

Rs. 01,00,260/-

AGREEMENT FOR SALE OF INDUSTRIAL UNIT

OK



Agreement
14/10/20

Unit 4 & 5
Bittu Ind. Estate, Vasai

RE: Unit No. 4 & 5 on ground floor, in Bittu Industrial Estate, admeasuring 120.45 square meters built-up area, situated on the plot of land bearing Plot No. 21, being a part of Survey No. 93/1 + 12 + 15, Survey No. 94/1 + 2 + 3 + 4 + 6 of village Waliv, Taluka and Dist. Thane at Vasai (East).

Name of the Vendor/Assignor ➤ **M/s. PRITAM ELECTRICALS AND ELECTRONICS PVT. LTD.**

Name of the Purchaser/Assignee ➤ **M/s. R.K. RIM PVT. LTD**

*** DRAFTED BY ***

J.K. SHETTY

B.A.LL.B

Advocate High Court
Office No. 112, 1st floor, Goyal Shopping
Arcade, S.V. Road, Borivali (West),
Mumbai - 400 092,
☎ 932303 31 09
☎ 2801 34 69

Sumit Vmed Jain
R.K. RIM



Thursday, August 18, 2005

5:04:47 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6343

दिनांक 18/08/2005

गावाचे नाव वालीव

दस्तऐवजाचा अनुक्रमांक

वसई 3 - 06343 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: भे.आर. के. सीम प्रा लि तर्फे मॅनेजिंग डाय श्री रामचंद्र सतु कांबळे - -

नोंदणी फी

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16710.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

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480.00

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मुख्य निबंधक
वसई 3

बाजार मुल्य: 1154000 रु. मोबदला: 1671000 रु.

भरलेले मुद्रांक शुल्क: 100260 रु.

मुख्य निबंधक पत्र दिला

मुख्य निबंधक

Customer Copy Sr. No. **19380** Date **5/8/05**

Deposit Br. **11**

Pay to: Acct. No. 9937200010056-icbi bank A/c stamp duty

Type of Document	Agreement for Sale
Type of Stamp	Special Adhesive
Ranking Value	Rs. 21,00,260
Service Charges	Rs. 10.00
Total	Rs. 21,00,270.00

Name of stamp duty paying party
M/s. R.K. RIM PVT. LTD.
136/209, Post Mudal, Tal. Bhudargad, Dist. Kolhapur

Chaque / DD. No. **714808**

Drawn on Bank **Bank of Maharashtra**
Mumbai (Co)

Signature of purchaser **R.K. RIM**

Date **5/8/05**

Authorized by (Sign, Name & EIN)
DC No. **23595**

Stamp: **Bank of Maharashtra, Mumbai**

Stamp: **Dist. Thane**

Stamp: **वसई-३**
दस्तावेज क्र. 383/2005
9/28

AGREEMENT FOR SALE OF INDUSTRIAL UNIT

ARTICLES OF AGREEMENT made at Mumbai, this **17th** day of August 2005,

BETWEEN

M/s. PRITAM ELECTRICALS AND ELECTRONICS PVT. LTD. a company incorporated under companies Act, 1956, having its registered office at Shop No. G-136, 22-Rabindra Sarani, Kolkata - 700 073 through Mr. Sumeet Umed Jain the C.A. to Mr. Jayanti Kumar Jain the director of the Company hereinafter called "the **VENDOR/ASSIGNOR**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the said company its Board of Directors and their successors and assigns) of the **ONE PART:**

PAN No. **AAA CR 8776 PAND**

M/s. R.K. RIM PVT. LTD. a company incorporated under companies Act, 1956, having its registered office at Admapur, Post Mudal, Taluka Bhudargad Dist. Kolhapur Pin Code - 416209 through its Managing Director Mr. Ramchandra S. Kamble, hereinafter called "**PURCHASER/ASSIGNEE**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the said company its Board of Directors, their successors and assigns) of the **OTHER PART:**

Sumeet Umed Jain
R.K. RIM

AUTHORISED SIGNATORY

INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.

भारत 76833
137708
R01002601-95336
INDIA
AUG 06 2005
11:07

: **RECEIPT:**

वसई - ३
दस्त <u>६/३/२००५</u>
<u>६/२५</u>

RECEIVED of and from the within named the Purchaser/Assignee a sum of Rs. 4,00,000/- (Rupees Four Lakhs) only being the earnest money due and payable by him to me under these presents by Cheque No. 758152 dated 03.08.2005 drawn on Bank of Maharashtra, Malad (West) Branch.

I Say Received Rs. 4,00,000/-

X Sumit umed jain

(**Mr. SUMEET UMED JAIN**)

C.A. to Mr. Jayanti Kumar Jain director of
M/s. Pritam Electricals and Electronics Pvt. Ltd.

VENDOR/ASSIGNOR

WITNESSES:

1. 
Signature

Name: Santosh V. Patre

Address: Anandashram, At. & Post:- Palghar
Dist:- Thane.

 _____  _____

2. 
Signature

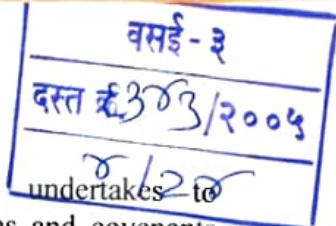
Name: Sudhakar A. Gandhi

Address: 9, Sanjeevani, Dattapada Road,
Borivli (E), Mumbai - 400066

 _____  _____

Sumit umed jain
RECEIVED





3. The Purchaser/Assignee agrees and undertakes to observe and perform all the terms, conditions and covenants mentioned in the said Original Agreement dated 25th day of September 1995, and the stipulations contained therein on his part and to pay to the Ad-hoc Committee/Promoters regularly the dues in respect of the said units including the periodical Municipal Assessment, Common electric charges, common water charges service charges and other monthly outgoings etc, and shall not withhold the same for any reason whatsoever and shall indemnify and continue to indemnify the Vendor/Assignor in this behalf.

4. The Vendor/Assignor hereby states and declares that the said original Agreement dated 25th day of September 1995 is still valid subsisting and binding to parties thereto.

5. The Vendor/Assignor hereby declares that it has not on or before of this Agreement mortgaged, transferred, assigned or in any other way encumbered or alienated its right, title and interest in respect of the said units under the said original Agreement dated 25th day of September 1995.

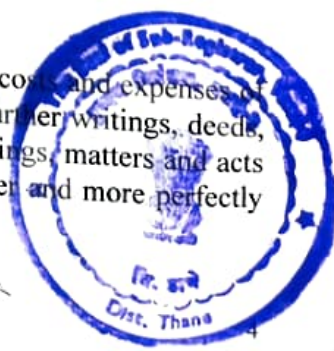
6. The Vendor/Assignor further agrees and undertakes to indemnify and keep indemnified the Purchaser/Assignee, and its board of directors and their successors and assigns against any claim, demand, suit or other legal proceedings arising from any other person or persons relating to the said units claiming through or under the Vendor/Assignor herein.

7. The stamp duty and Registration fees relating to these presents shall be borne and paid by the Purchaser/Assignee only. However the Vendor/Assignor will attend the office of the Sub-Registrar Vasai - 2 and will admit the execution thereof as and when required by the Purchaser/Assignee.

8. The Vendor/Assignor shall handover to the Purchaser/Assignee the original Agreement dated 25th day of September 1995, original receipt for payment of stamp duty and Registration fees and original receipts issued by the Promoter for payment of instalments relating to the said units and the receipts for payment of monthly outgoing bills, electric bill etc. relating to the said units up to the date of handing over the possession of the said unit by the Vendor/Assignor to the Purchaser/Assignee.

9. The Vendor/Assignor agrees at the cost and expenses of the Purchaser/Assignee to execute such further writings, deeds, Agreements, assurances and to do such things, matters and acts as may be reasonably necessary for further and more perfectly

Sumit umed Jain
RSCCLK



assuring unto the Purchaser/Assignee herein the said units herby sold.

10. This Agreement shall be subject to the provisions of Maharashtra Ownership Flats Act, 1963 and the rules made there under.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Unit No. 4 & 5 on ground floor, in Bittu Industrial Estate, admeasuring 120.45 square meters built-up area, situated on the plot of land bearing Plot No. 21, being a part of Survey No. 93/1 + 12 + 15, Survey No. 94/1 + 2 + 3 + 4 + 6 of village Waliv, Taluka and Dist. Thane at Vasai (East) within the Registration District Thane and Sub-District Vasai.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

हस्ताक्षर किये गये हैं - (गोपबन्धन), *Collector Thane permission of N.A*
 SIGNED AND DELIVERED BY
 the withinnamed VENDOR/ASSIGNOR
**M/s. PRITAM ELECTRICALS AND
 ELECTRONICS PVT. LTD.** through
Mr. SUMEET UMED JAIN
 C.A. to Mr. Jayanti Kumar Jain
 director of the Company
 in the presence of

Sumit umed Jain

Satre

SIGNED AND DELIVERED BY
 the withinnamed PURCHASER/ASSIGNEE
M/s. R.K. RIM PVT. LTD,
 through its Managing Director
Mr. RAMCHANDRA S. KAMBLE
 in the presence of ...

R.K. RIM PVT. LTD.

Ramchandra S. Kamble
Managing Director

Ramchandra S. Kamble



Purchaser/Assignee has agreed to purchase and acquire the said units with the notice of the said original Agreement dated 25th day of September 1995 and after taking the inspection thereof and being fully conversant with the several covenants and conditions therein contained upon the terms and conditions hereinafter appearing: -

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

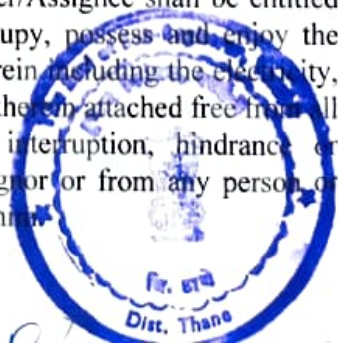
दस्तावेज 383/2004
128

1. The Vendor/Assignor shall sell, transfer, assign and assure and the Purchaser/Assignee shall purchase and acquire the said units i.e., Unit No. 4 & 5 on ground floor, in Bittu Industrial Estate, admeasuring 120.45 square meters built-up area, situated on the plot of land bearing Plot No. 21, being a part of Survey No. 93/1 + 12 + 15, Survey No. 94/1 + 2 + 3 + 4 + 6 of village Waliv, Taluka and Dist. Thane at Vasai (East) within the Registration District Thane and Sub-District Vasai, more particularly described in the schedule hereunder written together with the benefits of the said original Agreement dated 25th day of September 1995 subject to the terms and conditions therein contained at or for the price of Rs. 16,71,000/- (Rupees Sixteen Lakhs Seventy One Thousands) only being the full consideration, due and payable by the Purchaser/Assignee to the Vendor/Assignor in the following manner: -

(a) Rs. 4,00,000/- (Rupees Four Lakhs) only being the earnest money on or before execution of these presents.

(b) Rs. 12,71,000/- (Rupees Twelve Lakhs Seventy One Thousands) only being the balance consideration on or before 31.08.2005 against the delivery of the vacant and peaceful possession of the said units, free from all encumbrances. The payment of the balance consideration within the stipulated time limit is the essence of contract.

2. On receiving the full consideration as aforesaid, the Vendor/Assignor shall immediately put the Purchaser/Assignee in vacant and peaceful possession of the said units free from all encumbrances with all its right, title and interest under the said original Agreement dated 25th day of September 1995 (which the Purchaser/Assignee have seen, inspected and found to be in perfect condition) and the Purchaser/Assignee shall be entitled the quietly enter upon, leave, occupy, possess and enjoy the said units and all the amenities therein including the electricity, sanitary and other fittings, fixtures thereof attached free from all encumbrances and without any interruption, hindrance or disturbance from the Vendor/Assignor or from any person or persons claiming through or under him.



Umed Jain

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दस्तावेज ४३/२००५

२/२४

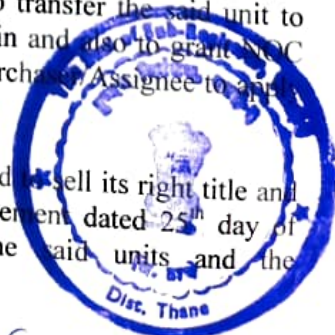
WHEREAS:

(i) By virtue of an Agreement dated 25th day of September 1995 made at Vasai between M/s. MEGHDOOT PROPERTIES a registered partnership firm having its office at 111, Ambica Commercial Complex, Vasai Road (East), Dist. Thane - 401 202 therein called the Promoters of the One Part and M/s. Pritam Electricals and Electronics Pvt. Ltd., a company incorporated under companies Act, 1956, having its registered office at Shop No. G-136, 22-Rabindra Sarani, Kolkata - 700 073 through its Director Mr. Jayanti Kumar Jain (the Vendor/Assignor herein) therein called the Unit Purchaser of the Other Part the latter had purchased and acquired Industrial Units on ownership basis i.e., Unit Nos. 4 & 5 on ground floor, in Bittu Industrial Estate, admeasuring 120.45 square meters built-up area, situated on the plot of land bearing Plot No. 21, being a part of Survey No. 93/1 + 12 + 15, Survey No. 94/1 + 2 + 3 + 4 + 6 of village Waliv, Taluka and Dist. Thane at Vasai (East) within the Registration District Thane and Sub-District Vasai, more particularly described in the schedule hereunder written (hereinafter called "the said units") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore to the said Vendors and took the vacant and peaceful possession of the said unit and has been in exclusive, use, occupation and possession of the same till this date;

(ii) The said Original Purchaser M/s. Pritam Electricals and Electronics Pvt. Ltd., has paid a sum of Rs. 48,000/- as stamp duty in respect of the said Original Agreement dated 25th day of September 1995 and the same after execution by the parties thereto was lodged for registration in the office of the Sub-Registrar Vasai - 2 under Sr. No. CHHA/2243 of 1995 dated 25th day of September 1995 and paid a sum of Rs. 6,025/- as registration fees accordingly;

(iii) The Vendor/Assignor has represented to the Purchaser/Assignee that the units owners in the said building known as Bittu Industrial Estate at Vasai (East), have yet not formed a Co-operative Society to manage the affairs and hence the said building is being managed and looked after by the Vendors. However the Vendor/Assignor has agreed to obtain NOC from the Promoters agreeing to transfer the said unit to the name of Purchaser/Assignee herein and also to grant NOC in the Bank's format to enable the Purchaser/Assignee to apply and obtain bank loan;

(iv) The Vendor/Assignor has agreed to sell its right title and interest under the said original Agreement dated 25th day of September 1995 in respect of the said units and the



Unit used Jain

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 424/628 100Rs.

6012 — W



पश्चिम बंगाल WEST BENGAL

00AA 791561

addl. Registrar of Assurances-III
 Kolkata
 - 9 AUG 2003

under the provisions of the Assurances Act, 1909
 and the Assurances (Amendment) Act, 1910
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 and the Assurances (Amendment) Act, 2022
 and the Assurances (Amendment) Act, 2023
 and the Assurances (Amendment) Act, 2024
 and the Assurances (Amendment) Act, 2025



E-71

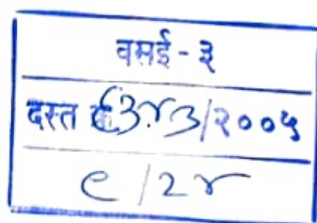


POWER OF ATTORNEY

TO ALL MEN THESE PRESENTS, that "M/s. PRITAM ELECTRICALS & ELECTRONICS PRIVATE LIMITED, hereinafter referred to as the "SAID COMPANY" represented by its Director SRI JAYANTI KUMAR JAIN son of Dharam Chand Jain, by faith Hindu, residing at 22, Rabindra Sarani, Calcutta 700 073 hereinafter referred to as the Principal SEND GREETINGS :



480/11
 E-71



WHEREAS the said Company is the full and absolute owner of All that the Unit No. 4 and 5 on the Ground Floor on Bittu Industrial Estate measuring about 120.45 sq. mtrs. more or less situated on the plot of land bearing Plot No.21 being a part of Survey No. 93/1+12+15 and survey No. 94/1+2+3+4+6 of Village Walib, Talukha & District - Thane at Vasai (East) Bombay hereinafter referred to as the said Units and more fully and particularly described in the Schedule hereunder.

AND WHEREAS the Principal is likely to be away from Mumbai and accordingly, is desirous of appointing and constituting a lawful and legal Attorney in his absence.

NOW ALL MEN BY THESE PRESENTS that I as the Director of the said Company hereby appoint, retain, constitute, nominate SRI SUMIT JAIN son of Sri Umed Singh Jain, by faith Hindu, residing at 304, Krishna Vastu-I, Abrol Group Society Enersshine Nagar, Malad (W), Mumbai-64 as my true and lawful attorney/agent to do all of the following acts deeds and things on behalf of the said Company.

1. To present documents and to admit for execution therein before the Registering Authority and to sign any documents, application form etc. in respect of the said Units.
2. To settle and negotiate sale consideration of the said Units.



वसई-३
दस्त. ३४३/२००५
१०/२०

3

3. To sign and execute sale Deed, Mortgage Deed etc. and to appear before the Registering Authority for the said purpose.
4. To receive earnest money and payments towards sale consideration on behalf of Principal and to deposit the same into the credit of the Principals.
5. To engage Advocate and to fix his fees and remuneration.
6. AND GENERALLY to do all acts, deeds and things that may be necessary in this connection in respect of the said Units and I undertake, to ratify everything and anything which my lawful attorney shall do or purport to do by virtue of this Power of Attorney.

SCHEDULE OF THE PROPERTY

ALL THAT the Unit Nos. 4 and 5 on the Ground Floor on Bittu Industrial Estate measuring about 120.45 sq. mtrs. more or less situated on the plot of land bearing Plot No. 21, being a part of Survey No. 93/1+12+15 and survey No. 94/1+2+3+4+6 of Village Walib, Talukha and District = Thane at Vasai (East), Bombay.



ANNEXURE 'F'

सर्क-३
वस्तु ६३४३/२००५
९३/२४

निम्न प्रोती

गा. नं. नं. ७, ७ अ व १९

ह. नं. ९३/९, २, ९५ } प्रो. न
२६/९, २, ३, ६, ६ } २९

कपडेदार

मेलादूत प्रापटी लेफ्ट
श्री. दिक्षिप-सी जैन

गायः- वागीश

ताडका- त. २६

हतर इका-

आय. ...
उप बावणी-कायक ... ३६५९
गोट लवाया ...
पहुण ... ३६५९

आकार ...
मुही अथवा }
बादा आकार }
गामी ...

वर्ष	कुल आणि मंद	अथ	रीत	पिके आणि लागवड	क्षेत्र	मोरा
९३ ९४	१६५९	१६५९	१६५९	१६५९	१६५९	१६५९

(असल वरदुक्क नवदल)
तारीख १०/१२/९४

महाराष्ट्र सरकार
जिल्हा तलाक बागायत
अ. १४९ (वि. १४९)

Somit vmed jain
HSCC



पृष्ठ सं.	३
दिनांक	३०/३/१९९४
पृष्ठ सं.	१४१/२४

ANNEXURE - 'E'

RESIDENCE :
101/102, 'AKASHGANGA' 'D'
DEVCHAND NAGAR,
JAIN TEMPLE ROAD, BHAYANDER, (W).
DIST. THANE-401101.

S.S. Jain
ADVOCATE HIGH COURT

CHAMBER,
27, PICKET CROSS ROAD,
11, SHREENATH B HUVAN,
1st FLR, BOMBAY 400 002.
☎ OFF: 2064868, RES: 8195103

TO WHOMSOEVER IT MAY CONCERN

This is to certify that as per the papers produced before me by M/s Maghdoot Properties having their office at 111-Ambika Comm. Complex, Vasai Road(E), Dist. Thane regarding the plot of land bearing No.21 from S.No.93/12+15 and 94/1 +2+4 and + 6 containing by admeasurements 1659 Sq. Mts. or thereabout situate at Village Waliv, Taluka Vasai, District Thane, I have gone through the same and investigated the title of the said M/s Maghdoot Properties to the said plot of land.

In my opinion the title of the said M/s Maghdoot Properties to the said plot of land is clear, marketable and free from all encumbrances and doubts.

Bombay,
Dated, 27th Sept., 1994

S.S. Jain
Advocate High Court.



Sumitendra Jain

Attest

दिनांक:- १५.०१.१९८८

Sumit Vimal Jain

Sunil vmed jain

पत्र - ३
 दस्त ६३३ २००५
 १९/२४

पान नं. १

जोत्याचे बांधाकाम अनुश्रेय आहे व ८३०.८० चौ. मि. क्षेत्रा हे गुल्या वाचराताही राबून देणेत यावे.

- ४) नियोजित बांधाकाम हे तत्कालीन बांधकाम नियमावलीनुसार बांधकाम करणे याचे धोरण आहे.
- ५) नियोजित इमारतीसाठी आवश्यक आवाणी-या बांधकामाची तोय माला निमित्तानाची व्यवस्था तशी करण्याची व्यवस्था नसल्यास प्रत्यक्षा वाचराबाबती अर्जदाराने केली वा दिले. ही कामे इतर कामे पूर्ण करण्या अगोदर पूर्ण केली वा दिले. ही कामे बाट कामे पूर्ण करण्या अगोदर पूर्ण केली वा दिले.
- ६) नियोजित बांधकामात मंजुरीयेक्षावेगळे बदल करावयाचे असल्यास किंवा वाचर बदलावयाचा असल्यास या कार्यामयाकडून पूर्व परवानगी घेणे आवश्यक आहे.
- ६-अ) लोडींग-अनलोडींग प्लॅट बॉक्सचा वाचर फक्त मालाचे चढ-उतारणीसाठीच करण्यास यावा.
- ६-ब) औद्योगिक उत्पादन सुरु करणेपूर्वी प्रत्येक गावा धारकाने महाराष्ट्र प्रदूषण नियंत्रण मंडळ, मुंबई याकडून ना हरकत दाखला प्राप्त करून घ्यावा व त्याचे बचलन करावे.
- ६-क) दिनांक १२.१०.८२ च्या मूळ आदेशातील शर्त क्रमांक २ अन्वये बांधकाम परवानगीसाठी मुदतीत अर्ज केलेला नाही म्हणून अर्जदार यांना रक्कम रुपये १०००/- रुपये रुक स्वार् दंड करण्यात आला आहे. तदर दंड रपती ही आदेश प्राप्त झालेबाबतून ३० दिवसांत तहसिलदार बसई याकडे मारावा. या मुदती मुदतीत दंड न भरल्यास तदरपी बांधकाम परवानगी रद्द करण्यात येईल व मुदती कार्यवाही करण्यात येईल.
- ६-ड) उद्योग तहसंयोजक स्वसं-स्वसं कडून मुंबई यांनी कालील शर्तीना अधिन राहून परवानगीसाठी ना हरकत असल्याचे अधिप्राय दिले आहेत. त्या शर्ती अर्जदारास पूर्णकारक आहेत.
- ७) अर्जदाराने उद्योग तयारकाकडून औद्योगिक बलाहतीचे बांधकाम करणीसाठी ना हरकत दफ्तर प्रमाणपत्र आणणे आवश्यक आहे.
- ८) अर्जदाराने नियोजित औद्योगिक बलाहतीमधील प्रत्येक गावाधारकांची करणीत येणा-या विही करारबन्नात मंजूर नकाराप्रमाणे गाव्याचे बांधकाम क्षेत्र नमूद केले वा दिले.
- ९) प्रत्येक गावाधारकाने उत्पादन प्रक्रिया सुरु होण्यापूर्वी उद्योग संयोजकाकडून ना हरकत प्रमाणपत्र आणणे आवश्यक आहे. तशी अट अर्जदाराने भित्रीकरार बन्नात नमूद केली वा दिले.
- १०) रका गाव्यात रुक युनिट अनुश्रेय आहे. गाव्याची उपविभागणी केल्या गेल्याने देता येणार नाही किंवा दुस-या युनिट करिता गाव्याचा उपविभाग वाचरा येणार नाही.
- ११) बाणी प्रदूषण/रासायनिक/बायोकेमिकल/अप्रायकारक युक्ति आम नियोजित औद्योगिक बलाहतीमध्ये अनुश्रेय नाहीत.
- १२) आवश्यकता असल्यास संदर्भित प्रकरणी महाराष्ट्र औद्योगिक विकास कायद्यानुसार महाराष्ट्र औद्योगिक विकास महामंडळाचे क्षेत्राचे हद्दीबाबतचे अधिसूचना वाचरी परवानगी घेणे आवश्यक आहे. त्याशिवाय बागेचा विकास करणे अगोदर माही.
- १३) अर्जदार यांनी बांधकाम सुरु झाल्याबद्दल संबंधित अधिकाऱ्याकडे नोंद घ्यावी व तलाकीमार्फत बांधकाम सुरु झाल्याबाबतून ३० दिवसाचे अंतर्गत कर भरवाव घ्यावा.

Sunit med jam

१६/८/८४



बान नं. २

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८] अर्जदार गावाधारक यांनी संबंधित ग्रामस्थांसाठीची बांधकाम बरबादगी होणे आवश्यक आहे.

९] अर्जदार यांनी चौ. मि. करिता औद्योगिक कारणास्तव दर चौ. मि. ला ०.०३ पेरे या सुधारित दराप्रमाणे प्रत्येक मळाली बांधकामासाठी भिनसोती आकार घेण्याबाबत आहे. सुधारित भिनसोती आकार दिनांक ३१.७.१९९१ वर्षाना देण्याचा आहे.

१०] अप्पर जिल्हाधिकारी काणे यांचेकडील दिनांक १२.१०.८९ व १.१.१९८७ चे भिनसोती आदेशातील शर्ती अर्जदार यांचेवर बांधकाम करिता आहेत.

११] अर्जदाराने बरील शर्तीचे उल्लंघन केल्यास बांधकाम बरबादगी रद्द करण्यात येईल.

तडी/-

[गो.बा. विंगुकर]

जिल्हाधिकारी काणे.

प्रति :
श्री. बेरनाथ जाव घोसाव व इतर. १४
व्दारा :- ये. श्री. मेहता, अँड असोसिएट्स, १०१, के. टी. व्हॅल, नर्त रोड (बसिणम)
चि. काणे [संजूर नकाशातह]

ओक/१७.११.८८



११.११.८८

Sumit Umed Jain
Rajiv

वर्ग-३
मत ३३३/१००९
९६०/२४



ANNEXURE - 'B'

દાત્ત ૬૩૭૩/૨૦૦૬
૭૬૫૪

ડાક નોંદ પત્ર (ગો. દે.)

૬. નાકપુ-૨૫૭૨/૨૦૦૬-૦૪૪૪ ૫૬.૦૦
ગો. દે. ગાંધીનગર, મહીન ગામ ના બાગ,
મોંચાલપાતાલી, મુ.કે. ૩૭.
તારીખ :- 5 MAR 1990

[ઓનોનિક વસાહતીનિરિત્તા "અસ્થાપી" ના હરકત પ્રમાણપત્ર]

પ્રતિ,
સર્વપ્રી જે. પી. મેહતા ઝેડ અનોનિકોલ
૧૦૧ કે. ટી. પેપર્સ, સ્ટેશન રોડ,
વસઈ [પશ્ચિમ] મિલ્હા-ઠાળે.
પીન કોડ - ૪૦૧ ૨૦૨



ચિત્ર :- મુદ્દત જુલાઈ ૨૧
મુદ્દત ૨૩/૧૨, ૧૫ થી ૧૭/૧, ૨, ૩, ૪ થી
મોંચાલપાતાલી, તાલુકા વસઈ, મિલ્હા ઠાળે
મેં સધુ ગો. દે. પસંદગીવા ફરિયાદી "અસ્થાપી"
ઓનોનિક કોમ્પ્લેક્સ દ્વારા
વાંધવાતાની અસ્થાપી ના હરકત પ્રમાણપત્ર
દેખાવત.

તારીખ :- આખલા ગર્જ તારીખ ૧૨. ૫. ૮૯
વ તારીખવા પત્ર-વિવહાર, ધિ. ૩૪. ૪. ૯૦
પે પત્ર

મહોદય,

અપરોક્ત સંદર્ભાત આપણાસ અતે કમ્પ્લેક્સાતિ પેતે તી, મુદ્દત જુલાઈ ૨૧ થી મુદ્દત ૨૩/૧૨, ૧૫ થી ૧૭/૧, ૨, ૩, ૪ થી ૬ મોંચાલપાતાલી, તાલુકા વસઈ, મિલ્હા ઠાળે મેં
સધુ ગો. દે. પસંદગીવા "અસ્થાપી" (ઓનોનિક કોમ્પ્લેક્સ) " વાંધવાતાની હે. અસ્થાપી ના
હરકત પ્રમાણપત્ર દેખાવત પેત આદે. યા પ્રસ્તાવિત ઓનોનિક વસાહતીવા કુમારતીતિ
તમ મજલવાવરોત ગાંધી ની સંઘા ૧૨ અસુન ત મેં વાંધવાત ડે. ૨૫. ૮૭ વી. મી.
[અઠમે સત્તાવીસ ંશ આઠ વાર વી. મી.] આદે. ગાંધીવા તમતિ સોપતમે લોનપસા
મધ્યે નમુદ કેલ્યાપ્રમાણે આદે. યા વાંધવાતિને દિલેતે નેકર આપારમુલ માગતે વાતીત
હે અસ્થાપી ના હરકત પ્રમાણપત્ર મારીતિ અટીધર વ અટીધર દેખાવત માતે આદે.

[૨] મિલ્હાધિકારી, ઠાળે હયાત ગુરુતિ વરવાતિ જુલાઈ મેડુલ ૨૩/૧૨, ૧૫ થી ૧૭/૧, ૨, ૩, ૪ થી ૬
વાંધવા/તોઆર-૧૦૧/૮૮ તારીખ ૧૬. ૧૪. ૮૮ વા અદેશતીતિ અટીધર ને મારીતિ ગુરુતિ
વ અંતલવાંધની ઠરણે આપણાધર વાંધવાત ગુરુતિ કુમારતીતિ વાંધવાત મુલ માગતે વાતીત
પ્રમાણે કરાંત.



Sunit Umed Jain
Rajendra

पुणे क्षेत्रांकरिता मुंबई महानगर विकास प्राधिकरणाची (पी एम.आर.डी.) विशेष

प्राधिकरण (स्पेशल प्लानिंग ऑथोरिटी) म्हणून नियुक्ती आली आहे.

पुणे नकाशे विकास कार्य सुरू करण्यापूर्वी त्याच्याकडून गंजूर करून घ्यावे.

मुख्य कारखाने निरिक्षक यांच्या पुढील मुनिफा/नकाशे/टी-१२/८९/६/२००५

६ दिनांक १९.४.८९ च्या गंजूर नकाशा समवेत पातलेल्या अटी व शर्तीवर

असल्याचे प्रमाणपत्र
दस्त क्र. ३४३/२००५
१९/४/२००५

या औद्योगिक वसाहतीच्या वांछकामासाठी फ्लॅट, लोखंड व इतर दुर्गंध वांधकाम
एवढे निर्धारित वाटणाऱ्या उपाययोजना करण्याचे आदेश राहून हे असल्याची ना हरकत
प्र देण्यात आले आहे.

विपुलशक्ती, वाणी औद्योगिक वसाहत आगत रस्ते, सांडपाण्याची विल्हेवाट,

व सोय आपणात त्याची ना हरकत प्रमाणपत्र घेण्यापूर्वी करावी लागेल व त्यासाठी
एवढे प्रदुषण नियंत्रण मंडळाकडून सर्व अटींची पूर्तता झाल्याची ना हरकत प्रमाणपत्र
करावी लागतील.

पाण्यावर आधारित उत्पादन, धोकादायक व ज्वालामुखी रसायने सोय व इतर
उत्पादन वस्तु आणि आजुबाजूच्या गावे धारणांना प्रदुषण सोय व इतर
उत्पादनासाठी व प्रक्रियासाठी या औद्योगिक वसाहतीमधील गाळीत पाण्याची
पेणार नाही.

हया वसाहतीमधील औद्योगिक गाळणीचे विभाजन करता येणार नाही. कोणत्याही
जित गाळपास लघु उद्योग स्थापन करण्यासाठी हया संवालेनालयाकडून ना हरकत
प्र देण्यात नाही.

सदर औद्योगिक वसाहतीचे वांछकाम पूर्ण झाल्यावर मुंबई महानगरविकास
प्राधिकरण (पीएमआरडी) वांछकाम वापराचा दाखला (अंतिमपुनर्ती मर्टीफिकेट)
नंतरच वसाहतीचे त्याची ना हरकत प्रमाणपत्रासाठी या संवालेनालयाकडे अर्ज करावा.
वांछकाम स्थापत्य विशारदाकडून (आगटिस्ट) घेतलेला अंमल पूर्णत्वाचा दाखला
या ताखीलताह अन्ने आवश्यक आहे.

Smit Umed Jain
Rastane

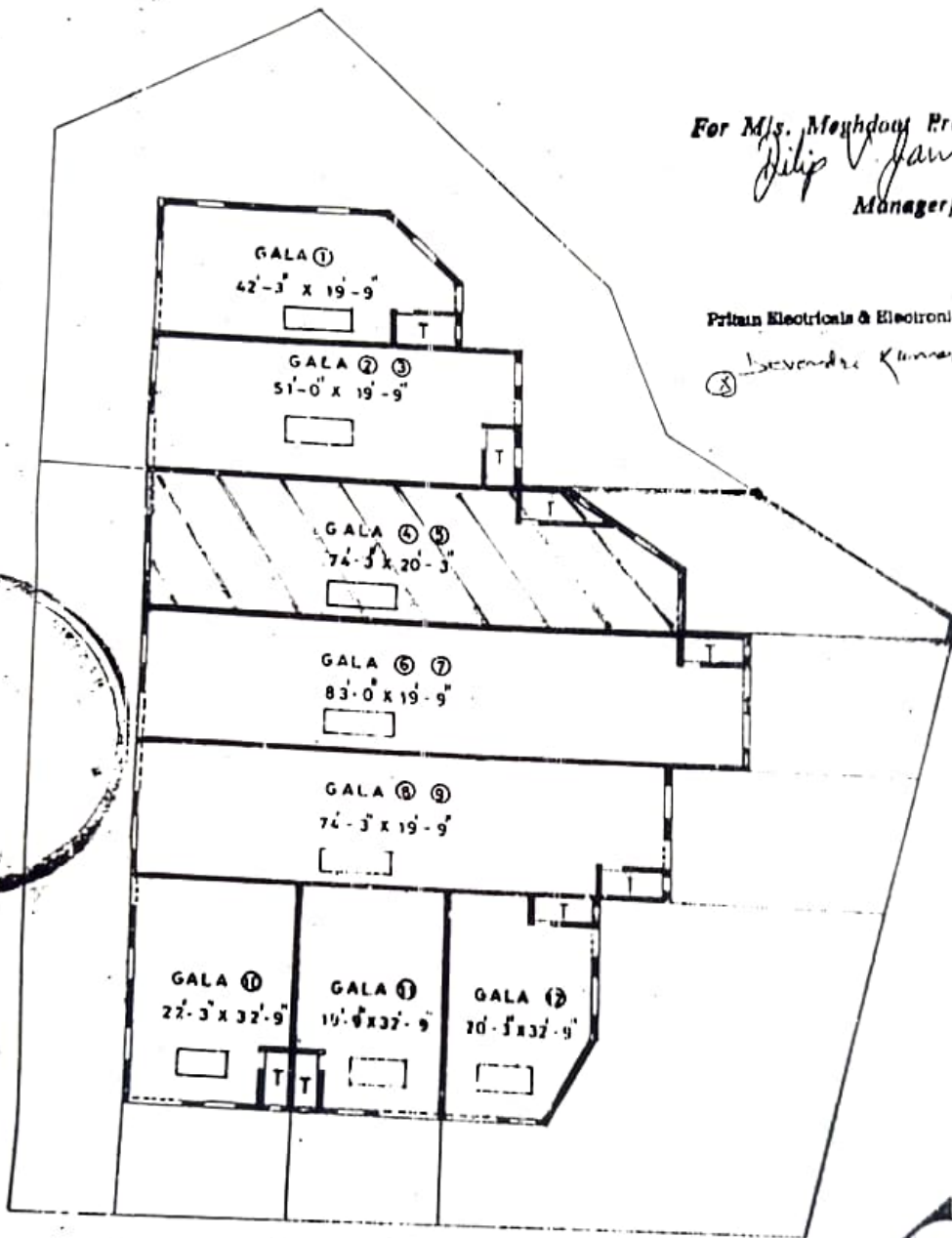


ANNEXURE 'D'

वर्ग-३
वस्तु: 383/2009
22/28

For M/s. Meghdoot Properties
Julip V. Jam
Manager/Partner

Pritam Electronics & Electronics (P) Ltd
⑧ Savendra Kumar Jain
Director



GROUND FLOOR PLAN

BUILDERS:
MEGHDOOT PROPERTIES
111, AMBIKA COMPLEX
VASAI (E) DIST - THANE
PHONE: 3753005 387819
4948346. 02523) 5408

BITTU IND ESTATE
PLOT NO 21, GOLANI COMPLEX
S. NO 93/12, 15 & 94/1, 2, 3, 4, 5, 6
VIL WALIV, VASAI (E)

ARCHITECTS & ENGINEERS
J.P. MEHRA & ASSOCIATES
122, AMBIKA COMPLEX
VASAI (E)
PHONE 022) 24116

Sunit Vard Jam
Asst. Manager