist Thane admeasuring 432 square meters and said Final Lease is registered in Sub-Registrar of assurances office KLN-3 vide registration receipt no 4160, Dt 06/10/1995, the MIDC granted the Lease for the term of 80 Years Commencing From

day of February 1990 and more particularly described in the First Schedule therein under written and on payment of the premium and rent reserved and on the terms and conditions mentioned therein

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AND WHEREAS M/s. Kakaji Chem Pvt. Ltd & Party of the first part (Transferor) requested to MIDC for Change in Company name, Corporation has examined their request & granted permission for Change in Company name from M/s. Kakaji Chem Pvt. Ltd to M/s. JSP Metal Works Pvt. Ltd & (MIDC) issued Order vide its No. MIDC/ROT//DMB/W-92/3011 Dt 23/07/1999.

AND WHEREAS NOW the Party of the first part (Transferor) & the party of the second part (Transferee) requested the MIDC by their Letter Dated 26/05/2022 to MIDC for transfer of leasehold Plot No. W-92, Phase-II, MIDC, Dombivli Industrial Area, Dist. Thane in favor of MRS. VINITA RAJEEV JOSHI, MR. RAJEEV DWAIPAYAN JOSHI & MR. CHETAN ASHOK GAONKAR PARTNERS OF M/S. VIRA INDUSTRIES, the MIDC after due consideration & Examination of the said request of Transferor & Transferee, granted its consent for transfer & assignment of its lease hold interest under or the benefit of the said lease in favor of Transferee & on payment Rs. 6,28,800/- Towards Differential Premium, MIDC issued transfer order in favor of Transferee i.e. MRS. VINITA RAJEEV JOSHI, MR. RAJEEV DWAIPAYAN JOSHI & MR. CHETAN ASHOK GAONKAR PARTNERS OF M/S. VIRA INDUSTRIES vide its order no. MIDC/ROT-1/ DMB/PLOT NO. W-92/PHASE-2/3260 dated: 22/06/2022

AND WHEREAS the Transferor States that the said Plot No.: W-92, MIDC, Phase 2, Dombivli (E), Dist. Thane, at present is free from all encumbrances.

AND WHEREAS the Party of the first Part & Party of the second Part shall clear all statutory dues/ liabilities like labour wages, electric bill, water bill, etc. They will be liable to pay said dues to competent authority if any arose in future up to the date of transfer order issue from MIDC. They Indemnify to Party of the second part for past dues if any arose.



*[Signature]*

*[Signature]*

*[Signature]*

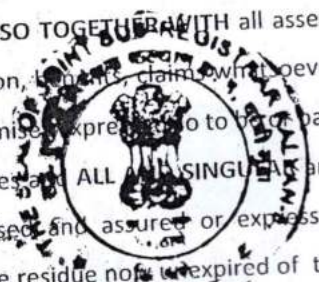
*[Signature]*



NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS:

That in consideration of the premises & consideration of Rs. 1,57,50,000/- (RUPEES ONE CR.FIFTYSEVEN LAC FIFTY THOUSAND ONLY) to be paid by the Assignee to Assignor against sale/transfer of The leasehold factory Plot No. W-92, Phase-II, MIDC, Dombivli Industrial Area, Dist Thane, admeasuring 432 Square Meters along with Shed admeasuring 432 Square Meter built – up 170.19 M2 Area and more particularly described in the schedule hereunder written within village limits of Sagaon, Taluka Kalyan and Registration sub-district kalyan and Registration District Thane, (hereinafter referred as the leasehold premises) and the Transferor do the receipt whereof the Transferors do hereby admit and acknowledge (the payment And) and the Transferor do for ever acquit, release and discharge to the Transferee and said Transferors do hereby assign grant and transfer sell and release and assure the Transferee leasehold interest in the said leasehold Premises along with electricity and water meter connections in favor of the Transferee the said Leasehold premises viz. factory Plot No. W-92, Phase-II, MIDC, Dombivli Industrial Area, Dist Thane for all the residue unexpired term of the 80 (Eighty) years demised under the lease dated 04/08/1995 together with the lease right computed from 1<sup>st</sup> day February 1990 & after expiry of the present lease **TOGETHER WITH ALL SINGULAR** the house, outhouses, offices, buildings, court yard, the area compound, sewer, ditches, fences, trees, drains, ways, paths, passages, common galleries, wells and water, water courses, Lights, liberties, members privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said premises or any part thereof belonging to or in any way appertaining to or with or part thereof now or at any time here to for usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong to or to be appurtenant thereto **AND ALSO TOGETHER WITH ALL** the Deeds, documents writings vouchers or other evidence of title relating to the said land or ground heriditaments and premises and every part thereof held by Transferors in the leasehold interest under Final Lease dated 04/08/1995 which Transferors are holding **AND ALSO TOGETHER WITH** all assets and rights title and interest, use, inheritance, property possession, claim own ever at law and in equity of the Transferors into or upon the said premises expressed to be or part thereof **TO HAVE AND TO HOLD** the interest in the said premises **ALL SINGULAR** and other premises hereby granted, Assigned, transferred, released and assured or expressed Period so to be unto and to the use of the Transferee for all the residue now unexpired of the said term of the Lease dated 04/08/1995 **SUBJECT HOWEVER TO THE PAYMENT OF** the rent reserved and the performance and observance of the covenants and conditions by the Transferee contained in the said indenture of lease dated 04/08/1995 and which are henceforth on the part of the Transferee ought to be paid, observed and performed **AND ALSO SUBJECT TO** all rents, taxes, assessments, rates and duties now chargeable or which may hereafter become payable in respect of the said premises to the Government of Maharashtra or anybody corporate or authority and to the MIDC AND THE SAID TRANSFEROR HEREBY

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*[Handwritten signatures and initials]*

covenant with the Transferee that notwithstanding any act, deed, matter or thing whatsoever by them the Transferors or any person lawfully or equitably claiming by through, From, under in trust for them, made, done committed or knowingly suffered to the contrary the said indenture of Lease dated 04/08/1995 is now a good, valid subsisting and effectual lease in law of the premises comprised and hereby assigned transferred or expressed so to the Transferee AND THAT THE SAID LEASE has not been forfeited or surrendered or become void or voidable and that the covenants and conditions by and in the said indenture of lease reserved or duly paid, observed and performed up to the date of the presents and that notwithstanding any act, deed or things as aforesaid by the Transferor done, committed or omitted or knowingly suffered to the contrary that the Transferor do have an absolute authority to assign transfer the leasehold hereditaments in favor of the Transferee the lease hold interest and to the use of the Transferee and in the manner aforesaid shall and may at all times hereafter during the unexpired term of the said lease peacefully and quietly enter upon, have occupy and enjoy said premises and receive the rents, issue and profits thereof and every part thereof for its use, benefit without any law suit, eviction interruption, claim and demand whatsoever from any of them the Transferors and pay the yearly rent reserved and observed and perform all the covenants and conditions contained in the said indenture of the lease by the Transferee.

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THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land known as **Plot No. W-92 Phase-II, MIDC in Dombivli Industrial Area** within the Village Limits of Sagaon, Taluka and Registration sub-district Kalyan, District and Registration District Thane containing by admeasurements 432 Square Meter. along with shed admeasuring 170.19 Square Meter built – up Area and bounded herein that is to say:-

On or towards the North by : Estate Road

On or towards the South by : Plot no. W-85

On or towards the East by : Plot No.W-91 and

On or towards the West by : Plot No. W-93



*[Handwritten signature]*

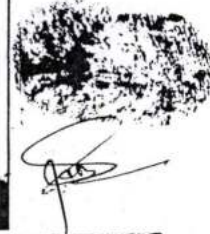
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*[Handwritten signature]*

*[Handwritten signature]*

SIGNED AND DELIVERED BY THE  
WITHIN NAMED ASSIGNOR/FIRST PART

THE COMMON SEAL OF THE WITHIN NAMED ASSIGNOR  
M/S. JSP METAL WORKS PVT. LTD WAS PURSUANT A  
RESOLUTION OF ITS BOARD OF DIRECTORS PASSED IN  
THAT BEHALF ON THE 24<sup>th</sup> DAY OF MAY, 2022 AFFIXED  
HERETO IN THE PRESENCE OF MR. JATIN PALSHETKAR  
DIRECTOR OF THE COMPANY WHO IN TOKEN OF HAVING  
AFFIXED THE COMPANY'S SEAL HERETO, HAVE SET THEIR  
RESPECTIVE HANDS HERETO



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IN THE PRESENCE OF:-

1. Pranav Dixit Pranav
2. Geeta Rathod Geeta

SIGNED SEALED AND DELIVERED BY  
THE WITHIN NAMED ASSIGNEE/SECOND PART:

MRS. VINITA RAJEEV JOSHI,



MR. RAJEEV DWAIPAYAN JOSHI &



MR. CHETAN ASHOK GAONKAR  
PARTNERS OF M/S. VIRA INDUSTRIES

IN THE PRESENCE OF:-

1. Pranav Dixit Pranav
2. Geeta Rathod Geeta





# JSP METAL WORKS PVT. LTD.

MFG. OF SHEET METAL PRESS PARTS DIES & TOOLS

W-92, MIDC, Phase II, Dombivli (E) - 421 204. Tel. 0251 - 2871865 / 2878 554

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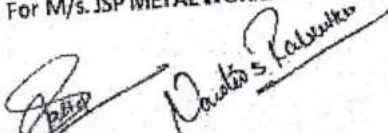
## BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF THE M/s. JSP METAL WORKS PVT. LTD HELD AT COMPANY'S REGISTERED OFFICE ON 24th Day of May, 2022 at 3 P.M.

RESOLVE THAT, the Board of Directors of the Company be and is hereby decided to Transfer Company's Leasehold factory Plot No. W-92, MIDC, Ph-II, Dombivli Industrial Area, Dist Thane in favor of partnership firm M/s. Vira Industries

FURTHER RESOLVED THAT, Mr. Jatin S. Palshetkar one of the Director of the Company be and is hereby authorized to sign on transfer related applications, papers, letters, undertakings, affidavits and assignments, and he is also authorized to register the company's documents viz. Deed of Assignment, Sale Deed, etc In Sub-Registrar Office in respect of factory Plot No. W-92, MIDC, Ph-II, Dombivli Industrial Area, Dist Thane. Further he is affixes the Common Seal of the Company for the same.

On Behalf of Board of Director's of  
For M/s. JSP METAL WORKS PVT. LTD

  
Director



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

No.ROT-1/DMB/Plot/W-92/Ph-II/3260

BY RPAD

Regional Office,  
MIDC, Thane Region-1,  
Office Complex Bldg, 1<sup>st</sup> floor,  
Near Wagle Estate  
Octroi check Naka,  
Thane -400 604.  
Date : 22/06/2022

Sub :- **DOMBIVLI INDL. AREA**  
**Plot No. W-92**  
**Transfer of Plot from Pvt. Ltd. Co. to Partnership**

- Ref :- 1) Online application dt.26/05/2022.  
2) This office online Demand letter dt.31/05/2022.  
3) Your online payment dt.18/06/2022.  
4) Your undertaking cum Indemnity Bond duly notarized dt.27/05/2022.

**ORDER**

क.ल.न.-५
दस्त क्र. ६३४२ २०२२
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Lease 4<sup>th</sup> Day of August, 1995 ( for terms of 80 years)

Lessees:- Shri V.J.Patel, Prop. Of  
M/s Navbharat Nails Industries

1<sup>st</sup> Transferee:- Order dt.06/01/1995  
M/s Kakaji Chem Pvt. Ltd.

2<sup>nd</sup> Transferee: Order dt.23/07/1999  
M/s. JSP Metal Works Pvt. Ltd.

3<sup>rd</sup> Transferee  
Mrs. Vinita Rajeev Joshi, Mr. Rajeev Dwaipayan Joshi & Mr. Chetan Ashok Gaonkar  
Partners of M/s. Vira Industries

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessees, the Corporation in consideration of the stipulations and conditions on the part of the Lessees therein contained, agreed to granted in favour of the Lessees, a Lease of the above Plot of Land bearing Plot/Shed No.W-92, Ph-II, Dombivli Industrial Area admeasuring Area 920 m2 and the building and erections erected thereon in the manner specified in the said Lease.

By in pursuance of Sub-Clause (u) of Clause 2 of the said Lease represented to the Corporation for grant to them of consent for transfer and assignment of their interest under or the benefit of the said Lease in favour Mrs. Vinita Rajeev Joshi, Mr. Rajeev Dwaipayan Joshi & Mr. Chetan Ashok Gaonkar Partners of M/s. Vira Industries (hereinafter called the "Transferees"). The Corporation has after due consideration of the said request of the Lessees, decided to grant its consent to the transfer and assignments of their interest under the said Lease in favour of transferee for the nature of Engineering activity, subject to the following conditions:

- The consent is hereby granted subject to the payment to the Corporation by the Lessees of the sum of Rs.6,28,800/- (Rs. Six Lakh Twenty Eight Thousand Eight hundred only) towards Differential Premium Charges for transfer, which is paid on 16/06/2022 (Vide Receipt No. GL23128312).
- The Lessee/s shall deliver at the Lessee's expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause (v) of clause 2 of the said Lease and such copy shall be furnished in duplicate within 60 days from the date of transfer order.
- The consent is restricted to the transfer and assignment of the said Lease in favour of the Transferees alone and in case the Transferee propose to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the Transferee will have make a fresh application for consent.



- d) Transferee shall obtain and produce MPCB Consent before start of production
- e) The Transferee shall start production within 2 years from the receipt of transfer order & no further transfer will be allow unless transferee shall gone into production.
- 1) Transferor & Transferee strictly bind/adhere as per undertaking cum Indemnity bond given by you duly executed & notarized on dt.27/05/2022.
- g) If any court matter occurred in future of the subject plot or any produced documents are founds misleading or false/frauds the transferor and transferee only responsible for that. The Corporation will not be responsible for that.

क.ल.न. ५९	
दस्त क्र. २३४८	२०२२
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To	



DHARMARAJ  
PADMAKAR NAVALE

Area Manager  
MIDC,RO, THANE-1.

Digitally signed by Dharmaraj Padmakar Navale  
DN: cn=Dharmaraj Padmakar Navale, o=MIDC, ou=RO, email=Dharmaraj.Padmakar.Navale@mids.com, c=IN  
CORPORATION  
Date: 2022.05.27 11:05:11 +05'30' (GMT+05:30) Reason: I am the author of the data. I have not made any alterations and I have not signed over to anyone else. I have not made any alterations and I have not signed over to anyone else.

To,  
M/s. JSP Metal Works Pvt. Ltd.  
Plot/Shed No. W-92  
MIDC, Dombivli Indl. Area  
Dombivli (E)  
Tal- Kalyan, Dist. Thane.

Copy with compliments to:  
Mrs. Vinita Rajeev Joshi & Two others Partners of  
M/s. Vira Industries  
Plot/Shed No W-29  
MIDC, Dombivli Indl. Area  
Dombivli (E)  
Tal- Kalyan, Dist. Thane.

- Copy Submitted to :-
1. The Chief Accounts Officer, MIDC, Mumbai-400 093.
  2. The Executive Engineer, MIDC, Dombivli Division, Dombivli (East), Dist-Thane.
- Copy f.w.cs. to Dy. Engineer, MIDC, Division Dombivli (East), for Information.



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**MINERAL DEVELOPMENT CERTIFICATE**  
( TO WHOMsoever IT MAY CONCERN )

**क.ल.न.-५**  
**कलक एंड कोल्ड प्रि. लि. २०२२**

This is to certify that M/s **कलक एंड कोल्ड प्रि. लि.** allotted of Plot No **W-22/ Ph-II** in **INDU** **उद्योग** Area have completed the development work additions to exist-  
ing factory building on the above said plot in accordance with the building plans approved vide this office letter No. **SE/SPA/s-22/Ph-II/1705** dated **23.4.97** under the supervision of the licensed Engineer **Enr. S.K. Bhard** of M/s **Planners & Designers** licence No. **KMD/128**. And permitted to be occupied on the following ground :-

Details of units constructed are as given below :

- 1. Name of allottee : **M/s Kalakhi Chem Pvt. Ltd**
- 2. Plot No : **W-22, Ph-II**
- 3. Plot area in sq.m. : **432-00**
- 4. Date of Transfer : **6.1.1996**
- 5. Approval of plans : **अनुमति नु अरन इ नु**

1st approval No. **SE/SPA/s-22/Ph-II/1705** **GE** **U.F.**  
dt : **23.4.97** **170.19** **Nil**

**Total : 170.19 Sqm**

6. Position of construction on the site as on **21.12.99** & **6.7.97**

- a) Built up area completed in all respects (in sq.m)
- b) Area under construction (in sq.m)
- c) Open area (in sq.m)

**REMARKS :**

- 1. Compound wall constructed
- 2. Factory is not in production

*Handwritten signature and date 6/8*



- 7) Remarks of Deputy Engineer regarding observation of D.D. sale (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which be considered necessary to give)
- 8) Area that could be considered as built up area (in sq.m)
- 9) Actual utilization of plot in view of the existing construction in the form of utilization of P.S.I.
- 10) Do you recommend grant of final lease of the entire plot having regard to the size of the plot & construction carried out so far?

Construction is as per approved plan.

$$432.00 \times 0.90 = 388.80 \text{ sq. m}$$

$$\frac{170.15}{432.00} = 0.3936 / 39.36\%$$

Yes, if it is within MDC's allotments rules and P.S.I. consumption and subject to settlement of plot area

क.ल.न. - ५	
दस्त क्र. ३४६	२०२२
२२	५४

(U.S. GAIKWAD)  
Deputy Engineer,  
Special Planning Authority Sub-Div  
MDC Division Dombivli

No. ES/SP/DA/PH-11/4-92/108  
Office of the Executive Engineer,  
MDC Division Dombivli  
Opp. V. V. Purandekar College  
Kalyan Road, Dombivli (S)-421203.

Date: 1-8-98

- 1) Copy given to M/s Kaksaji Con Pvt. Ltd. Plot No 4-92, Ph-11 MDC Dombivli.
- 2) Copy given to M/s Planners and Designers, Architects, & patil and their Asst, Dombivli (S).
- 3) Copy submitted to Regional Officer, MIDC Thane Region, Office complex Bldg, 1st Fl. Near People Estate, Petrol Bunk, Thane-4 for favour of information.

As per your letter to MDC/SP/DA/PH-11/4-92/2545 dated 6.6.97 you have requested to inform the actual area of Plot and plot area according to permission granted of the plot No 4-92. The same has been done by this office vide office letter No. ES/SP/DA/PH-11/4-92/2545 dated 16.10.97. In the lease executed on the day of August 1998 the plot area mentioned is 432.00 sq. metres whereas plot area is 432.75 sqm. (Area excess against the possession area is = 0.75 sqm). The matter of settlement of excess area is pending with your office. As the allotment is pending hard, the D.D. for plot No 4-92 has been issued subject to settlement of excess area observed. After settlement of excess area, this office may please be informed accordingly for taking into the record the amended area of plot.

- 4) Copy given to D.D. Ph-11 MDC Dombivli for information.





5020703 Maharashtra Industrial Development Corporation  
(A Government of Maharashtra Undertaking)  
BY Road, Road, A.B.

No. MIDC/ROT/DMB/W-92/  
TO: M/S KAKAJI CHEM PVT. LTD.  
SITARAM NIWAS, NEAR STAR COLONY,  
MANPADA ROAD, DOMBIVALI(E)  
DIST THANE.

Date: 23 JUL 1999

क.ल.न.-५	
दस्त क्र. ८३४९	२०२२
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Sub : Shed No. W-92 in DOMBIVLI INDL AREA.  
Change in name of the Firm...

Sir/Madam/Gentlemen,

Please refer to your letter dated 07.07.1999, on the above subject:

In this connection, it is to inform you that the Corporation has taken a note of change in the Name of the Firm i.e. from M/S KAKAJI CHEM PVT. LTD. to M/S JSP METAL WORKS PVT. LTD.

Thanking You,

Yours faithfully,

(K.K. JATHAN)  
Area Manager  
MIDC, Thane

Copy submitted to the Executive Engineer, MIDC, DOMBIVLI DIVISION.  
Copy to the Deputy Engineer (SPA), MIDC, DOMBIVLI.



ISSUED  
23 JUL 1999

DUPLICATE

Scrutinized under Section 32 of the Bombay Stamp Act 1956

and the proper stamp duty of Rs 20/-

has been paid only

in respect of the instrument vide challan No. 45

dated 17th July 1955

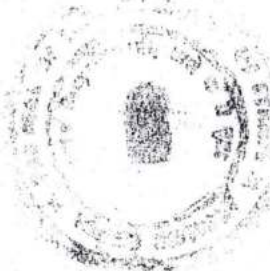
Adjudication fee Rs. 25/- (Twenty Five Rupees)

has been paid vide challan No. 68

No. Ad. Class No. 305/1955

Dated 17th July 1955

कल.न.-५	
13th July 1955	2022
दस्त क्र. २३०८	
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Subject to the Provisions of Section 53A of Bombay Stamp Act 1956

Registrar of Stamps, Thane

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19/90
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THIS LEASE made at Thane, the 14<sup>th</sup> day of August

One thousand nine hundred and ninety five BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Bombay - 400038, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the First Part, AND SHRI VIJAY JETHALAL PATEL, hereinafter called "the Confirming Party of the Second Part" and SHRI KAKAJI CHEM PRIVATE LIMITED a Company incorporated under the Companies Act, 1956 having its registered office at Sitaram Nivas, Near Star Colony, Manpada Road, Dombivli(East), hereinafter called "the Lessee" (which expression shall unless the context does not so



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admit, include its successor or successors in business and permitted assigns) of the Third Part;

WHEREAS the Lessor has set up an Industrial Estate at Village Sagaon, known as Dombivli Industrial Estate (hereinafter called "the said Industrial Estate") and constructed sheds and other structures on the several plots of land comprised in the said Industrial Estate;

क.ल.न.-५	
दस्त क्र. ८३०८	२०२२
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AND WHEREAS by an indenture of Lease dated the 9th day of September 1975 and made between the Lessor of the First Part and the Confirming Party of the Other Part and registered in the office of the Assistant Sub Registrar of Assurances at Kalyan, under Serial No.22 on the 7th day of January 1976, the Lessor did demise unto the Confirming Party the piece of land and premises bearing Plot No.W-92 in the Dombivli Industrial Estate, measuring 432 sq.mtrs., or thereabouts described in the First Schedule

herein for the term of 15 years commencing from 1st day of February 1975 on the payment of premium and the rent described thereunder and subject to the covenants and conditions therein contained.



AND WHEREAS the Lessor at the request of the Confirming Party granted its permission for transfer and assignment of the lease hold interest in favour of the Lessee by its letter No.MIDC/RO/DOMBIVLI/W-92/160, dated the 6th day of January 1995.

AND WHEREAS clause 6 of the said Indenture of Lease provided as follows :-

6. If the Lessee shall have duly performed and observed the covenants and conditions on the Part of the Lessee hereinbefore contained and shall at the end of the

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said term desirous of having a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessee grant to the Lessee a new lease of the demised premises for a further term of 80 years without payment of any extra premium or the like rent and with like covenant provisos and stipulations hereinbefore contained except this clause for renewal".

क.ल.न. - ५
दस्तावेज क्र. २३०६/२०२२
२०/५४

AND WHEREAS the said term of 15 years created by the said recited lease dated the 9th day of September 1975 expired on 31st day of January 1990, the Lessor at the request of the Confirming Party and the Lessee agreed to grant unto the Lessee a new lease of the said piece of the land and premises bearing Plot No. W-92 in the said Dombivli Industrial Estate for a further term of 80 years commencing from the 1st day of February 1990 and expiring on the 31st day of January 2070 in the manner hereinafter mentioned.

AND WHEREAS for the purpose of stamp duty recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of the Municipal or Village Panchayat rates or taxes which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor is estimated at Rs. 1000/- ( Rupees One thousand only ) approximately.

NOW THIS LEASE WITNESSETH as follows

1. In consideration of the premises and of the rent hereby reserved and the covenants and agreements the part of the Lessee hereinafter contained the Lessor doth hereby demise and the Confirming Party doth hereby

unto the Lessee ALL that piece of land being Plot

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No. W-92 in the said Industrial Estate situate at Village Sagan within the Registration sub-district of Kalyan, District and Registration District Thane, and within limits of Kalyan Municipal Corporation which plot of land contains by admeasurement 132 square metres or thereabouts and is more particularly described in the First Schedule hereunderwritten and is delineated on the

क.ल.न.-५	
दस्त क्र. २७८	२०२२
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plan thereof hereto annexed to these presents being thereon red 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 said land and premises hereby demised (hereinafter called "the demised premises") unto the Lessee SUBJECT NEVERTHELESS to the provisions of the Maharashtra Land Revenue Code, 1966, and the rules made thereunder from time to time for the term of 80 years computed from 1st day of February 1990, PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter called "the 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 the yearly rent of Rupee one the said rent to be paid in advance without any deduction whatsoever on or before the 1st working day of January each year.



2. The Lessee doth hereby for itself and its successor or successors in business and permitted assigns with intent to bind all persons into whosoever hands the

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demised premises may contain hereby covenant with the Lessor as follows :-

(a) During the said term hereby created to pay unto the Lessor the said rent on the days and in the manner hereinbefore appointed, for payment thereof of all deductions and not to allow the said rent to fall in arrears.

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दस्त क्र. ८३४६	२०२२
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(b) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges / drainage cess as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961, or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs.225/-, approximately per annum.

(c) To pay all existing and future taxes, rates, assessments and outgoings of every description for the time being payable either by the landlord or the tenant or by the occupier in respect of the demised premises and anything for the time being thereon as soon as the same become due and payable.

(d) Not to make any excavation upon any part of the land hereby demised nor remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of any work pursuant to the terms of this Lease.

(e) The Lessee shall at its own expense within a period of one year from the date hereof plant trees in the marginal open space of the said land within the demised premises and shall maintain the trees so planted in good



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condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.

(f) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981, and the rules made thereunder as also any condition which may, from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Acts, as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever 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.

(g) Not at any time during the continuance of this demise to commence the erection of any structure on any portion of the demised premises unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and consent in writing by the Executive Engineer and after approval for the same is obtained from the Local Authority / Planning Authority and also No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations and Building Rules set out in the Second Schedule hereunder written.

(h) At all times during the continuance of this

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दस्त क्र. ३३८	२०२२
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*Handwritten signature*

demise to observe and conform to all bye-laws, rules and regulations of any municipal or local authority in that behalf as may be in force for the time being relating in any way to the demised premises and any building thereon.

(i) To indemnify and keep indemnified the Lessee against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

(j) That no alterations and additions shall at any time be made to the facade or elevation of any buildings erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Executive Engineer and after approval for the work is obtained from the Local Authority / Planning Authority and also a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations, set out in the Second Schedule hereunderwritten.

(k) Throughout the said term at the Lessee's expense well and substantially to repair, paint, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour, and white washing) of the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto;

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(j) To permit the Lessor, the Executive Engineer and the Officers, 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 seven days' previous notice to enter into and upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are

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दस्तक. २३४९	२०२२
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necessary, they or any of them may by notice to the Lessee, call upon it to execute the repairs and upon its failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

(m) Not to affix or display or permit to be affixed or displayed on any building erected or to be built or erected on the demised premises any skysign, sign-board, advertisement of any permanent or temporary attachment whatsoever of the nature of an advertisement provided always that a name plate may be affixed to the entrance door of any shed or factory occupied by the Lessee in a convenient position outside the shed near the compound gates.

(n) Not to any time cause or permit to be caused any nuisance in or upon the demised premises or anything which shall cause unnecessary annoyance or inconvenience or disturbance to the occupiers of any plots in the said Industrial Estate.

(o) Not to erect or permit to be erected on any part of the demised premises, any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals.

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horses, cattle, poultry or other animals nor to do or permit to be done anything thereon which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

(q) To use or permit to be used premises or any part thereof only for the purposes of factories, workshops, showroom and offices and not to use the same for any factory for any of the obnoxious industries specified in the Third Schedule, hereunderwritten and to promptly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever.

(r) The Lessee shall accept as final the Lessor's decision on any question which may arise concerning any alleged breach of sub-clauses (o) and (p).

(s) To keep the building already erected or which may hereafter be erected on the demised premises excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Lessor and to produce to the Lessor the policy of such insurance and the current year's receipt for the premium AND to produce to the Lessor after the destruction of any of the buildings which are or shall be erected upon the said 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

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दस्तक्र. २०२२	२०२२
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repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer, 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 said Executive Engineer and will nevertheless continue to pay the rent hereby

क.ल.न.-५	
दस्तक्र. ३४८	२०२२
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received as if no such destruction or damage by fire, hurricane, or otherwise had happened.

(t) At the expiration or sooner determination of said term quietly to deliver unto the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if it shall have paid the rent then due and in addition thereto a sum equal to the rent for the then unexpired period of the said term 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 material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.



(u) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent

क.ल.न. - ५
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३ 10 *[Signature]*



of the Lessor, the Lessor may in his absolute discretion refuse such consent or grant the same and while granting such consent the Lessor may impose conditions for payment of additional premium, rent or otherwise howsoever as the Lessor may in its absolute discretion think fit and in any event not to assign, underlet or transfer any interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

क.स.न.-५  
 दस्त क्र. ३४८/२०२२  
 ३५ ५४

(v) If the Lessee shall sell or assign or part with the demised premises for the then residue of the said term to deliver at the expense of the Lessee within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor, as the Lessor shall from time to time require.



3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears the same may together with interest thereon calculated at the rate of 17.5 per cent per annum from the date of payment be recovered from the Lessee as an arrear of land revenue under the provisions of the law for the time being in force in that behalf.



4. (a) If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days

फैसल - ३
०९६०/९९/२०
३३६५

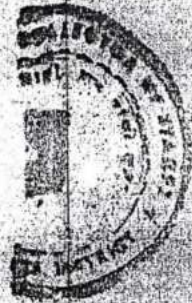
३ 11

*[Handwritten signature]*

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, the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable

क.ल.न.-५	
दस्त क्र. ३३८	२०२२
३६	५४

to the Lessee on account of the building or improvements built or carried out on the demised premises or improvements built or made AND the Lessee shall have no claim for any refund or repayment of any amount of premium or other money paid by the Lessee to the Lessor or any part thereof 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 shall have given to the Lessee or left on some part of the demised premises 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 a reasonable time after the giving or leaving of such notice.



4. (b) (i) without prejudice to the generality of the foregoing provisions in case the Lessee shall fail to instal the plant and machinery and other equipments agreed by the Lessee to be installed on the demised premises within the time aforesaid (time in this respect being the essence of the contract) or shall not proceed with the installation with due diligence or if the Lessee shall commit default in payment to the Lessor of the recurring

कलन - ३
२९६०/१२/२०

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covenant for renewal and except that the building and other improvements referred to in such Lease shall be such as the Lessor may direct.

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

क.ल.न.-५९	
दस्तक्र. ६३०८	२०२२
३०	५४

IN WITNESS WHEREOF THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, the abovenamed Lessor hath caused, the Regional Officer, Thane, Maharashtra Industrial Development Corporation, to set his hand and affix its Official Seal hereto on its behalf and the Confirming Party has set his hand and the Lessee hath caused its Common Seal to be affixed hereto the day and year first abovewritten.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land known as Plot No. W-92, in the Dombivli Industrial Estate, situated at Village, Sagar, within the limits of Kalyan Municipal Corporation, and within the Registration Sub-District of Kalyan, District and Registration Thane, containing by admeasurement 432 or thereabouts and bounded as follows, that is to say  
On or towards the North East by : Estate Road  
On or towards the South West by : Plot No. W-93  
On or towards the South East by : Plot No. W-94  
On or towards the North West by : Plot No. W-93,



कलम - ३
२९/१०/१९८०
५५

*Mr. H.D.*

fees in the nature of service or other charges as hereina-  
bove provided or shall fail to observe any of the  
stipulations on its part herein contained then the Lease  
shall determine;

(ii) in the alternative but without prejudice to  
sub-clause (i) above the Lessor may permit the Lessee to  
continue the demised premises in the Lessee's occupation on  
payment of such additional premium as may be decided upon  
by the Lessor.

क.ल.न.-५	
दस्त क्र. ६३०८	२०२२
३८	५४

5. The Lessor doth hereby covenant with the  
Lessee that the Lessee paying the rent hereby reserved and  
observing and performing the covenants hereinbefore on the  
Lessee's part contained shall and may peaceably enjoy the  
demised premises 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.



6. If the Lessee shall have duly paid the rent  
hereby reserved hereunder and 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 premises and of such desire shall give notice  
in writing to the lessor six months before the expiration  
of the term hereby granted the Lessor shall and will at the  
cost and expense in every respect of the Lessee grant to  
the Lessee a new Lease of the demised premises for a  
further term of 95 years on payment of premium as may be  
determined by the Lessor and with like covenants, proviso  
and stipulations hereinbefore contained except this

कलन - ३
४९६०/९३/२०

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and which said piece of land is delineated on the plan annexed to these presents being verged red thereon.

THE SECOND SCHEDULE ABOVE REFERRED TO  
(Building Regulations)

1. The Building Regulations of 'A' class Municipality Council or the Building Regulations of the respective Local Authority/ Planning Authority as amended will be the Building Regulations applicable for development of the plot in Industrial Area.

क.ल.न. - ५	
दस्तक्र. १३४०	२०२२
३६	५४

2. The periphery of the plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.

3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries a list whereof is attached.

4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, as regards the Water Pollution as also Air Pollution and shall due comply with the directions which may at any time be issued by the said Department/Board for the purpose of preventing any Water or Air Pollution and shall not commence any construction on the said plot or other obtaining such No Objection Certificate.

5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the



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*M.R.*



Local Authority / Planning Authority and previous consent in writing from the Executive Engineer is obtained and no additions 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 Local Authority / Planning Authority and previous consent in writing from the Executive Engineer is obtained;

क.ल.न. - ५	
दस्त क्र. ३०८	२०२२
००	५४

All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee. Where more than one Lessee concerned with the same boundary mark the officer authorised by the Lessor shall allocate this obligation suitably.

7. Three sets of the Specifications, plans, elevations and sections as approved by the Local Authority / Planning Authority shall be submitted to the Executive Engineer for record and to enable him to grant consent.

THE THIRD SCHEDULE ABOVE REFERRED TO  
(List of Obnoxious Industries)

1. Incineration, reduction or dumping or offal, dead animals, 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, tallow, grease or lard refining or manufacture.
7. Garbage, offal or dead animals reductions, dumping or incineration.



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कलन - ३
२९००/९६/२०
२९०५



- 8. Stock-yard or slaughter of animals or fowls.
- 9. Tallow, grease or lard manufacture.
- 10. Charcoal.
- 11. In general those uses which may be obnoxious or of offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

क.ल.न.-५	
दस्त क्र. ३३६	२०२२
७	५४



कलन - ३		
२९६०	१७	२०
१९६५		



SIGNED, SEALED AND DELIVERED BY:

SHRI KAMLAKAR G. SAWANT the  
Regional Officer, Thane, for and  
on behalf of the Maharashtra  
Industrial Development  
Corporation, in the presence of



*[Signature]*

(K. G. SAWANT)  
Regional Officer,  
M. I. D. C. THANE-400 604.

1. *[Signature]* (K. G. SAWANT)
2. *[Signature]* (P. V. Narvekar)

क.ल.न. - ७	
दस्त क्र. २०२२	२०२२
४२	५४

SIGNED AND DELIVERED by the  
above-named Confirming Party  
SHRI VEJAY JETHALAL PATEL in  
the presence of :-

*[Signature]*

1. *[Signature]* (M. J. PATEL)
2. *[Signature]* (M. J. mehta)

The Common Seal of the above-  
named lessee M/S. KAKAJI CHEM  
PRIVATE LIMITED, was pursuant  
to a Resolution of its Board of  
Directors passed on the 29th  
day of JUNE 1995.



affixed hereto in the presence  
of :-

For Kakaji Chem Pvt. Ltd.,

SHRI Rajesh Mansukhbhai Patil  
Director of the Company, who in  
token of having affixed the  
Seal of the Company has set his  
hand hereto in the presence

*[Signature]*  
Director

1. *[Signature]* (M. J. mehta)
2. *[Signature]* (M. J. PATEL)

४१२०/१६/२०
१९९५



बहुक्रम नंबर १७६०  
 १९९५ के अक्टोबर  
 के ६ तारीख २ ५३  
 के सम्मान कल्याण ३  
 इन्धम निबंधक बलि ६ बरत  
 थापन विला.

२०००  
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 २०००

कलम - ३  
 १९९५/१९/०२०  
 १९९५

कं.ल.नं.-९  
 दस्त क्र. ६३४९ २०२२  
 ४३ ५४

X Partel

- मामनेम**  
 इन्धम निबंधक, कल्याण ३
- श्री राजेश राम परेल  
 सहाय व्यापार  
 रा-डोबिवाकी  
 ए. नं. कावाजी कंठियाळ  
 मी. वि. नं. डायरेक्टर
  - श्री विजय जे परेल  
 सहाय व्यापार  
 रा-डोबिवाकी का ॥ देणूर

- मामनेम**  
 इन्धम निबंधक, कल्याण ३
- श्री राम जे. परेल  
 सहाय व्यापार  
 रा-डोबिवाकी
  - श्री प्राणि नथना जे  
 मेहता  
 सहाय व्यापार  
 रा-डोबिवाकी

इस्तएवज करून इतर  
 .....  
 .....  
 .....  
 मर्यादित लिज  
 इस्तएवज करून विरुदादे  
 रचल करसाय.

येरी निवेदन करीत आहोत की ते इस्तएवज  
 इतरा विरुदादे उपर निबिष्ट इतरात व्यापार  
 सोडवतात व त्यांचा बाळग घेतायतात.

M. J. Partel

X Partel  
 X Partel

Mehta  
 Rajaram - J. Mehta



6 OCT 1995

**मामनेम**  
 इन्धम निबंधक, कल्याण ३



2202	2202
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भारत सरकार

Government of India



जतिन सुभाष पालशेतकर  
Jatin Subhash Palshetkar

जन्म तिथि / DOB : 03/10/1987  
पुरुष / Male

क.ल.न.-५९	
दस्तावेज संख्या	२०२२
४५	५४



4958 1453 9104

मेरा आधार, मेरी पहचान



आधार

पता:

आत्मज: सुभाष पालशेतकर, सी-२, निवारा  
सोसायटी, मानपाडा रोड, स्टार कॉलनी,  
डोंबिवली ईस्ट, कल्याण, ठाणे,  
महाराष्ट्र - ४२१२०१

Address:

S/O: Subhash Palshetkar, C-2, Nivara Society,  
Manpada Road, Star Colony, Dombivli East,  
Kalyan, Thane,  
Maharashtra - 421201

भारतीय विशिष्ट पहचान प्राधिकरण

UNIVERSITY OF INDIA



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Box No. 1947  
Bangalore-560 001

क.ल.न.-५	
दस्त क्र. ६३०६	२०२२
४०	४४

POSSESSION RECEIPT

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

..... S.V. Yellapuskur, Ors ..... on behalf  
of Maharashtra Industrial Development Corporation, Dombivali,  
Sub-Division, Dombivali, under Division No. III, Thana., and  
..... V.J. Patel ..... behalf of M/s Shri. V.J. Patel  
..... have this day respectively handed over and  
taken over the possession of plot No. W-92 measuring  
..... and shed No. W-92 in Dombivali Industrial Area  
phase-II, Dombivali Taluka Kalyan, The statement of description  
of shed is attached herewith.

Handed over by.

Taken over by.

(Signature of the  
officer with designation)  
.....

(Signature of the  
allottee or his re-  
presentative with  
designation)  
.....

Place: Dombivali Industrial Area phase-II.

Date: 14th Sept. 1975.

10/16-7



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAACJ9160D



नाम / NAME  
J S P METAL WORKS PVT LTD

निगमन/घटने की तिथि / DATE OF INCORPORATION/FORMATION  
17-11-1938

*R. Singh*

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

क.ल.न.-५	
दस्त क्र. ६३०६	२०२२
४६	५४

आयकर विभाग  
INCOME TAX DEPARTMENT  
JATIN S. PALSHETKAR  
SUBHASH RAJARAM PALSHETKAR  
02/10/1987  
Permanent Account Number  
CGNPP3526P  
Signature

भारत सरकार  
GOVT OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT  
VIRA INDUSTRIES  
16/07/2008  
Permanent Account Number  
AAHEV1723E

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT  
VINITA JOSHI  
MANOHAR GANESH JELE  
15/11/1964  
Permanent Account Number  
AHYP15790

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT  
VINITA JOSHI  
15/11/1964  
Permanent Account Number  
AHYP15790

भारत सरकार  
GOVT OF INDIA



*W. Joshi*

*W. Joshi*





507/9349

गुरुवार, 30 जून 2022 11:49 म.पू.

दस्त गोपवारा भाग-1

कलन5

दस्त क्रमांक: 9349/2022

दस्त क्रमांक: कलन5 /9349/2022

बाजार मूल्य: रु. 1,30,37,643/-

मोबदला: रु. 1,57,50,000/-

भरलेले मुद्रांक शुल्क: रु.7,87,500/-

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

पावती:9815

पावती दिनांक: 30/06/2022

अ. क्र. 9349 वर दि.30-06-2022

सादरकरणाराचे नाव: मेमर्म वीरा इंडस्ट्रिज नॉ. भार्गीदार विमल  
राजीव जोशी - -

रोजी 11:46 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000/-

दस्त हाताळणी फी

रु. 108000

पृष्ठांची संख्या: 54

दस्त हजर करणाऱ्याची सही:

पावती: 31080 00

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

दस्ताचा प्रकार: कल्याण क्र. ५

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

कल्याण क्र. ५

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-ग्राम (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 30 / 06 / 2022 11 : 46 : 40 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 06 / 2022 11 : 47 : 34 AM ची वेळ: (फी)

## प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता कायदेशीर गाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सादर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या क्षेत्रात कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

लिहण घेणार सहा

लिहण घेणार सहा



दस्त गोषवारा भाग-2









कलन5

दस्त क्रमांक:9349/2022

30/06/2022 11 58:27 AM

दस्त क्रमांक :कलन5/9349/2022

दस्ताचा प्रकार :-असाईनमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दृश्या
1	नाव:मेसर्स जे एस पी मेटल वर्क्स प्रा . ली तर्फे डायरेक्टर जतीन एस पालशेकर -- पत्ता:प्लॉट नं: प्लॉट नं डब्ल्यू ९२, माळा नं: एम आय डी सी, इमारतीचे नाव: फेज २, ब्लॉक नं: डॉबिवली इंडस्ट्रियल एरिया, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAACJ9160D	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:मेसर्स वीरा इंडस्ट्रिज तर्फे भागीदार विनिता राजीव जोशी -- पत्ता:प्लॉट नं: ए/१०४ आर . पी ., माळा नं: रेसीडेन्स्य नांदिवली रस्ता, इमारतीचे नाव: लोडा हेरिटेज, ब्लॉक नं: देसलेपाडा डॉबिवली कल्याण, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:AAHFV1723E	लिहून घेणार वय :-58 स्वाक्षरी:-		
3	नाव:मेसर्स वीरा इंडस्ट्रिज तर्फे भागीदार राजीव द्रेपायन जोशी -- पत्ता:प्लॉट नं: ए/१०४ आर . पी ., माळा नं: रेसीडेन्स्य नांदिवली रस्ता, इमारतीचे नाव: लोडा हेरिटेज, ब्लॉक नं: देसलेपाडा, रोड नं: डॉबिवली, महाराष्ट्र, ठाणे. पॅन नंबर:AAHFV1723E	लिहून घेणार वय :-60 स्वाक्षरी:-		
4	नाव:मेसर्स वीरा इंडस्ट्रिज तर्फे भागीदार चेतन अशोक गांवकर -- पत्ता:प्लॉट नं: ए/९ न्यू सूर्य किरण, माळा नं: बिल्डिंग, गांधी नगर, इमारतीचे नाव: जवळ रिषभ डेरी, ब्लॉक नं: डॉबिवली पूर्व कल्याण, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAHFV1723E	लिहून घेणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत असाईनमेंट डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:30 / 06 / 2022 11 : 57 : 08 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा दृश्या
1	नाव:गीता राठोड -- वय:22 पत्ता:डॉबिवली पिन कोड:421203		
2	नाव:प्रणव संजय दीक्षित -- वय:31 पत्ता:डॉबिवली पिन कोड:421201		

शिक्का क्र.4 ची वेळ:30 / 06 / 2022 11 : 57 : 50 AM

शिक्का क्र.5 ची वेळ:30 / 06 / 2022 11 : 58 : 21 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5

सह द्वयम निबंधक वर्ग-२

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used	Deface Number	Deface Date
1	VIRA INDUSTRIES	eChallan	02003942022062800427	MH00409113120223E	787500.00	SD	0002147783202223	30/06/2022
2		DHC		2906202214270	1080	RF	2906202214270D	30/06/2022
3	VIRA INDUSTRIES	eChallan		MH00409113120223E	30000	RF	0002147783202223	30/06/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9349 /2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

30/06/2022

दस्त क्रमांक : 9349/2022

नोंदणी :

Regn:63m

## गावाचे नाव : सागांव

(1) विवेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	15750000
(3) बाजारभाव(भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13037643
(4) भू-मापन, पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: मौजे सागांव येथील प्लॉट नं डब्लू 92 एम आय डी सी फेज 2 डोंबिवली या जागेवरील इंडस्ट्रियल एरिया क्षेत्रफळ 432 चौ मी व विल्ट अप एरिया 170.19 चौ मी शेड सह( ( Plot Number : W-92 ; Block Number : W-92 ; ) )
(5) क्षेत्रफळ	1) 432 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:-मेसर्स जे एस पी मेटल वर्क्स प्रा . ली तर्फे डायरेक्टर जतीन एस पावशेतकर - - वय:-35; पत्ता:-प्लॉट नं: प्लॉट नं डब्लू ९२ , माळा नं: एम आय डी सी , इमारतीचे नाव: फेज २ , ब्लॉक नं: डोंबिवली इंडस्ट्रियल एरिया , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AAACJ9160D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स वीरा इंडस्ट्रिज तर्फे भागीदार विनिता राजीव जोशी - - वय:-58; पत्ता:-प्लॉट नं: 1/106 आर . पी . , माळा नं: रेसीडेन्स्य नांदिवली रस्ता , इमारतीचे नाव: लोडा हेरिटेज , ब्लॉक नं: देमलेपाडा डोंबिवली कल्याण , रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-AAHFV1723E 2): नाव:-मेसर्स वीरा इंडस्ट्रिज तर्फे भागीदार राजीव त्रेपायन जोशी - - वय:-60; पत्ता:-प्लॉट नं: 1/104 आर . पी . माळा नं: रेसीडेन्स्य नांदिवली रस्ता , इमारतीचे नाव: लोडा हेरिटेज , ब्लॉक नं: देमलेपाडा , रोड नं: डोंबिवली , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AAHFV1723E 3): नाव:-मेसर्स वीरा इंडस्ट्रिज तर्फे भागीदार चेतन अशोक गांवकर - - वय:-33; पत्ता:-प्लॉट नं: 1/9 न्यू म्यु किरण . माळा नं: बिल्डिंग, गांधी नगर , इमारतीचे नाव: जवळ रिषभ डेरी , ब्लॉक नं: डोंबिवली पूर्व कल्याण, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AAHFV1723E
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2022
(10) दस्त नोंदणी केल्याचा दिनांक	30/06/2022
(11) अनुक्रमांक, खंड व पृष्ठ	9349/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	787500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. ५



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIRA INDUSTRIES	eChallan	02003942022062800427	MH004091131202223E	787500.00	SD	0002147783202223	30/06/2022
2		DHC		2906202214270	1080	RF	2906202214270D	30/06/2022
3	VIRA INDUSTRIES	eChallan		MH004091131202223E	30000	RF	0002147783202223	30/06/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]