

82 1318

पावती

Original/Duplicate

Thursday, June 21, 2018

नोंदणी क्र.: 39म

6:00 PM

Regn.: 39M

पावती क्र.: 1992 दिनांक: 21/06/2018

गावाचे नाव: कुंडवली

दस्तावेजाचा अनुक्रमांक: मरब-1318-2018

दस्तावेजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: श्री रणधीर राम मिलन मौर्य - मॅक्ससेल इंजिनीरिंग इंडिया प्रायव्हेट लिमिटेड तर्फे  
डायरेक्टर

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1440.00

पृष्ठांची संख्या: 72

एकूण: रु. 31440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:05 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 0/-

मोबदला रु. 3010350/-

भरलेले मुद्रांक शुल्क: रु. 150600/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 210620180611 दिनांक: 21/06/2018

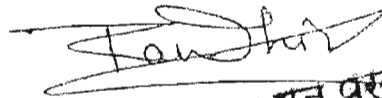
बँकेचे नाव व पत्ता:

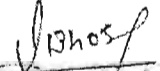
2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002137992201819E दिनांक: 21/06/2018

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: By Cash रक्कम: रु. 1440/-

  
दस्ताची मुळ प्रत परत केली

  
Sub Registrar Murbad  
दुय्यम निबंधक, मुरबाड



21/06/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुरबाड

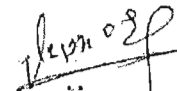
दस्त क्रमांक : 1318/2018

नोंदणी :

Regn:63m

गावाचे नाव : कुडवली

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	3010350
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: एम - 46,अतिरिक्त मुरबाड औद्योगिक एरिया,, माळा नं: महाराष्ट्र औद्योगिक विकास महामंडळ, इमारतीचे नाव: गाव कुडवली, ब्लॉक नं: तालुका मुरबाड.जिल्हा ठाणे( ( Plot Number : M-46 ; ) )
(5) क्षेत्रफळ	1) 1050 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:-श्री रणधीर राम मिलन मौर्य - मॅक्ससेल इंजिनियरिंग इंडिया प्रायव्हेट लिमिटेड तर्फे डायरेक्टर वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राम मिलन मौर्य, ब्लॉक नं: भिउरा , रोड नं: टेकवर, गोरखपूर, उत्तर प्रदेश, उत्तर प्रदेश, गोरखपुर. पिन कोड:-273406 पॅन नं:-BBUPM5082Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - महाराष्ट्र औद्योगिक विकास महामंडळ तर्फे एरिया मॅनेजर श्रीमती एस एम भोसले वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्रादेशिक कार्यालय, ब्लॉक नं: महाराष्ट्र औद्योगिक विकास महामंडळ ठाणे २, , रोड नं: वागले इस्टेट ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAACM3560C
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2018
(10)दस्त नोंदणी केल्याचा दिनांक	21/06/2018
(11)अनुक्रमांक,खंड व पृष्ठ	1318/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

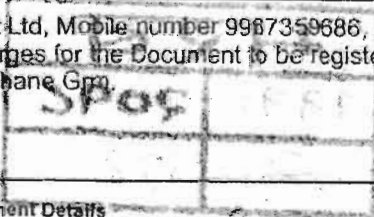
  
 दुय्यम निबंधक, मुरबाड

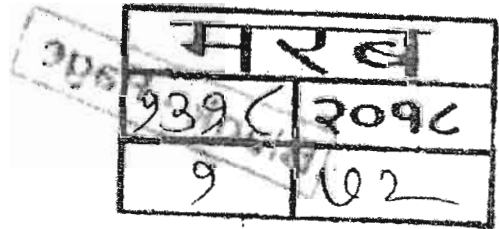
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त केस नंबर 326/2018

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 210620180611	Date 21/06/2018
Received from Mexcel Engineering India Pvt.Ltd, Mobile number 9987359686, an amount of Rs.1480/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office S.R. Murbad of the District Thane Gm.	
	
Payment Details	
Bank Name SBIN	Date 21/06/2018
Bank CIN 10004152018062100465	REF No. IGADTYTVN8
This is computer generated receipt, hence no signature is required.	



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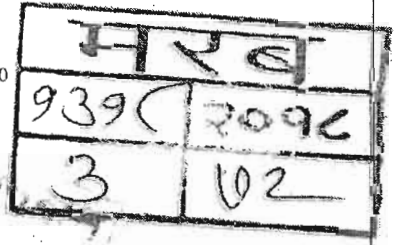
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**CHALLAN**  
MTR Form Number-6



GRN	MH002137992201619E	BARCODE	[Barcode]		Date	30/05/2018-18:49:46	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fees Ordinary Collections IGR			TAX ID (If Any)				
				PAN No.(If Applicable)	AAJCM5486E			
Office Name	MBD, MURBAD SUB REGISTRAR			Full Name	MEXCEL ENGINEERING INDIA PRIVATE LIMITED			
Location	THANE			Flat/Block No.	PLOT NO M 46			
Year	2018-2019 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	1050			
0030063301 Amount of Tax		30000.00		Area/Locality	ADDITIONAL MURBAD MIDC			
				Town/City/District				
				PIN	4 2 1 4 0 1			
				Remarks (If Any)	PAN2--PN=MIDC-CA=3010350			
				Amount In	Thirty Thousand Rupees Only			
Total			30,000.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332018053016566	168175235			
Cheque/DD No.		Bank Date	RBI Date	30/05/2018-18:50:18	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9967359686  
 सादर नाला केवल दुर्याक निवहाक कारालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर सल्ला लागू नाही.



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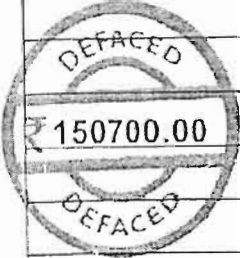




CHALLAN  
MTR Form Number-6



GRN	MH002137766201819E	BARCODE			Date	30/05/2018-18:43:14	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM			TAX ID (If Any)				
Office Name	THD_JT DIST REGISTRAR THANE RURAL			PAN No.(If Applicable)	AAJCM5486E			
Location	THANE			Full Name	MEXCEL ENGINEERING INDIA PRIVATE LIMITED			
Year	2018-2019 One Time			Flat/Block No.	PLOT NO M 46			
Account Head Details			Amount In Rs.	Premises/Building				
0930051701	Amount of Tax		150700.00	Road/Street	ADDITIONAL MURBAD MIDC			
				Area/Locality	VILL KUDAVLI TAL MURBAD			
				Town/City/District				
				PIN				
				Remarks (If Any)				
Total			1,50,700.00	Amount In Words	One Lakh Fifty Thousand Seven Hundred Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	69103332018053016503	168174504	
Name of Bank				Bank Date	RBI Date	30/05/2018-18:44:03	31/05/2018	
Name of Branch				Bank-Branch	IDBI BANK			
				Scroll No. Date	100 , 31/05/2018			

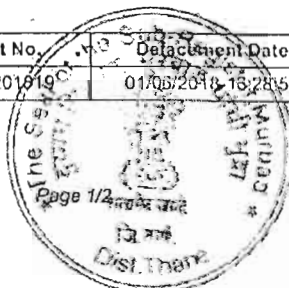


NOTE:- This challan is valid only if the amount to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9967359686  
 सधर चलन केवल नोदणी कार्यालयात नोदणी करावयाच्या दस्तऐवासाठी लागू आहे. नोदणी न करावयाच्या दस्तऐवासाठी खरर चलन लागू नाही.

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 01  
Date: 2018.06.01  
13:28:57 IST  
Reason: Secure Document  
Location: India

Challan Defaced by Registrar

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001212748201819	01/06/2018-18:28:53	IGR109	150700.00



GRN : MH002137766201819E

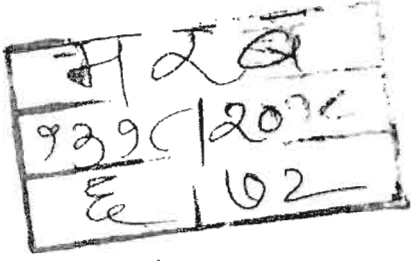
Amount : 1,50,700.00

Bank : IOBI BANK

Date : 30/05/2018-18:43:14

Total Defacement Amount

1,50,700.00



## प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र.३२६/१८ करीता रक्कम रु.१,५०,७००/- (अक्षरी रक्कम रु. एक लाख पन्नास हजार सातशे मात्र) इतके मुद्रांक शुल्क हे मॅक्ससेल इंजिनियरींग इंडीया प्रा.लि. यांनी दिनांक ३०/०५/२०१८ रोजी ग्रास प्रणाली अंतर्गत भरलेली असून त्यांचा GRN No.MH002137766201819E असा आहे. सदरचा भरणा ग्रास प्रणाली द्वारे करण्यात आला असून चलन दि.०१/०६/२०१८ रोजी विरूपित करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- ०१/०६/२०१८



मुद्रांक जिल्हाधिकारी,  
ठाणे (ग्रामीण)

Signature Not  
Verified

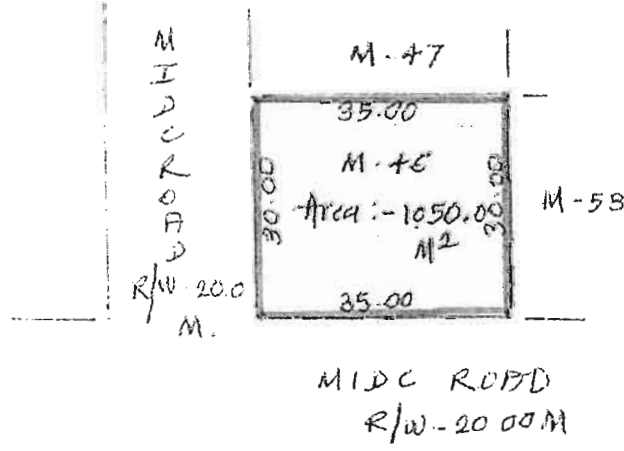
Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 01  
Date: 2018.06.01  
13:28:57 IST  
Reason: Secure  
Document  
Location: India



ADDL. MURBAD INDUSTRIAL AREA  
 VILL: KUDVALI, TAL:- MURBAD, DIST:- THANE

SCALE:- 1CM = 10.0 MTR'S

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 Copied by

*[Signature]*

**SURVEYOR**  
 MIDC REGIONAL OFFICE  
 R.O. 2, THANE.

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FOR MEXCEL ENGINEERING (I) PVT. LTD.

*[Signature]*

Director



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OFFICE OF THE SUB-REGISTRAR, MURBAH DISTRICT, THANE

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महाराष्ट्र मुद्रांक अधिनियमातील तरतुदी अन्वये निर्णमित केलेले आहे परंतु उक्त दस्त नोंदणी साठी नोंदणी अधिकाऱ्या समोर दाखल झाल्यास नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

Received Adj. Fee Rs. 100/-  
 Vide Challan No. / Receipt No. MH001636362201819 E  
 Date 17.5.2018

Collector of Stamps, Thane (Rural)

OFFICE OF THE COLLECTOR OF STAMPS, THANE (RURAL)

Adj. Case No. 32612018 Date 17.5.2018

Received from Shri. Mexcel Engineering India Pvt. Ltd. residing at Kudavli Stamp Duty Rs. 150600/-  
 (Rupees one lakh fifty thousand six hundred Only)

In Bank IDBI Bank ERN NO. MH002137766201819 E  
 Date 30.5.2018

Certified that the stamp duty of the Maharashtra Stamp Act, 1958 of Rs. 150600/- with which this instrument has been paid vide Article No. 36

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

Place: Thane  
 Date: 13/05/18

Collector of Stamps, Thane (Rural)

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(Area = 1050 sq.mtu)

An Agreement made at Thane the 14<sup>th</sup> June Two Thousand Eighteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Grantor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part

AND

M/s. MEXCEL ENGINEERING INDIA PVT. LTD., Company Incorporated under the Companies Act, 1956. having is registered Office at Sai Darshan CHS., Shop No. 02, Ground Floor, Plot No.76, Sector-14, Kopar Khairane, Navi Mumbai. hereinafter called the "Licensee" (which expression shall, unless the context does not so admit include its successor or successors on business and permitted assigns ) of the Other Part.



*[Handwritten signature]*

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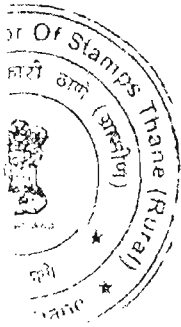
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WHEREAS, The Grantor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961 is holding the land acquired by the State Govt. under Chapter VI of MID Act for the purpose of securing rapid & orderly establishment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

WHEREAS the Licensee has applied to the Grantor for the grant to it of a Lease of land and premises hereinafter described which the Grantor has agreed to grant to it upon certain terms and conditions

Recitals

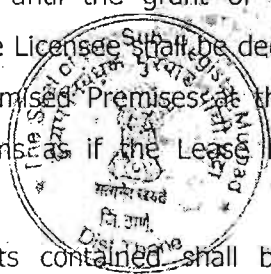
AND WHEREAS before signing this Agreement, the Licensee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Mumbai (Herein after called "The Chief Executive Officer)", the sum of **Rs. 30,10,350/- (Rs. Thirty Lakh Ten Thousand Three Hundred Fifty Only)** being an amount of premium payable by the Licensee.



**NOW IT IS HEREBY MUTUALLY AGREED as follows:**

1. During the period of **Three years** from the date of possession i.e. **22/02/2018** the Licensee shall have license and authority only to enter upon the piece of land bearing **Plot No. M-46** admeasuring **1050 sq. mtr.** in **Addl. Murbad Industrial Area** (hereinafter referred to as the "Demised Premises"), more particularly described in the first schedule hereunder - written and delineated on the plan annexed hereto and thereon surrounded by a red coloured boundary line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to, the Licensee shall be deemed to be a bare Licensee only of the Demised Premises at the same rent and subject to the same terms as if the Lease had been actually executed.
2. Nothing in these presents contained shall be construed as demise in law of the said Demised land hereby agreed to be

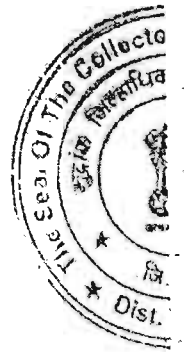
Grant of License.



Not to demise

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demised or any part thereof. So as to give to the Licensee any Legal interest therein until the Lease hereby contemplated shall be executed and registered but the Licensee shall only have a License to enter upon the said Demised Land for the purpose of performing this Agreement

3. The Licensee hereby agree to observe and perform the following stipulations that is to say :-

(a) The Maharashtra Industrial Development Corporation is declared as Special Planning Authority (SPA) for its industrial areas in accordance with the Section 40(1A) of MR&TP Act- 1966. Accordingly the Licensee as far as possible within 6 months from the date hereof submit to the SPA; of the said industrial area (hereinafter called "the SPA " which expression shall include any other officer to whom the duties and functions of the said SPA may be assigned) for its/his approval the specifications, plans, elevations, sections and details of the factory building hereby agreed by the Licensee to be erected on the said Demised Land and the Licensee shall at their own cost and as often as Licensee may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the SPA and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the SPA and signed by him the Licensee shall sign and leave with SPA three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee and the SPA.

Submission of plans for approval

(b) The said Demised Land shall be fenced in during construction by the Licensee at their expense in every respect.

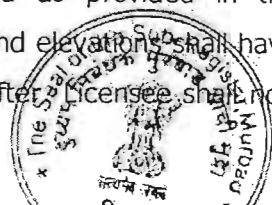
Fencing during construction

(c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the Demised Land the subject of these presents nor until the No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and said plans and elevations shall have been so approved as aforesaid and thereafter Licensee shall not make

No work to begin until plans are approved

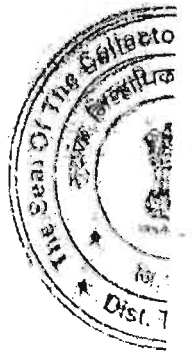


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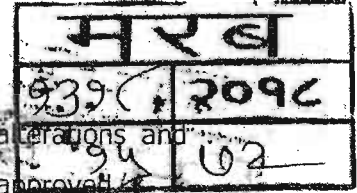


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any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

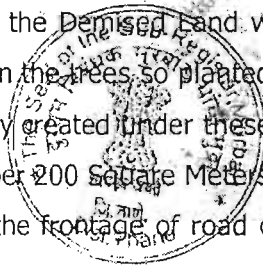
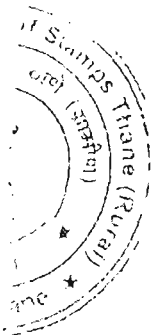
- (d) (i) That Licensee as far as possible within a period of Twelve Months from the date hereof or date of possession whichever is earlier commence and within a period of **Three years** from the said date at the Licensee's own expense and in a substantial and workman like manner and with new and sound materials and in compliance with the Building Regulations set-out in the Second Schedule applicable thereto and strictly in accordance with the plans, elevations details and specifications to the satisfaction of the SPA and conformably to the building lines marked on the plan hereto annexed and Building Regulations set out in the Second Schedule hereunder written, build and complete at least 20% of the construction of a building together with all requisite drains and other proper conveniences thereto, start production and obtain BCC/Occupancy Certificate. The Licensee shall also complete the balance construction within a period of 10 years from the date of expiry of development period as aforesaid (regardless to the extension period granted if any) as per the Detailed Project Report (DPR) submitted by the Licensee and/or as modified from time to time with due approval of the Grantor. In the event the Licensee does not comply with this condition the Grantor shall have the right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

Time limit for commencement and completion of construction work

- (ii) The Licensee also agrees that in the event during the term of the lease the Licensee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Grantor, the Grantors shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

- (e) The Licensee shall at its own expense within a period of one year from the date hereof plant trees in the periphery of the said plot to be kept open to sky of the Demised Land within the Demised Premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Premises.

Planting of Trees the periphery of the plot.



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Rates and Taxes	

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

(g) (i) That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules and Regulations framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

Fees or Service Charges to be paid by the licensee

(ii) "All charges including rent, recurring fees, service charges due and payable by Licensee, if not paid within time limit; shall be recovered along with delayed payment charges at the rate prescribed by the Grantor from time to time.

(h) That Licensee shall keep the Grantor indemnified against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequences 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.

Indemnity



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Not to cause any damage.

(i) Not at any time during the period of this demise cause any damage to any of the infrastructure provided by the Grantor in the said Industrial Area or to Grantor's property. In the event such of damage the Grantor may by notice to the Licensee call upon them to rectify the damages and upon Licensee failure to do so within a reasonable time, Grantor may rectify the same at expense in all respect of the Licensee

(j) That Licensee shall observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangement for the laborers and workman employed during the construction of the building on the said Demised Land in order to keep the said Demised land and its surroundings clean and in good condition to the entire satisfaction of the SPA and shall not, without the consent in writing of the SPA, permit any laborers or workman to reside upon the said Demised Land and in the event of such consent being given shall comply strictly with the terms thereof.

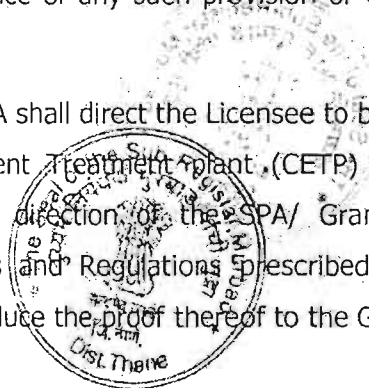
Sanitation

(k) (i) The Licensee shall duly comply with the provision on the Water (Prevention & Control of Pollution ) Act, 1974. The Air (Prevention & Control of Pollution ) Act, 1981 and the Environment (Protection) Act, 1986 and amendments issued from time to time and the rules and regulations made thereunder as also with any conditions which may from time to time be imposed by the Maharashtra Pollution Control Boards constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the Provision of the Water (Prevention of pollution ) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protection) Act, 1986 and amendments issued from time to time.

ii) If applicable the Grantor/SPA shall direct the Licensee to become a member of Common Effluent Treatment plant (CETP) and the Licensee shall follow such direction of the SPA/ Grantor and observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

Members-hip of CETP



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(l) The Licensee shall not make any excavation upon any part of the said Demised Land nor remove any stones, earth or other material there from except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

(m) That Licensee shall as soon as any building to be erected on the said Demised Land shall be roofed insure and keep insured the same in the name of the Grantor and the Licensee against damage by fire in an Insurance Company having an office in Mumbai for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, Policy or Policies of insurance and receipts for the payment of last premium and will forthwith apply all moneys received by virtue of such insurance in re-building or reinstating the building

(n) (i) That Licensee shall not directly or indirectly transfer, assign, sell, encumber or part with their interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

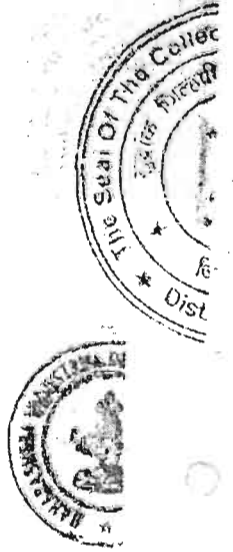
(ii) If the Licensee have not taken prior consent from the Grantor for transfer of interest in whatsoever manner the Grantor may give show cause notice in writing to the Licensee and after giving them a reasonable opportunity, the Grantor shall be entitled to terminate the Agreement and resume the possession of the Demised Land incase the Licensee fails to show sufficient cause to the satisfaction of the Grantor.

(o) That Licensee shall not at any time do, cause or permit any nuisance in or upon the said Demised and in particular shall not use or permit the said Demised land to be used for any industry set out in the Indicative List as stated in Third Schedule hereunder written for any purpose which may be offensive by reason of emission or odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the



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directions which may from time to time be issued by the said Maharashtra Pollution Control Board, Central Pollution Control Board & Ministry of Environment & Forest, Govt. of India with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia dust, smoke, gas, or otherwise howsoever.

(p) That Licensee will at own cost construct and maintain an access road leading from the Estate Road to the said Demised Land in strict accordance with the specifications and details prescribed by the SPA.

Access Road

(q)(i) That in employing skilled and unskilled labour, the Licensee shall give first preference to the persons who are able-bodied and fulfilling general qualifications as prescribed by the Licensee and whose lands are acquired for the purpose of the said Industrial Area.

Preference in employment of labour

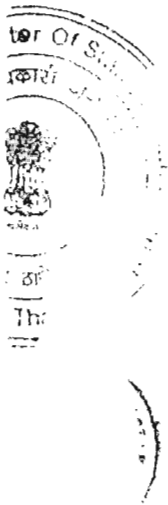
ii) The Licensee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Licensee and fulfilling the general qualifications as prescribed by the Licensee.

(r) EHV Sub-Station: In the event the power requirement of the Licensee is more than 5 MVA, the Licensee shall provide space within the Demised Premises of an area having the required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Licensee shall plan the land requirement considering the land requirement of EHV Sub-Station

Provision of EHV Sub-Station

4. Should the SPA not approve the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Grantor may issue a show cause notice in writing to the Licensee and after giving them a reasonable opportunity terminate this Agreement if the Licensee fails to show sufficient cause to the satisfaction of the Grantor. In the event the possession of the Demised Land has been given to the Licensee, the Grantor may re-enter upon the Demised Land and thereupon the Demised Land shall be resumed by the Grantor.

Power to terminate Agreement.



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5. Until the factory building and work have been completed and certified as completed in accordance with clause-7 hereof the Grantor shall have the following rights and powers: -

(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and Servants of the Grantor acting under the directions either of them at all reasonable times to enter upon the said Demised Land to view the state and progress of the work and for all other reasonable purpose

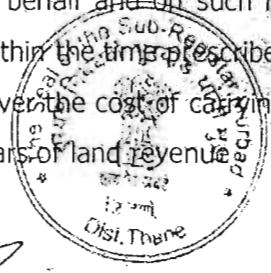
To enter or Inspect

(b) (i) In Case the Licensee fails to complete the said factory building within the time as specified in this Agreement and in accordance with the stipulation hereinbefore contained (time-in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on Licensee's part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said Demised Land and everything thereon and there upon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said Demised Land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee for the same and without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licenses.

To resume land.

(ii) To continue the said Demised Land in the Licensee occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer and

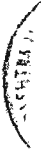
(iii) To direct removal or alteration of any building or structures erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue



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c) All building materials and plant which shall have been brought upon the said Demised Land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of Demised Land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said Demised Land without the previous consent of the Grantor until after the grant of the completion certificate mentioned in clause 7 thereof.

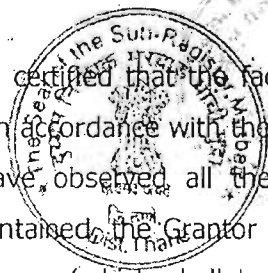
6. Notwithstanding any such default as aforesaid, the Chief Executive Officer, may in his discretion either give show cause notice to the Licensee of his intention to terminate the Licensee's Agreement herein contained and after giving it a reasonable opportunity if the Licensee fails to show sufficient cause to the satisfaction of the Chief Executive Officer then the Chief Executive Officer shall be entitled to terminate the Agreement or the Grantor or may fix any extended period for the completion of the factory building and the works for said period mentioned in this Agreement if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee or force Majeure events such as floods, earthquake, storms and such other natural disasters and thereupon the obligations there under of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period without charging any additional premium. However, in the event the Licensee is unable to complete the building and works within the prescribed time for reasons other than situation beyond the control of the Licensee or the Force Majeure events then the Grantor shall be entitled to charge additional premium at the rate to be determined by the Grantor at the relevant time.

Extension of time



7. As soon as the SPA has certified that the factory building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said Demised Land and the factory

Grant of Lease



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building erected thereon for the term of Ninety Five years from the date hereof or from the date of possession whichever is earlier at the yearly rent of Rupee one.

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Annexure annex hereto-written with such modifications, conditions and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate also the lease and its duplicate shall be borne and paid by the Licensee alone
9. All notices, consents, approvals be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said Demise Land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said Demised Land.
10. The Grantor in the capacity of Special Planning Authority may at any time and from time to time alter the layout, Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said Demised Land forms part and the Licensee shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.
11. That the Licensee shall observe and conform the provisions of MID Act, 1961 as well as all rules, regulations and policies of the Grantor framed under the said Act from time to time.
12. The stamp duty and registration charges in respect of the preparation and execution of this Agreement and its duplicate including the costs, charges and expenses of attorneys of the Grantor shall be born and paid wholly and exclusively by the Licensee.
13. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof

Form of Lease

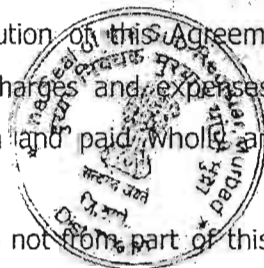
Notices

Grantor may alter Estate Rules

Provisions of MID Act applicable

Cost and Charges to be borne by the Licensee.

Marginal Notes.



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14. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Grantors Development Control Regulations the latter shall prevail.
15. For the purpose of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/Regional Officer/Area Manager and any other officer specially authorized by the Chief Executive Officer.

Conflict between Agreement and Rules

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SMT S.M. BHOSALE

IN WITNESS WHEREOF ~~SHRI. T. S. MANDALIK~~, the Area Manager of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensee hath caused its common seal to be affixed hereto the day and year first above written.



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

All the piece of land known as **Plot No. M-46** in the MIDC, Addl. **Murbad Industrial Area**, within the village limits of Kudavli and outside the Municipal limits in rural area, Taluka and Registration, Sub-District Murbad and District and Registration, District Thane containing by admeasurement **1050** Square Meters or thereabouts and bounded as follows, that is to say:

- On or towards the North by : Plot No. M-47
- On or towards the South by : MIDC Road (R/W 20 Mtr.)
- On or towards the East by : Plot No. M-58
- On or towards the West by : MIDC Road (R/W 20 Mtr.)

*Kanishk*



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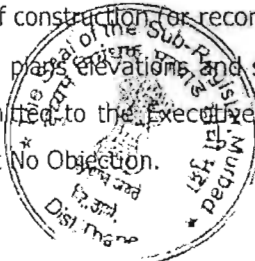
Seal of the Collector  
Dist. Thane

The Seal of the Sub-Registrar, Murbad  
मुंबई जिल्हा मुम्बाई उपरो मुम्बाई  
Dist. Thane

**SECOND SCHEDULE**  
(Building Regulations )

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1. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot in this Industrial Area.
2. The Licensee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
3. The Licensee shall not use the land for any purpose except the permissible use/activity allowed by the Grantor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Licensee 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 Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Grantor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorized by the Grantor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans, elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.



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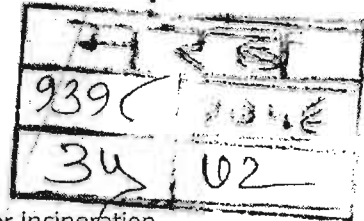
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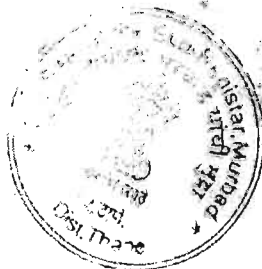
THIRD SCHEDULE

( Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture of 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. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



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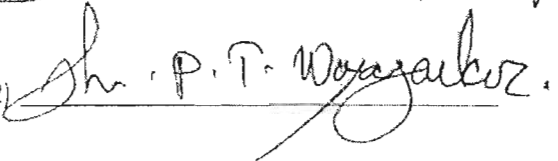
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SIGNED, SEALED AND DELIVERED BY  
SMJ. S.M. BHOSALE  
SHRI. T. S. MANDALIK, THE AREA MANAGER

of the withinnamed Maharashtra Industrial  
Development Corporation

in the presence of :-

1. Shri. K. V. Thakur   
2. Shri. P. T. Wanjekar  *Yashwantrao N.M.*



AREA MANAGER  
REGIONAL OFFICE,  
M.I.D.C., THANE- 400 604

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SIGNED, SEALED AND DELIVERED BY THE

above named Licensee

For MEXCEL ENGINEERING (I) PVT. LTD.

M/S. MEXCEL ENGINEERING INDIA PVT. LTD.

Randhir  
Director



was pursuant to a Resolution of its Board of Directors passed

in that behalf on the 13th day of June 2018,

affixed hereto in the presence of


SHRI RANDHIR MAURIA


Director of the Company who, in token

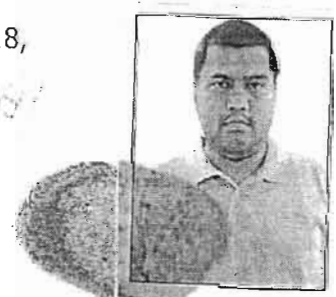
of having affixed the hereto has

set this hand hereto,

In the presence of :

1) P. V. Lokhande 

2) श्री. सी. सी. साठवणे 



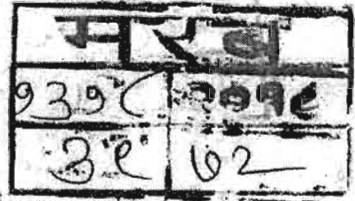
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Annexure  
(Form of Lease)



THIS LEASE made at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ Two Thousand \_\_\_\_\_  
\_\_\_\_\_ BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT  
CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961  
(Mah.III of 1962 ) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali  
Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Lessor" (which expression shall,  
unless the context does not so admit, include its successors and assigns) of the One Part.

AND

Shri/Smt. \_\_\_\_\_ carrying on a business as Proprietor in the name and style of M/s.  
\_\_\_\_\_ having his/her place of business at \_\_\_\_\_ hereinafter called  
the "Lessee" (which expression shall, unless the context does not so admit include his heirs, executors,  
administrator and permitted assigns ) of the Other Part .

OR

Sarvashri \_\_\_\_\_ & \_\_\_\_\_ carrying on a business in partnership in the  
name and style of M/s. \_\_\_\_\_ having their Office/place of business at  
\_\_\_\_\_ hereinafter called the "Lessee" (which expression shall, unless the context  
does not so admit include partners of the firm for the time being and from time to time, their survivors  
or survivor, and their respective heirs, executors, administrator and permitted assigns ) of the Other  
Part.

OR

M/s. \_\_\_\_\_ a Company incorporated under the Companies Act 1956/Companies  
Act, 2013 and having its registered office at \_\_\_\_\_ hereinafter called the "Lessee"  
(which expression shall, unless the context does not so admit include its successor or successors in  
business and permitted assigns) of the Other Part .

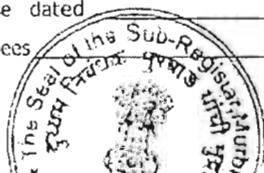
OR

WHEREAS

(A) By an Agreement to Lease dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and made between the Recitals  
Lessor of the One Part and Lessee/Lesseees of the Other Part. The Lessor agreed to grant to the  
Lessee/Lesseees upon the performance and observance by the Lessee/Lesseees of the obligations  
and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of  
Demised Land and premises admeasuring approximetaly \_\_\_\_\_ square meters or thereabouts in  
\_\_\_\_\_ industrial Area bearing Plot/Shed/Gala/Unit No. \_\_\_\_\_ hereinafter referred to as the  
Demised Land and more particularly described in Schedule I hereunder written and demarcated by  
red colour boundary line on the plan annexed hereto.

The said Agreement to Lease is registered with the Sub-Registrar of Assurances, \_\_\_\_\_  
Under Serial No. \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_.

(B) The Lessee/Lesseees has/have paid the Stamp Duty of Rs. \_\_\_\_\_ (Rupees  
\_\_\_\_\_ only ) on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ on the  
Agreement to Lease dated \_\_\_\_\_ on the amount of the premium of  
Rs. \_\_\_\_\_ ( Rupees \_\_\_\_\_ only)



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(C) At the request of the Lessee/Lesseees, the Lessor handed over the possession of the Demised Land to the Lessee/Lesseees on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and the Lessee/Lessee has/have completed \_\_\_\_\_% construction on the Demised Land as per the plans approved by the Lessor and obtained Occupation Certificate (OC)/Building Completion Certificate (BCC) from the Lessor.

(D) The Lessee/Lesseees has/have now requested the Lessor to execute lease in favour of the Lessee/Lesseees which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the Demised Land of the sum of Rs. 89 00 (Rupees 89 00) paid by the Lessee/Lesseees to the Lessor as

towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee/Lesseees hereinafter contained the Lessor doth hereby demise unto the Lessee/Lesseees ALL that piece of land known as Plot/Shed/Galla/Unit No. \_\_\_\_\_ in the \_\_\_\_\_ Industrial Area, and within Village limits of \_\_\_\_\_ Taluka and Registration sub-District \_\_\_\_\_ District and Registration District \_\_\_\_\_ and outside the limits of \_\_\_\_\_ Municipal Council, Taluka \_\_\_\_\_ containing by admeasurements \_\_\_\_\_ square Meters or thereabouts and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of \_\_\_\_\_ years computed from the First day of \_\_\_\_\_ 20\_\_\_\_ subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF yearly rent of rupee one / rupees \_\_\_\_\_ during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO" ) which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lessor The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

2. The Lessee/Lesseees with intent to bind all persons into whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows :

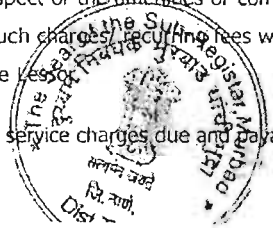
a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

b) To pay all existing and future taxes, rates, assessments and outgoing of every description for the time being and from time to time payable either by Lessee/Lesseees or tenant or by the occupier in respect of the Demised Land premises under the applicable law.

c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed thereunder by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee/Lesseees shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

ii) All charges including rent, recurring fees, service charges due and payable by Lessee/Lesseees; if not

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Covenants by the Lessee  
To pay Rent  
To pay rates and taxes  
To pay fees or service charges

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paid within the stipulated time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Lessor from time to time.

(d) The Lessee shall at its own expense maintain the trees so planted in good condition throughout the Term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Land.

Planting of trees in the periphery of the plot.

(e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

Not to excavate

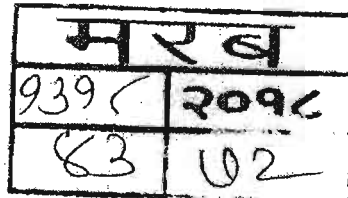
(f) Not to erect any building, erection or structure except compound wall, steps, garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA " which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

(g) The Lessee/Lessees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA

Access Road

(h) (i) The Lessee shall duly comply with the provision of the Water (Prevention & Control of Pollution ) Act, 1974. The Air (Prevention & Control of Pollution ) Act, 1981 and the Environment (Protection) Act, 1986 as may be amended from time to time and the rules made thereunder as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the Provision of the Water (Prevention of pollution ) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protection) Act, 1986 and amendments issued from time to time



ii) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/ Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

Membership of CETP

(i) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations setout in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

To build as per agreement

(j) That no additional building or erection to be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee/Lessees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

Plans to be submitted before building

(k) To indemnify and keep indemnified the Lessor against any and all claims damages, losses which

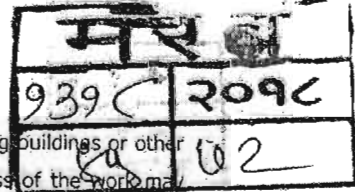
Indemnity

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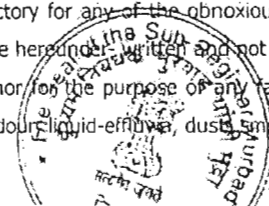
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may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the works may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

- (l) Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lessee's failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees. Not to cause any damage
- (m) The Lessee shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy. Completion of balance construction
- (n) The Lessee shall at all times during the Term to observe and conform to the said Building Regulations set-out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor. To build according to rules
- (o) To observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof. Sanitation
- (p) That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA. Alterations
- (q) Throughout the said Term at the Lessee/Lessee's expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the SPA. The said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto. To repair
- (r) To permit the Lessor or the Chief Executive Officer or the SPA the 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 a week's previous notice to enter into and upon the Demised Land and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee/Lessee call upon him/it/them to execute the repairs and upon Lessee's failure to do so within a reasonable time the Lessor may do such repairs at the expense in all respect of the Lessee/Lessee. To enter and inspect
- (s) Not to do or permit any thing to be done on the demises premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity. Nuisance
- (t) (i) To use the Demised Land only for the purpose of \_\_\_\_\_ as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder written and not to use the Demised Land or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and User



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shall duly comply with the directions which may from time to time be issued by the said Maharashtra Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever.

(ii) The Lessee also agrees that in the event during the term of the lease the Lessee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

(u) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee/Lessees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee/Lessees will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Insurance

(v) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee/Lessees shall be at liberty if Lessee/Lessees shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee/Lessees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

Delivery of possession after expiration

(w) (i) Not to assign, underlet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessee/Lessees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign

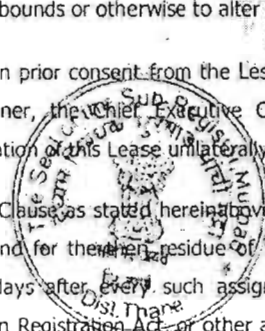
(ii) if the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee/Lessees for termination of this Lease unilaterally.

(x) Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee/Lessees shall sell, assign or part with the Demised Land for the residue of the Term to deliver at the Lessee/Lessor's expenses 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.

Assignments to be registered with Lessor

(y) (i) That In employing skilled and unskilled labour, the Lessee/Lessees shall give first

To give



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preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industrial.

ii) The Lessee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessee and fulfilling the general qualifications as prescribed by the Licensee.

(z) In the event of death of the Lessee/Lessee's permitted assignee or assignees of the Lessee/Lessee's being a natural person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Notice in case of death

(zz) In the event the power requirement of the Lessee/Lessee's is more than 5 MVA, the Lessee/Lessee's shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee/Lessee's shall plan the land requirement considering the land requirement of EHV Sub-Station.

Provision of EHV Sub-station

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee/Lessee's hereunder shall be in arrear, the same may be recovered from the Lessee/Lessee's as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

Recovery of Rent fees etc. as land revenue

4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee/Lessee's hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee/Lessee's hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and Lease shall be determined and in that case no compensation shall be payable to the Lessee/Lessee's on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee/Lessee's on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee/Lessee's or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee/Lessee's in remedying such breach or breaches within three months after the giving or leaving of such notice.

Rent, fees Etc. in arrears

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

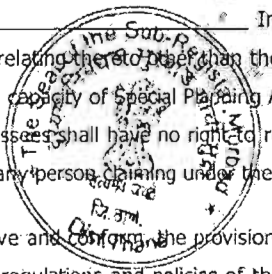
Lessor's Covenant for peaceful enjoyment

6. The layout of the \_\_\_\_\_ Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessee/Lessee's shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Alteration of estate rules

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

Provisions of MID Act applicable



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8. All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and any notice to be given to the Lessee/Lesseees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee/Lesseees.

Notices

9. If the Lessee/Lesseees duly performed and observed the covenants and conditions on the part of the Lessee/Lesseees hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessee shall give notice in writing of such desire to the Lessor at least six 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/Lesseees grant to the Lessee/Lesseees a new Lease of the Demised Land for a further term of 95 years/\_\_\_\_ years on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

Renewal of Lease

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

Cost and charges to be borne by the Lessee

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

Marginal Notes

IN WITNESS WHEREOF SHRI/SMT. \_\_\_\_\_, the \_\_\_\_\_ of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf

AND SHRI/SMT. \_\_\_\_\_, has for and on behalf of the aforesaid M/s. \_\_\_\_\_ the Lessee/Lesseees hath hereunto set his/their hand/affixed the common seal of the Company the day and year first above written.

#### FIRST SCHEDULE

(Description of land)

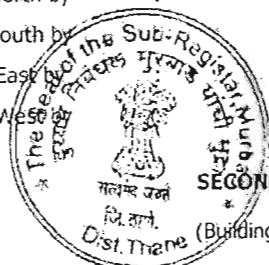
All the piece or parcel of land known as Plot /Shed/Gala/Unit No.(s)- \_\_\_\_\_ in the \_\_\_\_\_ Industrial Area, within the village limits of - \_\_\_\_\_ and outside the limit of \_\_\_\_\_ Municipal Council \_\_\_\_\_ Taluka and Registration, Sub-District \_\_\_\_\_ and Registration District \_\_\_\_\_ containing by admeasurement \_\_\_\_\_ Sq.Mtrs. or thereabouts and bounded by \_\_\_\_\_ coloured boundary lines on the plan annexed hereto, that is to say:

On or towards the North by \_\_\_\_\_

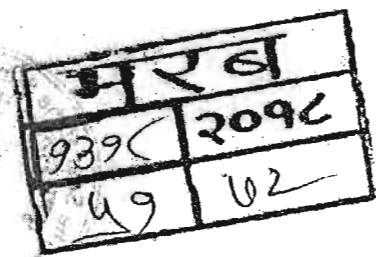
On or towards the South by \_\_\_\_\_

On or towards the East by \_\_\_\_\_

On or towards the West by \_\_\_\_\_



#### SECOND SCHEDULE (Building Regulations.)



1. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
2. The Lessee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters 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 the permissible use/activity allowed

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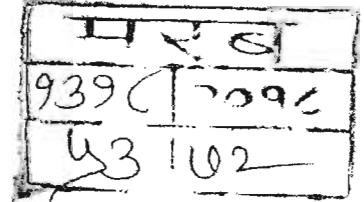
by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.

4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

#### THIRD SCHEDULE

( Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture of 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. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



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**SIGNED, SEALED AND DELIVERED BY**

SHRI \_\_\_\_\_  
The Chief Executive Officer/ Dy. Chief Executive  
Officer/ Regional Officer/Area Manager  
of the withinnamed Maharashtra Industrial  
Development Corporation

in the presence of :-

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

**SIGNED, SEALED AND DELIVERED BY THE**  
abovenamed Lessee/Lessees

\_\_\_\_\_

In the presence of \_\_\_\_\_

1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address :- \_\_\_\_\_

2) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address : \_\_\_\_\_

The Common Seal of the  
Abovenamed Lessee was, pursuant to a Resolution  
Of its Board of Directors passed in that behalf on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_ affixed hereto in

the presence of :

1) \_\_\_\_\_

2) \_\_\_\_\_

Director (s) of the Company

\_\_\_\_\_

Who, in token of having affixed  
the Company's Seal set his hand/their  
respective hands hereto, in presence of :

1. \_\_\_\_\_

2. \_\_\_\_\_

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मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचे समोर  
 महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ खालील प्रकरणातील आहे.  
 अर्जदार :- मे. मॅक्ससेल इंजिनिअरींग इंडीया प्रा.लि.

जा.क्र अभिनिर्णय/प्र.क्र.३२६/१८ / १६३०९१९८  
 सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,  
 ठाणे ग्रामीण यांचे कार्यालय, जिल्हा रोजगार व स्वयंरोजगार  
 मार्गदर्शन केंद्र १ ला माळा, जिल्हाधिकारी कार्यालय  
 आवार, ठाणे. (प)  
 दिनांक :- ०९/०६/२०१८

२/- दस्तातील माहिती पुढीलप्रमाणे,

१. संलेखाचा प्रकार :- अॅग्रीमेंट
२. संलेख लिहून देणार :- एम.आय.डी.सी.
३. संलेख लिहून घेणार :- मे. मॅक्ससेल इंजिनिअरींग इंडीया प्रा.लि.
४. मिळकतीचे वर्णन :- प्लॉट नं. एम -४६, अति. मुरबाड औदयोगिक विभाग, क्षेत्र. १०५० चौ.मी., मौजे- कुडवली, ता. मुरबाड, जि. ठाणे

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचेकडे दिनांक १७/०५/२०१८ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले अॅग्रीमेंट प्रारूप व प्रतिज्ञापत्र, इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांका बाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. त्यांनी अभिनिर्णय फी रु. २००/- ई चलनाद्वारे GRN NO.MH001635967201819E व MH001636362201819E अन्वये दिनांक १७/०५/२०१८ रोजी शासनाच्या लाभात जमा केली आहे.

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

१. महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. अॅग्रीमेंट चे प्रारूप,

४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणेकरिता दाखल केलेल्या अॅग्रीमेंट मधील मिळकत प्लॉट नं. एम -४६, अति. मुरबाड औदयोगिक विभाग, क्षेत्र. १०५० चौ.मी., मौजे- कुडवली, ता. मुरबाड, जि. ठाणे येथील आहे.

५/- प्रस्तुत प्रकरण हे अॅग्रीमेंट असून एम.आय.डी.सी. यांनी मे. मॅक्ससेल इंजिनिअरींग इंडीया प्रा. लि. यांचे लाभात लिहून दिला आहे. मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे परिपत्रक क्र. का. ५/ मुद्रांक-११/प्र. क्र. २३/११/बामुदर/MIDC/५५८/१२, दिनांक ८/५/१२ अन्वये एम.आय.डी.सी. हि राज्यशासनाची संस्था असल्याने त्यास मुंबई मुद्रांक (संपत्तीचे वास्तविक मूल्य आणि विक्रीनियम १९९५चे नियम ४(६)चे परतूका नुसार दस्तऐवज दर्शविलेले प्रिमीयमची रक्कमही खरे बाजारमूल्य म्हणून ग्राह्य धरण्यात येत आहे. त्यानुसार रु. ३०,१०,३५०/- यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु. ३६ नुसार ५% दराने रु. १,५०,५२५/- म्हणजेच





(दि.प.प्रांशिल)  
मृदांक लिटराधिकारी  
ठाणे ग्रामीण.

२. द्याम निवृत्तक मंत्रालय

प्रत :- १. म. मंत्रालय इंजिनियरिंग इंजीनियरिंग प्र. लि.

दिनांक :- १०/०६/२०१८

ठिकाण :- ठाणे

कायदासदर सादर करावी.

लेखाधिकारी (HEAD) ००३००५१७०१ देय आहे. सदर रकम ऑन-लाईन भरल्यानंतर चलनाची प्रत या [Mahakosh.gov.in/eChallan](mailto:Mahakosh.gov.in/eChallan) या वेबसाईट वरून करावी. उपरोक्त मृदांक शिक्क रकम रु.१,५०,७००/- दिवसाच्या आत दररोज मृदांक शिक्काचा मरणा GRAS या प्रणालीद्वारे ऑन-लाईन <https://gras.gov.in> आदेश देण्यात येत आहेत. सदर मृदांक शिक्क आपणांस मान्य असल्यास ही आदेश प्रेषित झाल्या पासून १५ रकम रु.१,५०,७००/- (अक्षरी रकम रु. एक लाख पचास हजार सातशे मात्र) इतके मृदांक शिक्क आकाराचे प्रमाण प्रदानित झाल्यावर सदर मृदांक शिक्का अहिनियमाचे अर्जसुची-१ मधील अर्ज.३६ व ३७, नुसार मरणाचे केल्या बाबतच्या पाठ्यावली करणेसाठी मी खाली स्वाक्षरी करणारे मृदांक लिटराधिकारी, ठाणे

१५	१०२
१३९८	२०१८
१३९८	२०१८

**अहिनियम आदेश.**

जबाबदारी देण्यात येते/दस्तावेजावर राहिल.

- सदर दस्तावेजातील नमूद शिक्काकरीच्या सदर मरणाबाबतच्या न्यायालयीन प्रश्नकारावर राहिल.
- कायदासदर जबाबदारी देण्यात येते/दस्तावेजावर राहिल.
- दस्तावेजातील नमूद शिक्काकरीच्या व सोबत सादर केल्या कनादपत्राच्या खरेखरेपणा संदर्भात ही आदेश देण्यात येत आहे.
- कलम ४६ व मरणाचे अहिनियम मधील १९६६ अन्वये शास्त्रीसदर मृदांक शिक्क वर्गल करणेचे आदेश राहिल आहे.
- कलम ३८ चे अर्जापत्रात न केल्याचे परिणाम निदर्शनास आल्यास मरणाचे मृदांक शिक्क नियमाचे अहिनियम संदर्भात अर्जापत्रात न केल्यास कलम-६२३अन्वये शास्त्रीची कार्यवाही करणेचे आदेश राहिल आहे.
- पुर्णपणे व खरेपणाचे नमूद आहेत असे अर्जापत्राची प्रतिका पत्राद्वारे खात्री करून दिली आहे. कलम ३८ चे तरतूद पात असल्याने शिक्काकरीच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिकल सर्व तथ्य व परिस्थिती याबाबत सल्ल्यात मरणाचे मृदांक शिक्का अहिनियमाचे कलम ३८ मध्ये नमूद केल्याप्रमाणे मृदांक शिक्क/मृदांकन आकारास
- मरणाचे मृदांक शिक्का अहिनियमाचे अहिनियम राहिल आहे आदेश पुरीत करणेचे आदेश आहे.

खालील उपरोक्त विषयांकित अटी व शर्ती याच्या अहिनियम आदेश पुरीत करण्यात येत आहे.

न्यायसदर यांनी दिनांक २८/०५/२०१८ रोजीच्या पत्रान्वये मृदांक शिक्क मान्य असल्याचे कळविले आहे. आवश्यक आहे. त्या अर्जापत्रात प्रश्नकारांना दिनांक २९/०५/२०१८ रोजी देण्यात आली होती. रु.१,५०,६००/- व अर्ज.२७ नुसार रु.१,५०,७००/- इतके मृदांक शिक्क वर्गल करावी.

# Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel : +91-22-25821882

Fax : +91-22-25821886

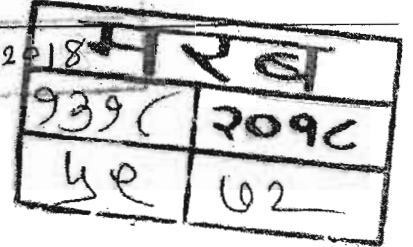
E-mail : rothane@midcindia.org

No. RO THANE-2/AMURD/M-46/

Regional Office, Thane  
MIDC, Thane Region,  
Office Complex Building, 2<sup>nd</sup> Floor  
Near Wagle Estate, Octroi Naka  
THANE  
400604

Date : 22/2/2018

## POSSESSION RECEIPT



I SHRI V. D. TRIMUKHE, SURVEYOR on behalf of the Maharashtra Industrial Development Corporation and Randhir Maurya, director on behalf of M/S. MEXCEL ENGINEERING INDIA PVT. LTD. have this day respectively handed over and taken over the possession of Plot No. M-46 admeasuring 1050 Square Meters in ADDL. MURBAD INDUSTRIAL AREA Taluka-Ambarnath, District Thane after actual measurement and demarcation of the plot on the site.

"Though the Physical possession of the Industrial Plot No. M-46, is handed over today, on 22/02/2018 the legal title to the plot shall be passed on to the allottee only after the legal documents as prescribed by MIDC are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to the person, to whom the plot is handed over."

In this connection, above possession is handed over subject to execution of Agreement to Lease within 60 days from the date of Possession.

Place : Murbad

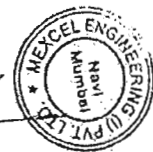
Date : 22/2/2018

Handed over by :  
V. D. TRIMUKHE  
SURVEYOR

Taken Over By :

(Signature of the officer with designation)

(Signature of the allottee or representative with his designation)



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BY  
POC

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



Phone No. 022-25821882

Regional Office, Thane MIDC,  
Office Complex Building, 2<sup>nd</sup> Floor,  
Near Wagle Estate, Octroi Naka,  
Thane- 400604.

E-mail: "rothane2@midcindia.org"

No.MIDC/ROT(2)/Addl.MRD/M-46/ 2718

Date :-



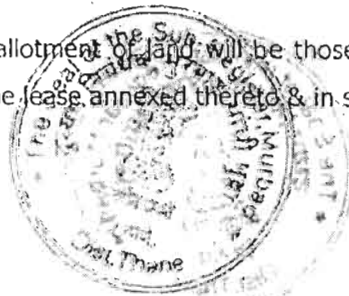
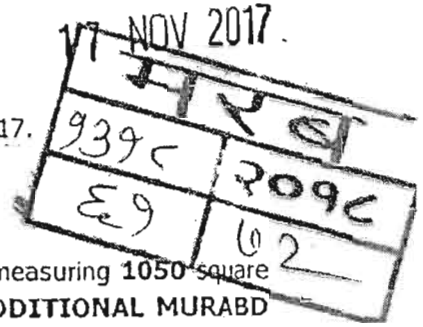
Sub: - **ADDITIONAL MURBAD INDUSTRIAL AREA**  
Allotment of land.

Ref: - This office offer Letter No. 2322 dated 30/10/2017.

**: ORDER :**

Sanction is hereby accorded to the allotment land admeasuring 1050 square meters "as is where is basis" comprising of Plot No. M-46 in **ADDITIONAL MURABD INDUSTRIAL AREA** to M/s. Mexcel Engineering India Pvt. Ltd., and having its registered office at Sai Darshan CHS.,Shop No. 02, Ground Floor,Plot No. 76, Sector-14,Kopar Khairane,Navi Mumbai for "Engineering Activity i.e. "Manufacturing of Mechanical Heavy / Light Engineering Machineries, Civil, Electrical & Fabrication Works as per Drawing / Requirements etc.", subject to payment of the premium of Rs.30,10,350/- calculated E-biding quoted rate of Rs.2,867/- per m<sup>2</sup> subject to the following conditions.

- 1) The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs. 22,57,762/- (Rupees Twenty Two Lakh Fifty Seven Thousand Seven Hundred Sixty Two Only ) (Rs. 30,10,350.00 (-) 5% EMD Rs. 80,850.00 (-) 20% EMD Rs. 6,71,738.00 = Rs.22,57,762/- ) being the balance occupancy Payment within a period of 30 days from the date of receipt of this order by Demand Draft drawn in favor of C. A. O., MIDC, Mumbai-400 093 payable on any branch at Mumbai.
- 2) In case the allottee fails to pay the balance amount of premium within a period mentioned above (period of 30 days from the date of receipt of allotment order), the allotment shall be liable to be cancelled without further notice.
- 3) In the event of the allotment being cancelled as aforesaid the Corporation shall forfeit the whole of the earnest money received with the application.
- 4) The term & condition of allotment of land will be those contained in the standard form of agreement to lease and the lease annexed thereto & in substance are as follows:



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- d. The allottee shall enter into an agreement to lease in the form prescribed by the Corporation & on performance of the condition will be entitled to lease for term of ninety five (95) years to be computed from the date of execution of the Agreement to lease and renewable for one further term of 95 years on payment of premium and on such terms and condition as may be determined by the corporation at the time of renewal.
- b. The annual ground rate rent of Rs.1/- per annum is payable in respect of the plot of land allotted.
- c. The allottee shall get the plans and specification of the proposed factory building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said Industrial Area within a prescribed period.
- d. If the plot which may be finally allotted to you in this industrial area contains any fencing or tree plantation or any such development carried out by the Corporation prior to allotment, you are required to pay to the Corporation the cost of such development which will be in addition to the premium mentioned above and the amount payable on this account will be communicated to you separately.
- e. You will have to become a member of Common Effluent Treatment Plant (CETP) established or that may be established by the Corporation in this Industrial Area for the treatment & disposal of effluent.
- f. The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement to lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse it or grant it subject to such condition as the corporation may think fit including a condition for payment of additional premium.
- g. The allottee shall be entitled to use the land for the purpose of factory but not for the purpose of the factory for any of the obnoxious industries specified in the annexure set out in the schedule to the agreement to lease and shall not use the said land or any part thereof for any other purpose not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.
- h. The other terms and condition of allotment shall be those contained in the prescribed form of agreement to lease & the lease.
- i. The stamp duty in respect of preparation & execution of the agreement to lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.
- j. The allotment order is issued subject to consent to establish/operate from MPCB and permission from other department as required prior to commencement of production.
- k. The allottee may submit his application for telephone connection to the concerned telephone authority immediately, after taking over the possession of the plot. This will enable the telephone authorities to build up a waiting list & ensure planning to provide timely telephone connection to the industrial units in the area.
- l. If the applicant /allottee fails to complete the construction of factory building and produce BCC consume more than 20% FSI and start the production within 3 years from the date of possession of the said plot and produce BCC by consuming more than 20% permissible FSI thereof.





m. If the applicant / allottee fails to complete the construction of factory building and produce BCC consume more than 20% permissible FSI and start the production activity within 3 years from the date of possession, 25% additional premium will be charged for granting one year extension of time limit & 40% additional premium will be charged for granting second year extension of time limit. Further, if the applicant/allottee fails to obtain and produce BCC having / consume more than 20% permissible FSI and start the production activity within extended time limit, the Corporation shall resume the possession of the plot and no consideration shall be paid for the construction of factory building by the Corporation.

n. The applicant/allottee shall follow the D.C Rules of the Corporation.

o. You have to produce undertaking on Rs.200/- stamp paper duly notarized stating the existing trees available on demanded land shall be transplanted on another place as suggested by Deputy Engineer / Executive Engineer, MIDC at your own cost. However, while transplanting of tree, cutting of tree shall obtain permission from competent authority / local self Government Body for cutting of trees within allotted plot, if allotted plot is having trees prior to development of plot.

p. The applicant shall not be allowed to change activity upto 3 years from the date of handing over the possession of additional plot and thereafter in which case, the guidelines of the Corporation for the purpose of change in activity shall be applicable.

q. The Corporation has allotted plot "on as is where is basis" The applicant shall not apply for alternate plot or change of location of plot. In case, any application received in that behalf, your application will be automatically recorded which may please be noted.

r. MIDC can consider the cases of allotment, subject to the production of an undertaking stating that the industries having zero discharge and/or using cleaner technologies, subject to the achievement of stringent standards laid down in the consent order, which will be confirmed to the stream standards unless the disposal of treated effluent is on land for irrigation purpose or gardening and tree plantation or otherwise recycled/reused in the process itself and in case of violation, the MIDC reserves its right to cancel the allotment and to take back the possession of the plot without any compensation.

s. The applicant/allottee should nalla at your own cost and as per MIDC norm and applicant / allottee should submit the undertaking that, natural flow of nall should not be disturbed.

t. The applicant/allottee shall liable to pay cost of constructed compound wall & Drainage Line separately, if any before execution of Agreement to lease or possession.

u. The applicant/allottee shall obtain permission from competent authority for cutting of trees within allotted plot, if allotted plot is having trees prior to development of plot.

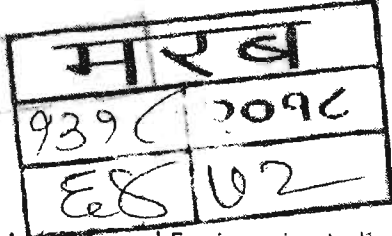
v. This allotment order is subject to PIL No.17 of 2011 is filed in the Hon'ble High Court, Bombay. An interim order has been passed by Hon'ble High Court, Bombay stating that "it is clarified that grant of any permission by the MIDC to any new Industry in industrial estate situated on river banks will be subject to any further orders which may be passed in this petition".

w. The allotted plot will not be changed in any circumstances.

x. The allotment of Land is subject to orders of NGT.



- y. The land offered to you on the condition that, you have to produce undertaking regarding Zero discharge and produce EM Part-1, MPCB Consent to Operate, file ELP Part-1 with DIC, IEM Certificate from Central Government as per MSMED ACT-2006.
- z. The period for development of Plot is 3 years from the date of possession or Agreement to Lease whichever is earlier.



*T.S. Ram*  
1/12/99  
Area Manager  
MIDC, THANE-2

M/s. Mexcel Engineering India Pvt. Ltd.,  
Sai Darshan CHS.,  
Shop No. 02, Ground Floor,  
Plot No. 76, Sector-14,  
Kopar Khairane,  
Navi Mumbai  
Tel No. 022 27548655

Copy submitted to :

- 1) The Chief Account Officer, MIDC Mumbai-400 093
- 2) The Chief Planner, MIDC, Mumbai-400 093
- 3) The Technical Adviser, MIDC, Mumbai-400 093
- 4) The Executive Engineer MIDC, Barvi Dam Division.

Copies to:

1. The Deputy Engineer MIDC Murbad Sub Division
2. Shri. V.D. Trimukhe, Surveyor for supply of Five copies of measurement plans immediately.



PERMANENT ACCOUNT NUMBER AAACM5530C

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

01-08-1987

DIRECTOR OF INCOME TAX (INDIA)



AAJCM5486E

08/01/2015

EXCEL ENGINEERING INDIA PRIVATE LIMITED

IN ONE TAX DEPARTMENT

GOVT OF INDIA

9967359686	9397	34	02
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*Transfer*

9967359686	9397	34	02
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Signature

*[Signature]*

DDUPM50820

05/02/1987

RAJ MILAN MAURYA

RAVINDR MAURYA

INCOME TAX DEPARTMENT

GOVT OF INDIA

मरब	
939	2096
EE	02

दीर्घ

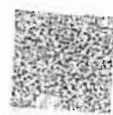


भारत सरकार  
Government of India  
नाम: रावि माय्या  
Ravish Maurya  
जन्म तिथि (DOB): 05/02/1987  
लिंग (Sex): MALE

मरब	
2000	जेरा

2878 1712 5243

UID: 9178 6522 7882 2146  
जेरी पहचान

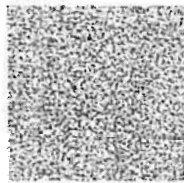


*Handwritten signature*

Unique Identification Authority of India

पता:  
S/O. Mr. Maurya, Bldg. No. 10, Kirti Nagar, New Delhi - 110015

Address:  
S/O. Ram, Maurya, Bhurn, Tehsil,  
Dist. Jhansi  
Pin Code - 231406

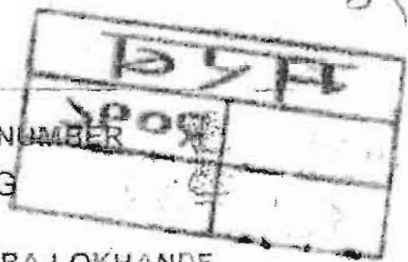


2878 1712 5243

UID: 9178 6522 7882 2146



अभिगा  
म)



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABDPL6267G



नाम / NAME

PRABHAKAR VITHOBA LOKHANDE

पिता का नाम / FATHER'S NAME

VITHOBA NARAYAN LOKHANDE

जन्म तिथि / DATE OF BIRTH

18-08-1954

व्यक्तिगत हस्ताक्षर / SIGNATURE

*Prabhakar Lokhande*

*Prabhakar Lokhande*

आयकर विभाग, मुंबई  
Income Tax Dept. Mumbai

*Lokhande*

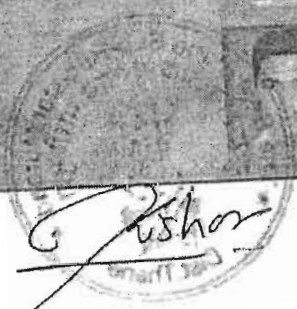
Me No 9987SD528,

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18-08-1954

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939C

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939C	209C
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Dist. Thane



Sub-Registrar  
Thane



Summary I (GoshwaraBhag-1)

82/1318

मुल्धार, 21 जून 2018 6:00 म.नं.

दस्त गोशवारा भाग-1

मरब 09102

दस्त क्रमांक: 1318/2018

दस्त क्रमांक: मरब /1318/2018

वाजार मुल्य: रु. 00/-

मोददना: रु. 30,10,350/-

भरनेले मुद्रांक शुल्क: रु. 1,50,600/-

द. नि. मह. दु. नि. मरब यांचे कार्यालयात

पावती: 1992

पावती दिनांक: 21/06/2018

अ. क्र. 1318 वर दि. 21-06-2018

मादरकरगाराचे नाव: श्री रणधीर राम मिलन मोर्य - मॅकससेल इंजिनरींग इंडिया प्रायव्हेट लिमिटेड तर्फे डायरेक्टर

गेजी 5.43 म.नं. वा. हजर केला.

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

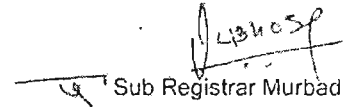
रु. 1440.00

पृष्ठांची संख्या: 72

एकुण: 31440.00

दस्त हजर करणा याची गती:

  
Sub Registrar Murbad

  
Sub Registrar Murbad

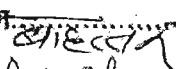
दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दान) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशाधिकार प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मावमनेच्या प्रत्यक्ष वाजार मुल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्र. 1 21 / 06 / 2018 05 : 43 : 01 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 21 / 06 / 2018 05 : 45 : 53 PM ची वेळ: (फी)

असे प्रमाणित करण्यात येते की

दस्त दस्तास एकुण  पुढे आहेत

  
दुस्यम अधिक मुरबाड





दस्त गोषवारा भाग-2

मरब

दस्त क्रमांक:1318/2018

21/06/2018 6 09:11 PM

दस्त क्रमांक :मरब/1318/2018

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठणा
1	नाव:श्री रणधीर राम मिलन मौर्य - मॅकमगेल इजिनीरिंग इंडिया प्रायव्हेट लिमिटेड तर्फे डायरेक्टर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राम मिलन मौर्य, ब्लॉक नं: भिउगा, रोड नं: टेकवर, गोरखपूर, उत्तर प्रदेश, उत्तर प्रदेश, गोरखपूर, पॅन नंबर:BBUPM5082Q	भाडेकरू वय :-31 स्वाक्षरी:-		
2	नाव:- महाराष्ट्र औद्योगिक विकास महामंडळ तर्फे एरिया मॅनेजर श्रीमती एस एम भोसले पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्रादेशिक कार्यालय, ब्लॉक नं: महाराष्ट्र औद्योगिक विकास महामंडळ ठाणे २, , रोड नं: वागले इस्टेट ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AAACM3560C	मालक वय :-57 स्वाक्षरी:-	image.jpg	Image.jpg

वरील दस्तपत्रेवज करून देणार तशाकधीन भाडेपट्टा चा दस्त पत्रेवज करून दिल्याचे कबूल करतात.  
शिक्रा क्र.3 ची वेळ:21 / 06 / 2018 05 : 53 : 21 PM

ओळख:-

खालील इमम अंम निवेदीन करतात की ते दस्तपत्रेवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठणा
1	नाव:प्रभाकर विठोबा लोखंडे वय:63 पत्ता:प्लॉट नंबर 10, मत्कार अपार्टमेंट, डोंबिवली ईस्ट ठाणे पिन कोड:421203	स्वाक्षरी		
2	नाव:किशोर राजाराम चव्हाण वय:29 पत्ता:रुम नंबर 16 थरुदा को हौसींग सोसायटी कळंबोली नवी मुंबई पिन कोड:410218	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	- - महाराष्ट्र औद्योगिक विकास महामंडळ तर्फे एरिया मॅनेजर श्रीमती एस एम भोसले प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्रादेशिक कार्यालय, ब्लॉक नं: महाराष्ट्र औद्योगिक विकास महामंडळ ठाणे २, , रोड नं: वागले इस्टेट ठाणे, महाराष्ट्र, ठाणे. AAACM3560C

शिक्रा क्र.4 ची वेळ:21 / 06 / 2018 05 : 54 : 46 PM

शिक्रा क्र.5 ची वेळ:21 / 06 / 2018 05 : 55 : 08 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Murbad

EPayment Details

sr. Epayment Number  
1. 210620180611  
2. 210620180611



Defacement Number  
210620180611D  
0001614055201819

पुस्तक क्रमांक १ च  
क्रमांक १३१८/२०१८ (वर नोंदला  
दिनांक : २१ ०६ / २०१८

दुखम निबंधक मुरबाड