

ML

52 +

Receipt (pavl)

338/2331

Friday, February 17, 2023

2:57 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2527 दिनांक: 17/02/2023

गावाचे नाव: सागांव

दस्तावेजाचा अनुक्रमांक: कलन4-2331-2023

दस्तावेजाचा प्रकार : असाईनमेंट डीड

गादर करणाऱ्याचे नाव: गौरव भगवतीलाल पटवारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 30520.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:13 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

वाजार मुल्य: रु.2963000 /-

मोबदला रु.7000000/-

भरलेले मुद्रांक शुल्क : रु. 350000/-

सह.दुय्यम निबंधक कार्यालय - ४

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1702202302812 दिनांक: 17/02/2023

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015436479202223E दिनांक: 17/02/2023

विक्रेते नाव व पत्ता:

सह.दुय्यम निबंधक कार्यालय

लिपिक

सह.दुय्यम निबंधक कार्यालय

17/23, 3 09 PM

सूची क्र.2

दुय्यम नियंत्रक : सह.दु.नि.कल्याण 4

दस्त क्रमांक : 2331/2023

नोंदणी :

09 PM

17/02/2023

Regn:63m

Details

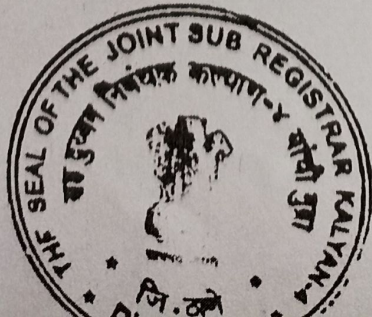
गावाचे नाव : सागांव

Chaser

(1) विवेचाचा प्रकार	असाईनमेंट डीड		URAV
(2) मोबदला	7000000		AGWATILAL
(3) बाजारभाव(भाडेपट्ट्याच्या गारहितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करणे)	2963000		TWARI
(4) भू-मापन, फोटोहिस्सा व घरक्रमांक(अगल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली डतर वर्णन : , डतर माहिती: वि. क्र. 38/108 दर रु 49700 यावरील मालकी सागांव येथील एम आय डी ग्री फेज 2 मधील प्लॉट नं. डी -51 मधील युनिट नं 8 पहिला मजला एकूण क्षेत्र 59 चौ मी विल्ट अप एरिया( ( Plot Number : PLOT NO.D-51 ; MILKAT NUMBER : UNIT NO. 8 ; )		NER AND AGWATILAL HALAL TWARI OWNER
(5) क्षेत्रफळ	1) 59.60 चौ.मीटर		URAV
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			AGWATILAL
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स शार्प टेक्सटाईल मिल्स प्रा ली तर्फे ऑथोराइज्ड पर्सन शेखर महादेव भोर वय:-66; पत्ता:-प्लॉट नं:- माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ८६ मिर्झा स्ट्रीट दुमरा मजला झवेरी बाजार मुंबई, महाराष्ट्र. पिन मुंबई. पिन कोड:-400003 पॅन नं:-AAACS7425G		TWARI NER AND AGWATILAL HALAL WARI OWNER
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरव भगवतीलाल पटवारी वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड रूम नं ४०३ महावीर हार्डट्स सोसायटी गणेश मंदिर रोड म्युनिसिपल वॉटर टँक डोंबिवली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BEKPP1793N 2): नाव:-भगवतीलाल मिठालाल पटवारी वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, नं: रूम नं ४०३ महावीर हार्डट्स सोसायटी गणेश मंदिर रोड म्युनिसिपल वॉटर टँक डोंबिवली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AMVPP3140P		OWNER p Duty] [RF
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2023		
(10) दस्त नोंदणी केल्याचा दिनांक	17/02/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	2331/2023		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	350000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेरत			

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



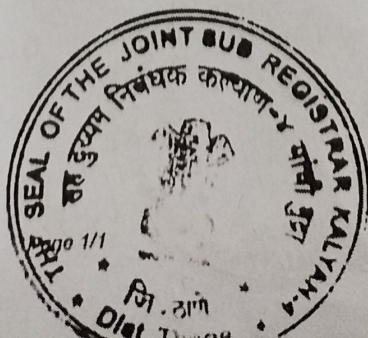
सह.दुय्यम नियंत्रक कल्याण - ४

CHALLAN  
MTR Form Number-6



H015436479202223E		BARCODE		Date	16/02/2023-15:42:01	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(if Applicable)		BEKPP1793M			
KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name		GOURAV BHAGWATILAL PATWIARI OWNER AND BHAGWATILAL MITHALAL PATWIARI COOWNER			
THANE		Flat/Block No.		UNIT NO. 8, FIRST FLOOR AT PLOT NO. D-51			
2022-2023 One Time		Premises/Bulding					
Account Head Details		Amount In Rs.		PIN			
Stamp Duty		350000.00		Road/Street		MIDC, PHASE-II	
Registration Fee		30000.00		Area/Locality		DOMBIVLI	
				Town/City/District			
				PIN		4 2 1 2 0 3	
				Remarks (If Any)			
				PAN2=AAACS7425G~SecondPartyName=SHARP TEXTILE MILLS PRIVATE LIMITED-			
				<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>क ल न - ४</p> <p>दस्त क्र. २३३९ / २०२३</p> <p>४३९</p> </div>			
		Amount In		Three Lakh Eighty Thousand Rupees Only			
		3,80,000.00		Words			
BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292023021606038	145777025
				Bank Date	RBI Date	16/02/2023-15:42:01	Not Verified with RBI
				Bank-Branch		BANK OF INDIA	
				Scroll No. , Date		Not Verified with Scroll	

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8591532006  
 केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



क ल न - ४  
दस्त क्र. 2339 / 2023  
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**DEED OF ASSIGNMENT**

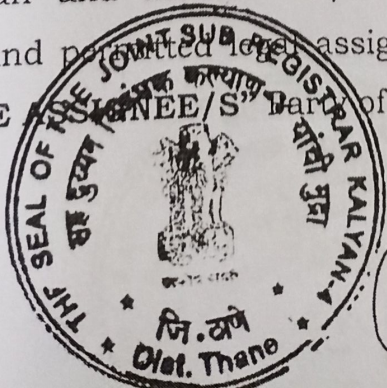
This DEED OF ASSIGNMENT is made and entered into at DOMBIVLI on this 17<sup>th</sup> Day of Feb. 2023.

**BETWEEN**

**M/S. SHARP TEXTILE MILLS PRIVATE LIMITED**, A Company incorporated under the Companies Act, 1956 (PAN No. AAACS7425G) having its registered office at 86, Mirza Street, 2<sup>nd</sup> floor, Zaveri Bazar, Mumbai-400003, [which expression shall unless it be repugnant to the context successors, executors and permitted legal assigns] hereinafter called as "the TRANSFEROR" or "THE ASSIGNOR" the Party of the **FIRST PART**.

**AND**

**MR. GOURAV BHAGWATILAL PATWARI (OWNER) (PAN No. BEKPP1793N)**  
**MR. BHAGWATILAL MITHALAL PATWARI (CO-OWNER)**  
**(PAN No. AMVPP3140P)**, having address as Room No. 403, Mahavir Heights CHS, Ganesh Mandir Road, Municipal Water Tank, Dombivli East Kalyan Dist Thane, 421201 [which expression shall unless it be repugnant to the context or meaning therefore mean and include his/her/their heirs, administration, successors, executors and permitted legal assigns] hereinafter called as "the TRANSFEREE" or "THE ASSIGNEE/S" Party of the **SECOND PART**.



*[Signature]*

*[Signature: Gourav]*

*[Signature]*

क ल न - ४  
दस्त क्र 2339 / 2023  
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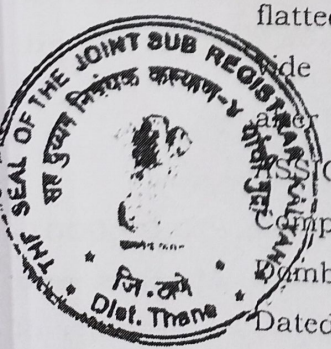
WHEREAS:-

1) BRIEF HISTORY OF RIGHTS OF PLOT & ASSIGNOR:

By an Indenture Lease dated 20/01/2012, made between MIDC being the "LESSOR" of the One Part and M/S. SHARP TEXTILE MILLS PRIVATE LIMITED being the "LESSEES" of the other Part, MIDC granted lease of the said Property bearing Plot No. D-51 admeasuring 1500 square meters, in Dombivli MIDC within the village limits of Sagaon and within the Taluka & Registration Sub-District Kalyan, and within the District & Registration District Thane to the "LESSEES" for a period of 95 Years commencing from 01/01/1990, and the said lease is registered at sub-registrar office Kalyan-3, vide receipt no.: KLN-3/01208/2012, Dated: 16/02/2012, subject to payment of premium and rent reserved therein and upon the performance & observance by them of the obligations & conditions contained therein. By this Indenture of Lease the party of the first part became the absolute "LESSEES" of said Property.

2) APPROVALS AND PERMISSIONS:

- a. By letter dated: 25/04/2014 the ASSIGNOR has requested to the Corporation(MIDC) to grant permission of constructing flatted type Industrial Units on their leasehold Plot No.: D-51, MIDC, Phase-II, Dombivli (E), Dist. Thane, the Corporation (MIDC) on due consideration of the said request and on recovery of payment of sum of Rs. 21, 86, 300/- towards the additional premium granted its permission to construct flatted type Industrial Units to the ASSIGNOR at their leasehold Plot No.: D-51, MIDC, Phase-II, Dombivli (E), Dist. Thane, vide its Order No. MIDC/ROT-1/D-51/Phase-2/1907 Dated: 29/06/2017
- b. The ASSIGNOR appointed Architect and Structural Engineer and approved building plans of Ground + Three floors for constructing flatted type industrial units from Executive Engineer, Div. Dombivli vide no.: EE/SPA/DMB/D=51/A03672, Dated: 03/01/2020 & after constructing the said building as per approved plans the ASSIGNOR obtained Occupancy Certificate (OC) & Building Completion certificate (BCC) from Executive Engineer, Div. Dombivli vide no.: EE/SPA/DMB/D-51/A44586/2020, Dated: 31/01/2020.



*[Handwritten signature]*

*[Handwritten signature]*

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c. The ASSIGNOR has registered the said project with Maharashtra Real Estate Regulatory Authority (MahaRERA) vide certificate no: P51700024425, Dated: 13/02/2020.

3) **TITLE CLEARANCE FROM ASSIGNOR:-**

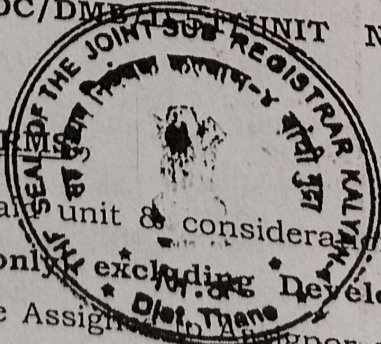
- a. The ASSIGNOR States that the Plot No.: D-51, MIDC, Phase-II, Dombivli (E), Dist. Thane has not been charged or mortgaged to any Bank or any financial institution or to anybody else & at present said Plot is free from all encumbrances.
- b. The ASSIGNOR shall clear all statutory dues/ liabilities like Labour wages, electric bills, water bills, Property tax till the date of MIDC transfer order is issued in favor of ASSIGNEE, the ASSIGNOR will be liable to pay said dues to competent authorities if any outstanding before issue of MIDC transfer order in favor of ASSIGNEE.

4) **TRANSFER:**

- a. The ASSIGNEE is offered a Unit bearing **Unit no. 08 on First Floor**, (herein after referred to as the said "Unit") in the said Building being constructed on the said Plot, by the ASSIGNOR.
- b. The ASSIGNOR/TRANSFEROR & ASSIGNEE/TRANSFEREE requested to the corporation (MIDC) by their Letter Dated 09/12/2022 for transfer of **Unit no.08 on First Floor**, at Plot no. D-51, MIDC, Phase II, Dombivli (E), Dist. Thane in favor of **MR. GOURAV BHAGWATILAL PATWARI (OWNER) MR. BHAGWATILAL MITHALAL PATWARI (CO-OWNER)**, the Corporation (MIDC) has after due consideration of the said request of ASSIGNOR/TRANSFEROR & ASSIGNEE/TRANSFEREE, granted its consent for transfer & assignment of its lease hold interest under or to the benefit of the said **Unit no.08** in favor of ASSIGNEE/TRANSFEREE vide transfer **Order No. MIDC/DMB/155/UNIT NO.08/6439**, Date 29/12/2022.

5) **PRICE AND PAYMENT TERMS:**

- a. In consideration of the said unit & consideration of **Rs. 70,00,000 (Rupees Seventy Lacs only)** excluding Development charges & maintenance, paid by the Assignor against sell/transfer of said unit, payment made is as follows:-



[Signature]

[Signature: Gourav]

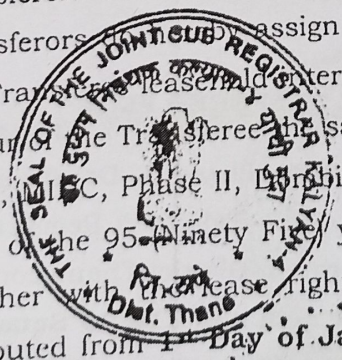
दस्त क्र. 2339 / 2023  
८/३१

SR	BANK NAME	CHEQUE NO	CHEQUE DATE	AMOUNT
1.	At the time of execution by Cheque payment of Cosmos Bank	210225	17/11/2022	Rs. 3,50,000/-
2.	Cosmos Bank	210226	21/11/2022	Rs. 3,50,000/-
3.	By Loan Karnataka Bank Ltd			Rs. 52,00,000/-
4.	PDC Cheque Cosmos Bank	212862	30/03/2023	Rs. 11,00,000/-
<b>TOTAL:</b>				<b>Rs. 70,00,000/-</b>

b. The payment schedule mentioned in above table, of which tables no.: '4' is PDC (Post Dated Cheque) mode of payment, in which if the said payment cheque/sis/are bounced by any reason/cause then, said deed of assignment will be considered as null and void or will be forfeited, and the said unit / gala will be cancelled without any pre-intimation or notice to the ASSIGNEE.

**6) TRANSFER/ASSIGNMENT OF LEASEHOLD RIGHTS:**

The ASSIGNOR hereby transfer/assign its leasehold rights to the ASSIGNEE of the said **Unit no. 08, on First floor at Plot No. D-51, MIDC, Phase II, Dombivli (E), Dist. Thane, admeasuring 1500 Square meters** built up area (Proportionate area 59.60 M2) thereon, more particularly described in the schedule hereunder written within the village limits of Sagaon, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane, (hereinafter referred as the leasehold premises) (The payment And the receipt whereof the Transferors do hereby admit and acknowledge) and the Transferors 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 unit at said leasehold Premises in favour of the Transferee in the said Leasehold **Unit no. 08, First Floor at Plot No. D-51, MIDC, Phase II, Dombivli (E), Dist. Thane**, for all the residue unexpired term of the 95-Ninety Five years demised under the lease dated 20/01/2012 together with the lease right to get the renewal of the Lease for 95 years computed from 1<sup>st</sup> Day of January, 1990 & after expiry of the present lease **TOGETHERWITH 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 20/01/2012 **SUBJECT HOWEVER TO THE PAYMENT**



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

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 20/01/2012 and which are henceforth on the part of the Transferee ought to be paid, **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 favour 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.

**THE SCHEDULE OF ABOVE REFERRED UNIT**

All that piece or parcel of Unit known as **Unit no.: 08 on First Floor**, at **Plot No. D-51, MIDC, Phase II, Dombivli (E), Dist. Thane**, within the village limits of Sagaon, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane, containing by **admeasurements 1500 Square meters built up area in which (Proportionate area 59.60 M2)** there on.

**THE SCHEDULE OF ABOVE REFERRED PLOT**

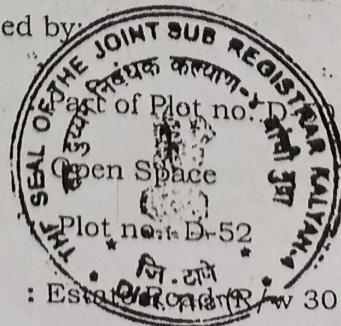
All that piece or parcel of Plot No. D-51, MIDC, Phase II, Dombivli (E), Dist. Thane, within the village limits of Sagaon, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane containing by admeasurements **1500 Square meters plot area and 710.23 Square meters built up area** there on & bounded by:

On or towards north by

On or towards south by

On or towards east by

On or towards west by



: Estate Road (R/w 30.00 Meters)

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

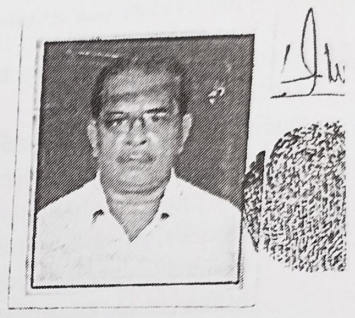


क ल न - ४  
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90/39

IN WITNESSED WHEREOF THE PARTIES HERETO HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY THE WITHIN NAMED FIRST PART / TRANSFEROR

The Common Seal of the company within named M/S. SHARP TEXTILE MILLS PRIVATE LIMITED was pursuant a Resolution of its Board of Directors passed in that behalf on the 29<sup>th</sup> Day of SEPTEMBER, 2020 affixed MR. SHEKHAR MAHADEV BHOR Authorized Person of the Company who in token of having affixed the Company's Seal hereto, have set their respective hands hereto.

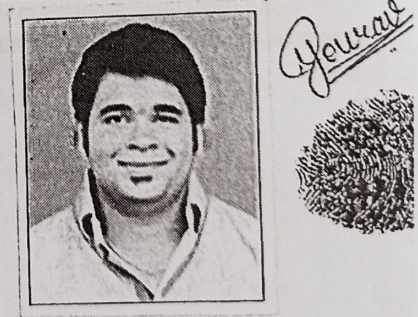
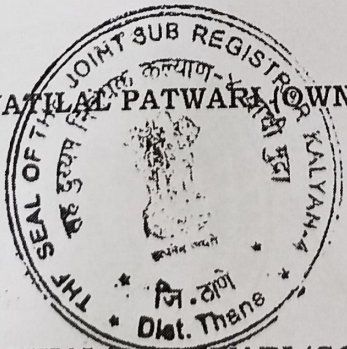


IN THE PRESENCE OF:-

- 1. Amit Sharma.
- 2. सुरेश पटेल

SIGNED AND DELIVERED BY THE WITHIN NAMED SECOND PART / TRANSFEREE

MR. GOURAV BHAGWATILAL PATWARI (OWNER)



MR. BHAGWATILAL MITHALAL PATWARI (CO-OWNER)

IN THE PRESENCE OF:-

- 1. Amit Sharma.
- 2. सुरेश पटेल



Gourav

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking )

Regional Officer, MIDC, Office Complex Building, 1<sup>st</sup> floor, Near Wagle Estate,  
Octroi Naka, Thane.

Tel : 022-25820703/25829539 Fax: 022-25821886

Email : rothane1@midcindia.org

By R.P.A.D

No. MIDC/DMB/D-51/Unit No.08/6439

Date : 29/12/2022

Sub :- Plot No. D-51 in  
DOMBIVLI INDUSTRIAL AREA, PH-7  
Request for grant of consent for transfer of  
Unit No.08, admeasuring 59.60 m2 on 1<sup>st</sup> Floor,  
on Plot No.D-51 in respect of..

Read: Letter dated 12/12/2022 from M/s.Sharp Textile Mills Pvt Ltd

ORDER

कलन - 8  
दस्त क्र. 2339 / 2023  
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Lease dated the 20<sup>th</sup> January 2012

LESSEES :-

M/s. Sharp Textile Mills Pvt. Ltd.

TRANSFeree/UNIT HOLDER:-

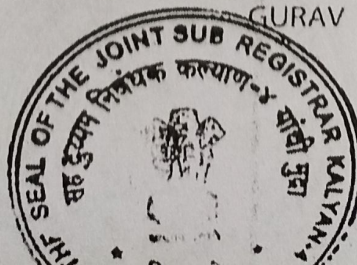
Mr. Gourav Bhagwatilal Patwari (Owner) & Mr. Bhagwatilal Mithalal Patwari (Co-owner)  
(Unit No.08, admeasuring Built Area 59.60 m2 on 1<sup>st</sup> Floor)

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee the Corporation in consideration of the stipulations and conditions on the part of the Lessee therein contained, granted in favour of the Lessee a Lease of above plot of land bearing No. D-51 admeasuring 1500.00 m<sup>2</sup> and the building erected thereon in the manner specified in the said Lease.

The Lessee in pursuance of Sub-clause (x) of the clause 2 of the said Lease represented to the Corporation for grant to it of a consent for transfer & assignment of Unit No.08 admeasuring Built up Area 59.60 m2 on 1<sup>st</sup> Floor at Plot No. D-51 in Dombivli Industrial Area in favour of Mr. Gourav Bhagwatilal Patwari (Owner) & Mr. Bhagwatilal Mithalal Patwari (Co-owner) for setting up "Industrial activity i.e." Manufacturing Of Plywood and wooden furniture and hardware activity" under or the benefit of the said lease and retained balance area with itself (hereinafter called "the Transferee/Unit Holders") under or the benefit of the said lease for " Industrial "and retained balance area with itself under the said Lease subject to following conditions.

- The consent hereby granted is subject to the payment to the Corporation by the First Transferee/Unit Holders of the sum of RS. Nil.
- The Lessee & Transferee/Unit Holder shall deliver at its own expense a copy of the Deed of Assignment within 60 days from the date of receipt of transfer Order and submit the registered copy of the same to this office.
- The consent is restricted to the transfer and assignment of the said Lease in favour of the Transferee 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.

MANOJ  
BHIKAJI  
GURAV

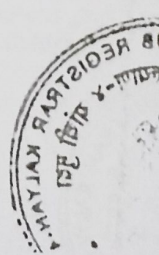


कलन -  
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कलन -  
दस्त क्र. 2339 / 2023  
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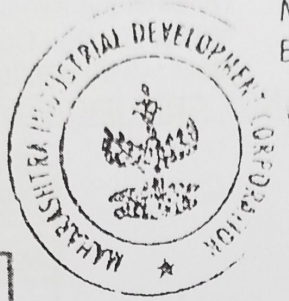
Copy with complete  
Mr. Gourav Bhagwatilal Patwari  
Mr. Bhagwatilal Mithalal Patwari  
Room No 403, Maharashtra Industrial Development Corporation  
Municipal Water tank

- Copies Submitted
- The Chief Accountant
  - The General Manager
  - The Technical Officer
  - The Executive Engineer
- Copy with f.w.c.s. to:-



- d) The Proposed Transferee shall have to obtain MPCB for their products before start of production.
- e) The Proposed Transferee shall have to obtain MSME for their proposed sanctioned Manufacturing activity on the unit no other activity will be allowed.
- f) The proposed Transferee shall start production within 2 years from the date of transfer order and no further transfer will be allowed unless proposed transferee shall gone into production.
- g) The unit is used only for the Industrial activity & not for the Commercial / Residential & Educational activity.

कलन - ४  
दस्त क्र. 2339 / 2023  
१४ / ३९



MANOJ .  
BHIKAJI GURAV

Area Manager  
Regional Office (I), Thane-1.

TO, **४ - फलक**  
M/s. Sharp Textile Mills Pvt. Ltd.  
Plot No D-51, MIDC, PH-II,  
Dombivli

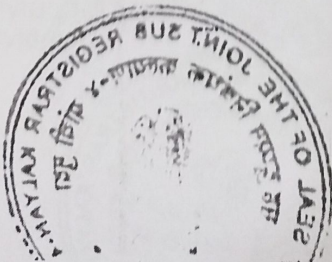
Copy with compliments to :-

✓ Mr. Gourav Bhagwatilal Patwari (Owner) &  
Mr. Bhagwatilal Mithalal Patwari (Co-owner)  
Room No 403, Mahavir Heights CHS, Ganesh Mandir Road,  
Municipal Water tank Dombivli (East)

Copies Submitted for information to :-

1. The Chief Accounts Officer, MIDC, Mumbai - 400 093.
2. The General Manager (Legal), MIDC, Mumbai - 400 093.
3. The Technical Advisor, MIDC, Mumbai - 400 093.
4. The Executive Engineer, MIDC, DN.NO.I, THANE

Copy with f.w.cs. to:- The Deputy Engineer(SPA), MIDC, Dombivli.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

४ - फलक
६९०९१
कलन - ४
दस्त क्र. २३३९ / २०२३
९९ / ३९

This registration is granted under section 5 of the Act to the following project under project registration number : P51700024425

Project: *Qualcon Business Park Plot Bearing / CTS / Survey / Final Plot No. :D - 51 at DOMBIVLI, Kalyan, Thane, 421203.*

1. Sharp Textile Mills Pvt Ltd having its registered office / principal place of business at Tehsil: District: Raigarh, Pin: 410209.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 13/02/2020 and ending with 01/07/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 13/02/2020

Place: Mumbai



Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



कलन - ४  
दस्तक्र. 2339 / 2023  
SHARP TEXTILE MILLS PVT LTD

PLOT NO. D-51, MIDC, PHASE II, DOMBIVALI (E) 421 204

BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE MINUTES OF MEETING OF BOARD OF DIRECTORS OF M/S. SHARP TEXTILE MILLS PVT. LTD. HELD AT COMPANY'S REGISTERED OFFICE ON DATED 20<sup>TH</sup> DAY OF SEPTEMBER, 2020 AT 03.00 P.M.

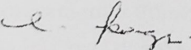
Resolved that Board of Director's of the Company be and is hereby decided to transfer units at plot no. D-51, MIDC, Phase II, Dombivli, Dist. Thane on purchaser's names in MIDC records.

FURTHER RESOLVED THAT, MR. SHEKHAR MAHADEV BHOR Authorized Person/ Manager appointed by Director of the Company be & is hereby authorized to sign on letters, applications, declaration, Affidavit, Undertaking, for transfer of units at Plot No. D-51, MIDC, Phase-II, Dombivli, Dist. Thane. & also execute Deed of Assignment in favor of transferee name.

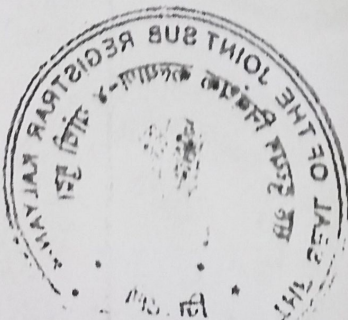
He is also authorized to sign before MIDC office & Sub-Registrar of Assurances office. Further he affix the common seal of the company for this work.

On behalf of Board of Director's of

FOR M/S. SHARP TEXTILE MILLS PVT. LTD.

  
DIRECTOR

SPECIMEN SIGN OF AUTHORISED PERSON





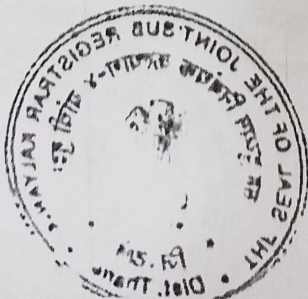
Copy to ;

- Copy submitted to the Regional Officer RO-1; Thane for information.
- Copy to DE & PA (I), MIDC, Division Dombivli for information and further needful in water
- Copy f.w.c.s. to M/S. Chinmay P. Lokhande, Plot no. X- 2/1, Near Sai Baba Mandir, Sudarshan Nagar, Dombivli (E), Thane- 421 203 for information.
- Copy to Guard File.

क ल न - ४	
प्लॉट क्र. २३३७/१/२०२३	
३०००६	३९ रु. कम

Sanjay S  
Nanawar  
e

Digitally signed by Sanjay S Nanawar  
DN: cn=N, o=Government Of  
Maharashtra, ou=Maharashtra Industrial  
Development Corporation,  
postalCode=400093, st=Maharashtra,  
2.5.4.20=3cfa1b12602742465f989bcc5d8  
5007379a14a5c0d28ebd1eef0bae8761e  
d16,  
serialNumber=c262ef792977ea280bfec  
2e81b25aa625824cc06179b147a399f21  
d534a159a3, cn=Sanjay S Nanawar  
Date: 2020.02.03 19:18:42 +05:30



**ANNEXURE A**

Accompaniment to letter No. MIDC/SPA/DMB/D-51/ A44586/2020, Dt:- 31/01/2020

(Annexure – A of Occupancy Certificate of Plot No. D- 51, Phase- II, Dombivli Industrial Area, of M/S. Sharp Textile Mills Pvt. Ltd.)

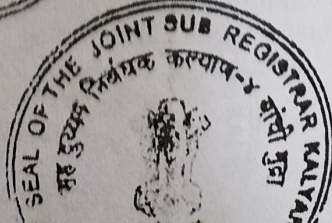
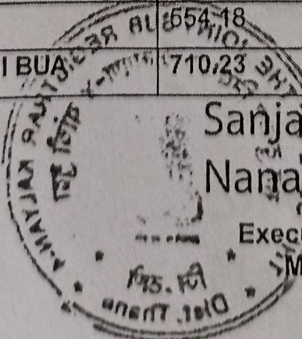
1. Name of the Plot holder : M/S. Sharp Textile Mills Pvt. Ltd.
  2. Address : Plot No. D- 51, Phase- II,  
MIDC, Dombivli Industrial Area., Dombivli
  3. Plot area : 1500.00 Sq.M.
  4. Approval of Plans : EE/SPA/DOM/D-51/A03672/2020;  
Dtd :- 03/01/2020.
  5. Built-up Area Approved : 710.23 Sq.M.
  6. Previous BCC issued : Yes
  7. Position of construction on site as per site Inspection report : Completed as per approved plans.
- a) Built up area completed in: 710.23 Sq.M.  
all respect
- b) FSI Details : FSI Consumed = 0.47 (i.e. 47%)
8. Remarks as per Site : Building is completed as per Inspection Report approved plans & as per MIDC DCR-2009 (submitted by Licence Engineer)
  9. Area that could be considered as built up area ( Sq.M. ) : 710.23 Sq.M.
  10. Details of Building Constructed and Built up Area approved:-

Sr. No.	Building No.	Total Built up Area ( in sq.M.)
1	Ground Floor	156.06
2	First Floor	554.18
Total Built up Area		710.23

**Sanjay S  
Nanaware**

**Executive Engineer & SPA,  
M.I.D.C. Division;  
Dombivli.**

Digitally signed by Sanjay S Nanaware  
DN: cn=Sanjay S Nanaware, o=Sanjay S Nanaware  
Corporation, postalCode=410209, st=Maharashtra  
3 3 A, postalCode=410209, serialNumber=1563003, email=Sanjay.S.Nanaware@midc.gov.in  
serialNumber=20, cn=Sanjay S Nanaware, o=Sanjay S Nanaware  
318246, cn=120610741922105100303, c=IN  
Date: 2020.02.01 10:18:10 +05:30



1208/20  
गार  
11) विवेकाचा पत्रकार, मोनदल्या  
न बाजारभागे (भाडेपट्ट्याचा  
बावलीत पट्टाकार आकारणी  
की पट्टेदार ते नमूद करणे) म  
2) मू-पापन, मोददल्या व परकम  
(असल्यास)  
3) क्षेत्रफल  
4) आकारणी किंवा जुद्धी तप्याप  
अन्य तप्या  
5) उल्लेखित करून घेण्या-या  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा दुकाननाम -  
किंवा आदेश असल्यास, जतिबादीचे  
नाव व संपूर्ण पत्ता  
6) उल्लेखित करून घेण्या-या  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा दुकाननाम  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता  
7) दिनांक करून दिल्याचा  
नोंदणीचा  
8) अनुक्रमांक, खंड व पृष्ठ  
9) बाजारभावाप्रमाणे मुद्रांक शुल्क  
10) बाजारभावाप्रमाणे नोंदणी  
शेरा



सूची क्र. दोन INDEX NO. II

भावाचे नाव : सागांव

कलन - 8

दस्त क्र. 2339 / 2023

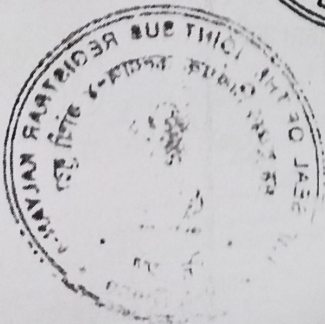
92 / 39

- (1) विदेशीचा पत्तार, मोनदल्यागे स्वरूप भाडेपट्टी व बालारभाव (भाडेपट्टीच्या बाबतीत पट्टीकार आकारणी देतो की पट्टीदार ते नमूद करावे) मोबदला रु. 0.00  
सा.भा. रु. 315,500.00
- (2) भू-पापन, पोटहिरसा व घरकमांक (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, पतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक
- (8) नोंदणीचा
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) शेंरा

(1) घर्णना गोजे सागाव, एम आय डी सी प्लॉट नंबर डी -51, फेज II, क्षेत्र 1500 चौ मी. एसीजे नंबर 778/11, मु.शु.रु. 16080/- चलन नं 164, दि. 21/11/2011 जा.क्र. 1323/ दि. 1/12/11  
(1)

किंवा जुडी देण्यात असेल तेव्हा

(1) एम.आय.डी.सी. --; घर/प्लॉट नं: --; गल्ली/रस्ता: --; ईमारतीचे नाव: --; ईमारत नं: --; पेठ/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पॅन नम्बर: --  
(1) मे शार्प टेबराटाईल गिल्स प्रा.लि. तर्फे अंथोराईज सिग्नेचरी, चंद्रकांत एच भोईर --; घर/प्लॉट नं: प्लॉट नं डी 51, फेज 2, एम आय डी. सी , डॉ.विजली पू ; गल्ली/रस्ता: --; ईमारतीचे नाव: --; ईमारत नं: --; पेठ/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पॅन नम्बर: AAACS7425G .



NAME

SHARP TEXTILE MILLS (PVT) LTD

दिनांक/बतारी तिथि DATE OF REGISTRATION CERTIFICATE  
27-11-1986

*[Handwritten Signature]*

कलन - ४  
दस्त क्र. 2339 / 20  
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आयकर विभाग  
INCOME TAX DEPARTMENT  
SHEKHAR MADHAV BHOR



भारत सरकार  
GOVT. OF INDIA

MADHAV MURALIDHAR BHOR

20/12/1955

BEKPP1703W

Signature

*[Handwritten Signature]*

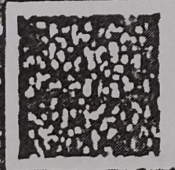
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



BEKPP1703W



भगवतलाल मिथलाल पाटवारी

MEETHALAL BHANWARLAL PATWARI

25/05/1987

AMVPP3140P

Signature

*[Handwritten Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

भगवतलाल मिथलाल पाटवारी

MEETHALAL BHANWARLAL PATWARI

25/05/1987

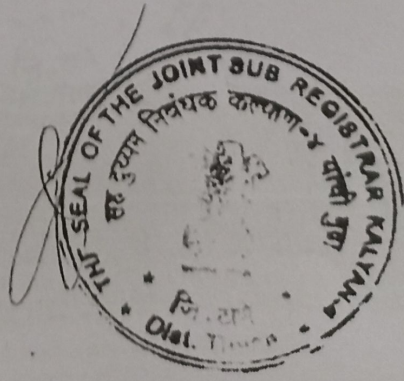
AMVPP3140P

*[Handwritten Signature]*

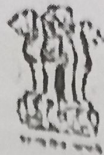


*[Handwritten Signature]*

7763 B104 6142  
मेरा आधार, मेरी पहचान



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
BEKPP1793N

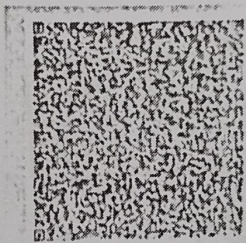
Name: GOURAV BHAGWATI PATWARI  
नाम / Father's name: BHAGWATI MEETHALAL PATWARI  
तारीख / Date of Birth: 03/07/1990  
Gender: Male

क ल न - ४  
दस्त क्र. 2339 / 2023  
22/39



*Gourav*

हस्ताक्षर / Signature



Signature Not Verified

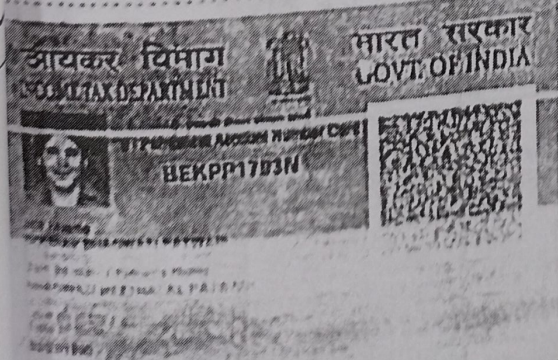
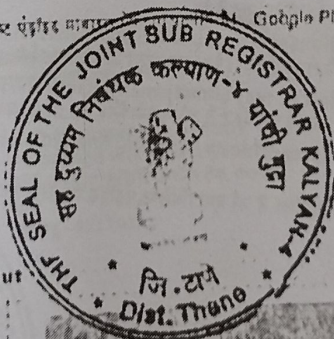
Digitally signed by Income Tax Department

Date: 20092022\_202114  
Reason: Document Signed  
Location: India

Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to taxpayer. (ई-स्थायी लेखा संख्या (ई-पैन) एक अद्वितीय पहचान विहित दस्तावेजों को जोड़ने से अलग-अलग विभागों को आसानी देता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स अर्थात्, शुल्कों के भुगतान और इलेक्ट्रॉनिक दस्तावेजों का आसानी से जुड़ाव व परामर्श आदि भी शामिल है।)

Noting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) (आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर विभाग, 1962 के नियम 114B, का संदर्भ दें।))  
Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader".  
यह ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस विशिष्ट मोबाइल ऐप की खोज के लिए कीवर्ड "PAN QR Code Reader" है।



To give this card in lost/found, kindly inform & return to:  
Income Tax PAN Services Unit, CIT(CEN),  
Plot No. 3, Sector 11, CBD Belapur,  
Mumbai-400 075

*Bejani*

भारत सरकार  
Government of India

गौरव भगवतीलाल पटवरी  
Gourav Bhagwatilal Patwari  
जन्म तारीख/DOB: 03/07/1990  
पुरुष/ MALE

4776 2270 2495

माझे आधार, माझी ओळख

कलन - ४  
दस्त क्र. 2339 / 2023  
28/39

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Bhagwatilal Patwari, Room No 403 Mahavir Heights CHS, Ganesh Mandir Road, Dombivli East, Municipal Water Tank, Kalyan, Thane, Maharashtra - 421201

पत्ता:  
S/O: भावतीलाल पटवरी, रूम न 403 महावीर हाइट्स सीएचएस, गणेश मंदिर रोड, डोंबिवली ईस्ट, मुनिसिपल वॉटर टँक, कल्याण, ठाणे, महाराष्ट्र - 421201

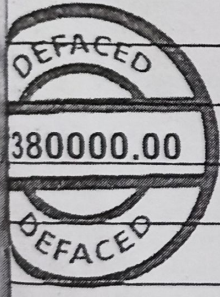
4776 2270 2495



*Gourav*

**CHALLAN**  
MTR Form Number-6

MIID1643047920223E		BARCODE		Date 16/02/2023-15:42:01		Form ID 257	
Inspector General Of Registration				<b>Payer Details</b>			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No. (If Applicable)		BEKPP1793N	
KLN4_KALYAN 4 JOINT SUB REGISTRAR				Full Name		GOURAV BHAGWATILAL PATWARI AND BHAGWATILAL MITHALAL	
THANE				Flat/Block No.		COOWNER	
2022-2023 One Time				Promises/Building		UNIT NO. 8, FIRST FLOOR AT PLOT NO.	
Account Head Details		Amount in Ra.		Road/Street		MIDC, PHASE-II	
30046401 Stamp Duty		350000.00		Area/Locality		DOMBIVLI	
30063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 2 1 2	
				Remarks (If Any)			
				PAN2=AAACS7425G-SecondPartyName=SHARP TEXTILE PRIVATE LIMITED			
				<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 1.2em; margin: 0;">क ल न - ४</p> <p style="margin: 0;">दस्त क्र. 2339 / 2023</p> <p style="margin: 0;">24/39</p> </div>			
Total		3,80,000.00		Amount In Words		Three Lakh Eighty Thousand Rupees Only	

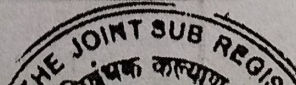


Payment Details		BANK OF INDIA		<b>FOR USE IN RECEIVING BANK</b>			
Cheque-DD Details				Bank CIN	Ref. No.	02202292023021606038	145777023
Cheque/DD No.				Bank Date	RBI Date	16/02/2023-15:42:01	Not Verified
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नॉट रजिस्टर्ड डॉक्युमेंटसाठी वैध असणारे कागद. नॉट रजिस्टर्ड डॉक्युमेंटसाठी वैध असणारे कागद.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement
1	(IS)-338-2331	000770811720223	17/02/2023-14:56:56	IGR127	



Print Date 17-02-2023

2023 3 02 21 PM

क्र. 2331/2023  
अर्माईनमेंट डीडी

PM

Details.

पक्षकाराचे नाव व पत्ता

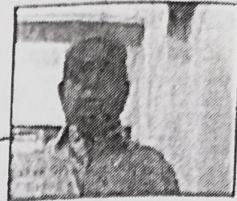
नाव: शेणमई बाणू देवगडाईन भिन्ना पा ती तर्फे: औधोराडज पर्यन शेखर  
महादेव भोर  
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. -  
८६ भिन्ना म्हीट हुसरा मजना सवेरी बाजार मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: AAACS7425G

पक्षकाराचा पत्ता

विहून देणार  
वय :- 66  
स्वाक्षरी:-

*[Signature]*

आयाचिन

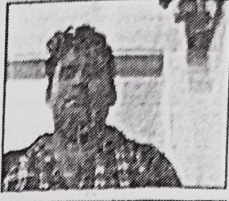


नाव: योगेश भगवतीवान पटवारी

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. -  
रूम नं ४०३ महावीर हाईट्स मोमायटी गणेश मंदिर रोड म्युनिसिपल  
बॉटल टँक डोबिवनी, महाराष्ट्र, ठाणे.  
पिन नंबर: BEKPP1793N

विहून घेणार  
वय :- 32  
स्वाक्षरी:-

*[Signature]*

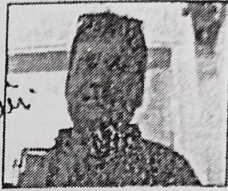


नाव: भगवतीवान मिळानात पटवारी

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. -  
रूम नं ४०३ महावीर हाईट्स मोमायटी गणेश मंदिर रोड म्युनिसिपल  
बॉटल टँक डोबिवनी, महाराष्ट्र, ठाणे.  
पिन नंबर: AMVPP3140P

विहून घेणार  
वय :- 55  
स्वाक्षरी:-

*[Signature]*



haser	Type	
JR AV GWATILAL WARI NER AND GWATILAL HALAL WARI OWNER	eChallan	
	DHC	
JR AV GWATILAL WARI NER AND GWATILAL HALAL WARI OWNER	eChallan	

दस्तावेज करून देणार तपासणीत अर्माईनमेंट डीडी चा दस्तऐवज करून दिल्याचे कबूल करतात.  
दिनांक: 17 / 02 / 2023 02 : 58 : 24 PM

anned Document for correctness thro  
Immediately after registration.

दस्तावेज -  
ज्योत दस्तम असे निवेदीत करतात की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र. 1 पक्षकाराचे नाव व पत्ता

1 नाव: श्री सुरज पटेल  
वय: 26  
पत्ता: राजापूर १ पैतपूर मडीयाहू मरिअहू जौनपूर उत्तर प्रदेश  
पिन कोड: 222161

स्वाक्षरी

आयाचिन



अर्माईनमेंट



2 नाव: अमित ओमप्रकाश शर्मा

वय: 42  
पत्ता: ब्रॅक नं ५ ७७, रूम नं ७, ओ. टी. सेक्शन उल्हासनगर २  
पिन कोड: 421002

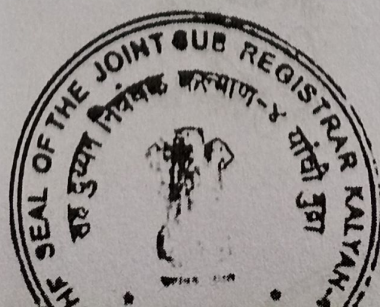
स्वाक्षरी



क्र. 4 ची वेळ: 17 / 02 / 2023 02 : 59 : 06 PM

क्र. 5 ची वेळ: 17 / 02 / 2023 02 : 59 : 22 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Kalyan 4

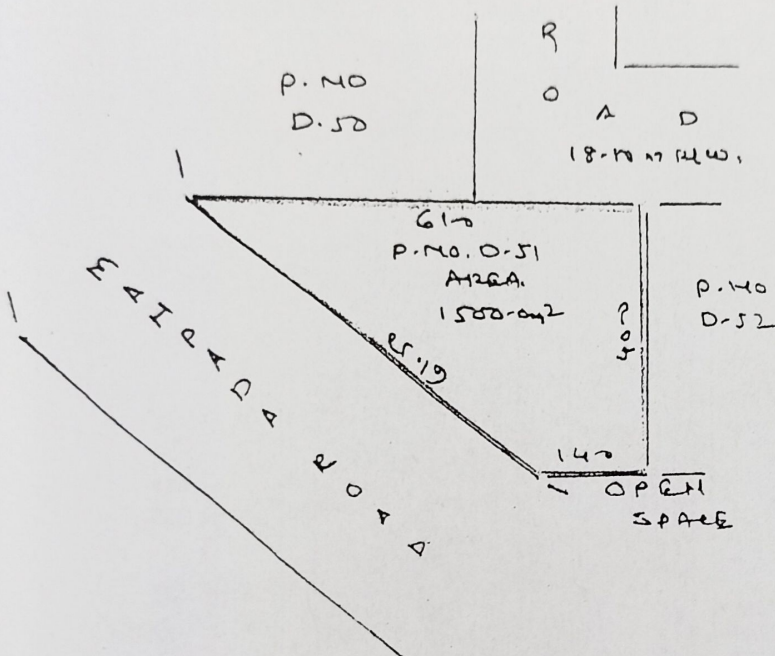


DOMBIVALI INDUSTRIAL AREA

VILL: ~~SARAPUR~~ TAL: ~~ICALLYAN~~ DIST: ~~THANE~~

SCALE: 1CM = 100 FT

क. ल. न. - ३	
दस्त क्र. १२०/३	२०१२
३	२०



*Handwritten signature*



*Handwritten signature*  
2011/12

Regional Officer - Thane I  
MIDC Regional Office, Thane-4

Sharp Textiles Mills, P. Ltd.

*Handwritten signature*  
Director/Attorney

cd. cl.  
 2092  
 20

# CERTIFICATE

U/S 32 (1) (b) of the Bombay Stamp Act 1958  
 Office of the Collector of Stamps, Thane (City)  
 Case No. Adj. 778/2011. Received Adj Fee Rs. 100/-  
 Vide Challan/Receipt No. 2432455. Date 12/10/2011

Received from Shri. M/s Sharp Textile Mills private limited  
 Residing at Dombivli (E)  
 Stamp duty of Rs. 16080/- sixteen thousand eighty only.  
 vide challan No. 164. Dated 21/11/2011

Certified under section 32 (1) (b) of the Bombay Stamp Act 1958 that the full duty of Rs. 16080/- with which this instrument is chargeable has been paid vide article No. 36, 250, 35, 57 of schedule I of Bombay Stamp Act 1958

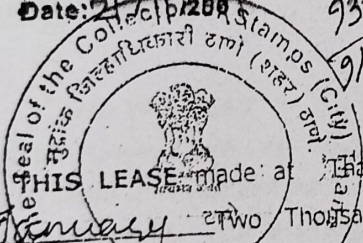
This Certificate is subject to the provision of Section 53 (A) of Bombay Stamp Act 1958.

MW - 315500

Place: Thane  
 Date: 21/11/2011

93236  
 9/24/99

Collector of Stamps  
 Thane (City)



THIS LEASE made at Thane the 20th day of Twelve BETWEEN  
 MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION constituted under the Maharashtra Industrial Development Act, 1961 (Mah. III of 1962) and having its Principal Office at 4, 4 (A), 12th Floor, World Trade Center, Complex-1, Cuff Parade, Colaba, Mumbai-400 005. hereinafter called the "Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One part; AND  
 M/S. SHARP TEXTILE MILLS PRIVATE LIMITED, a company incorporated under the companies Act-1956 and having its Registered office at PLOT NO. D-51, PHASE-II, MIDC. DOMBIVLI (EAST), hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include its successors or successors in business and permitted assigns) of the Other Part.

f14  
 20/11/2



f14  
 20/11/2

TSR



WHEREAS by an Agreement dated the 27<sup>th</sup> day of October-1989 and made between the Lessor of the One Part and M/S. SHARP TEXTILE MILLS PRIVATE LIMITED. of the other part the Lessor agreed to grant to M/S. SHARP TEXTILE MILLS PRIVATE LIMITED. upon the performance and observance by M/S. SHARP TEXTILE MILLS PRIVATE LIMITED of the obligations and conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

Recitals.

क. ल. न. - ३	
दस्त क्र. २०	२०१२
५	२९

AND WHEREAS pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted.

AND WHEREAS, the Lessee have constructed the Built-up area of 168.00 Sq. mtrs. for the present out of the total area of 1500 Sq. mtrs.

AND WHEREAS at the request of the Lessee, the Lessor has agreed to grant to the Lessee a Lease of the piece of land and premises in the manner hereinafter mentioned.

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessors's share of cesses and the owner's share of 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 have been estimated at Rs. 4,500/- approximately per annum.

NOW THIS LEASE WITNESSETH as follows :

1. In consideration of the premisses and the sum of Rs.2,25,000/- (Rupees Two Lakh Twenty Five Thousand Only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise the Lessee all that piece of land known as Plot No. D-51 in Dombivli Industrial Area, within the Village limits of Sagaon and within the limits of Kalyan Dombivli Municipal Corporation Taluka and Registration Sub-District Kalyan, and District and Registration, District Thane containing by admeasurement 1500 Sq. mtrs., or thereabouts and more particularly described in the First Schedule hereunder written and shown surrounded by a red

Description of Land.



15/11/12

f. 11  
20/11/12

WHEREAS by an Agreement dated the 27<sup>th</sup> day of October-1989 and made between the Lessor of the One Part and M/S. SHARP TEXTILE MILLS PRIVATE LIMITED. of the other part the Lessor agreed to grant to M/S. SHARP TEXTILE MILLS PRIVATE LIMITED. upon the performance and observance by M/S. SHARP TEXTILE MILLS PRIVATE LIMITED of the obligations and conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

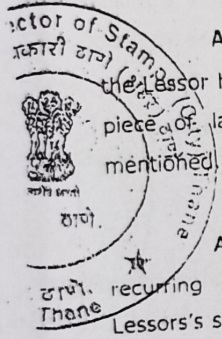
Recitals

क. ल. न. - ३	
दस्त क्र.	२०१२
५	२०

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AND WHEREAS, the Lessee have constructed the Built-up area of 168.00 Sq. mtrs. for the present out of the total area of 1500 Sq. mtrs.

AND WHEREAS at the request of the Lessee, the Lessor has agreed to grant to the Lessee a Lease of the piece of land and premises in the manner hereinafter mentioned.



AND WHEREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessors's share of cesses and the owner's share of 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 have been estimated at Rs. 4,500/- approximately per annum.

NOW THIS LEASE WITNESSETH as follows :

1. In consideration of the premisses and the sum of Rs.2,25,000/- (Rupees Two Lakh Twenty Five Thousand Only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise the Lessee all that piece of land known as Plot No. D-51 in Dombivli Industrial Area, within the Village limits of Sagaon and within the limits of Kalyan Dombivli Municipal Corporation Taluka and Registration Sub-District Kalyan, and District and Registration, District Thane containing by admeasurement 1500 Sq. mtrs., or thereabouts and more particularly described in the First Schedule hereunder written and shown surrounded by a red

Description of Land.



7.12  
2011/12

157/15

IN WITNESS WHERE OF SMT. FAROGH MUKADAM, the Regional Officer of Maharashtra Industrial Development Corporation has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf the Lessee hath caused its common seal to be affixed hereto the day and year first above written.

क. ल. न. - ३	
दस्त क्र. १०	२०१२
२६	१०

**FIRST SCHEDULE**  
(Description of Land)

All that piece of parcel of land known as Plot No. D-51 in the Dombivli Industrial Area, within the Village limits of Sagaon and within the limits of Kalyan Dombivli Municipal Corporation Taluka and Registration Sub-District Kalyan, and District and Registration, District Thane containing by admeasurement 1500 Sq. mtrs., or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say:-

On or towards the North by : Part of Plot No.D-50 & Road

(R/w 18.50 mtrs,)

On or towards the South by : Open Space

On or towards the East by: Plot No. D-52

On or towards the West by : Road (R/w 30.00m)

**SECOND SCHEDULE**  
( Building Regulations )

1. The development control Rules of the Lessor shall be applicable for development of plot in this Industrial Area.
2. Periphery of the plot shall be utilized for purpose of planting trees. At least one tree shall be planted per 200 Sq. mtrs. and one tree at distance of 15 metres on 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 Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 as regards the water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Board for the purpose of preventing any water or Air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.



ISMS  
14  
20/11/12

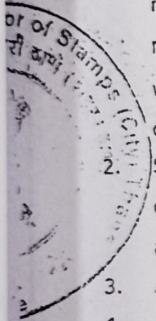
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the officer authorised by the Lessor, and no additions or alterations to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said officer.

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

क. ल. न. - ३	
दस्तावेज क्र. १०	२०९२
१५	२०

**THIRD SCHEDULE**  
**(List of Obnoxious Industries)**

1. Fertiliser Manufacture from organic materials, provided however, that these provisions shall not apply to the manufacture of fertilisers from previously processed material which have no noxious odours or fumes and which do not produce noxious odours of fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.
3. Ammonia Manufacture.
4. Incineration, reduction or dumping of offal, dead animal garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire-works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products or pyroxylin.
14. Pyroxylin manufacture.
15. Dye-Staff and pigment manufacture.
16. Turpentine, paints varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.



15/3/15  
17  
20/11/12

# Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel : +91-22-25820703 +91-22-25829539  
Fax: +91-22-25821886  
E-mail : rothane@midcindia.org

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

No. ROT-1/DMB/Plot No.D-51/Phas-II/ | 486

Date 31 JAN 2012

To  
M/S. Sharp Textile Mills Pvt. Ltd.,  
Plot No. D-51, Phase-II,  
Dombivli MIDC,  
Dombivli (E), Dist- Thane.

क. ल. न. - ३	
दस्त क्र. १२०	२०१२
१६	१६

Subject : Plot No-D-51 Phase-II  
From : **DOMBIVLI INDUSTRIAL AREA**  
Execution of Lease.

Madam/Gentlemen,

The Lease in respect of the above said plot has been executed on 19/01/2012.

The Lease is to be presented to the Sub-Registrar for the purpose of registration within a specific time limit prescribed by the law viz. Within 4 months from the date of execution of documents. We would request you to lodge both copies of the Lease for the registration making.

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

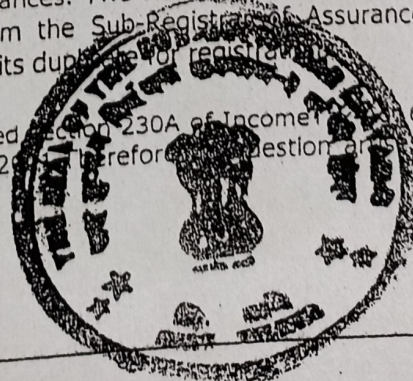
**Regional Office, Thane**  
MIDC, Thane Region,  
Office Complex Building, 1st Floor  
Near Wagle Estate, Octroi Naka  
THANE , 400604

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

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

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

We inform you that Income Tax Authorities have omitted section 230A of Income Tax Act 1961 from the statute Book with effect from 01-06-2001 by Finance Act 2001. Therefore, the question arises of issuing any certificate under the said section by the undersigned.



PLAN NO. 042

EXTERNAL MAN-ADA ROAD

OPEN SPACE

LOCATION PLAN  
SCALE 1:200

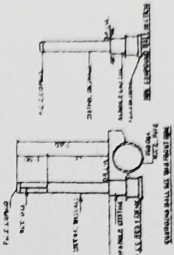
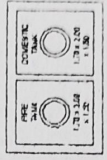
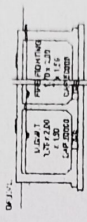
LAYOUT PLAN

PROPOSED (CONSTRUCTION)

Tidagulation (Scale - 1:200)

NO.	DESCRIPTION	DATE	BY	CHECKED	REVISION
1	DESIGN	1971	...	...	...
2	...	...	...	...	...

NO.	DESCRIPTION	DATE	BY	CHECKED	REVISION
1	DESIGN	1971	...	...	...
2	...	...	...	...	...



PROJECT INFORMATION

PROJECT NO. 111

DATE: 1971

BY: ...

CHECKED: ...

REVISION: ...

This is a preliminary drawing for the project. Authority for construction is not granted.



**ANNEXURE A**

Accompaniment to letter No. MIDC/SPA/DMB/D-51/ A44586/2020, Dt:- 31/01/2020

(Annexure – A of Occupancy Certificate of Plot No. D- 51, Phase- II, Dombivli Industrial Area, of M/S. Sharp Textile Mills Pvt. Ltd.)

Name of the Plot holder : M/S. Sharp Textile Mills Pvt. Ltd.  
Address : Plot No. D- 51, Phase- II,  
MIDC, Dombivli Industrial Area., Dombivli  
Plot area : **1500.00 Sq.M.**  
Approval of Plans : EE/SPA/DOM/D-51/A03672/2020;  
Dtd :- 03/01/2020.  
Built-up Area Approved : **710.23 Sq.M.**  
Previous BCC issued : Yes  
Position of construction on site as per site Inspection report : Completed as per approved plans.  
a) Built up area completed in: **710.23 Sq.M.**  
all respect  
b) FSI Details : **FSI Consumed = 0.47 (i.e. 47%)**  
Remarks as per Site : Building is completed as per Inspection Report approved plans & as per MIDC DCR-2009 (submitted by Licence Engineer)  
Area that could be considered as built up area ( Sq.M. ) : **710.23 Sq.M.**

**Details of Building Constructed and Built up Area approved:-**

Sr. No.	Building No.	Total Built up Area ( in sq.M.)
1	Ground Floor	156.06
2	First Floor	554.18
<b>Total BUA</b>		<b>710.23</b>

**Sanjay S Nanaware**  
Executive Engineer & SPA,  
M.I.D.C. Division;  
Dombivli.

Sanjay S Nanaware  
D/E, MIDC, Dombivli Industrial Area  
Dombivli, Dist. Thane, Maharashtra  
22, New Sector, Dombivli, Maharashtra - 422201  
Sanjay S Nanaware  
2182, 400911 PPO-11233921413 for SPA, on Sanjay S  
Nanaware  
Date: 30/01/2020 11:51:38 AM





# MIDC

No/EE/SPA/DMB/D-51/ A03672 /2020,  
Office of the Executive Engineer,  
MIDC., Division Dombivli.  
Date :- 03/01/2020.

M/S. Sharp Textile Industries Pvt. Ltd.  
Plot No. D- 51, Phase- II,  
MIDC, Dombivli Industrial Area,  
Dombivli (E). Dist - Thane.

Sub:- MIDC, Dombivli Industrial Area....

Revised Plan Approval of Building Plans of Industrial Gala Building  
on Plot No. D-51, Phase- II, MIDC, Dombivli Industrial Area...  
**M/S. Sharp Textile Industries Pvt. Ltd.**

- Ref:-
- 1) Auto DCR proposal No. SWC/3/521/20191208/672732;  
Dt. 08/12/2019.
  - 2) Provisional Fire NOC issued by Hon' Dy. CFO vide No. MIDC/  
Fire/E-31645; Dt. 26/12/2019.
  - 3) Permission of construction of Industrial Gala Building vide letter  
of Area Manager, RO Thane- 1, No. 283, Dt. 30/01/2017.

\*\*\*\*\*

Dear Sir,

You have submitted application for approval **A) Building Plan B) Drainage Plan.**

Above application are examined and following approvals are hereby granted...

### A) Building Plan Approval

Since you have paid following....

1. Scrutiny Charges, amounting to Rs. 5,681.84/- paid vide Receipt No.  
GL20463193, Dt. 12/12/2019 & GL20504666, Dt. 02/01/2020.
2. Development Charges, amounting to Rs. 3,23,293.64/- paid vide Receipt No.  
1073/CH/2124/2018, Dt. 23/04/2018 & MCH/2736/2019, Dt. 15/04/2019.
3. Labour Cess Charges, amounting to Rs. 3,33,976.94/- paid vide Receipt No.  
1073/CH/2124/2018, Dt. 23/04/2018 & MCH/2736/2019, Dt. 15/04/2019.

Sanjay S  
Nanaware

Digitally signed by Sanjay S Nanaware  
DN: c=IN, o=Government Of Maharashtra,  
ou=Maharashtra Industrial Development  
Corporation, postalCode=400093,  
st=Maharashtra,  
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07370af445cb028ab0ff0f0b0a890e1ad11,  
serialNumber=c263a77920774780bfacc0  
811b15ca175824cc06170b147438021d534  
a159a5, cn=Sanjay S Nanaware  
Date: 2020.01.11 13:42:34 +05'30'