

SD 0003027659202324 28/07/2023
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Receipt (pavti)

82/2112

पावती

Original/Duplicate

Friday, July 28, 2023

नोंदणी क्र.: 39म

12:40 PM

Regn.: 39M

पावती क्र.: 3228 दिनांक: 28/07/2023

गावाचे नाव: कुडवली

दस्तावेजाचा अनुक्रमांक: मरव-2112-2023

दस्तावेजाचा प्रकार: डुप्लीकेट

मादर करणाऱ्याचे नाव: मे. मॅकमेल डेजिनिअरिंग इंडिया प्रा. लि. तर्फे डायरेक्टर रणधीर
गाम मिवन मौर्य - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

एकूण: रु. 700.00

प्र. दुय्यप निरिपक, गु. वाडे

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2707202311275 दिनांक: 28/07/2023

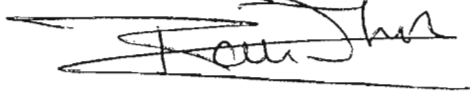
वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005622513202324E दिनांक: 28/07/2023

वँकेचे नाव व पत्ता:

दस्ताची मूल प्रत परत केली





सूची क्र.2

दुय्यम निबंधक : दु.नि. मुरबाड

दस्त क्रमांक : 2112/2023

नोदणी :

Regn:63m

28/07/2023

गावाचे नाव : कुडवली

(1) विकण्याचा पत्रकार	दुप्लीकेट
(2) नोंदवना	0
(3) वातावरण (भांडवलदाराच्या नावाविनागटदारावर आकारणी देतो की गटदाराचे नामुद करावे)	1
(4) भू-मापन, पॉट्टिस्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: प्लॉट नं. एम - 46, अॅडिशनल मुरबाड इंडस्ट्रीयल एरिया, एमआयडीसी, व्हिलेज कुडवली, तालुका मुरबाड, जिल्हा ठाणे. क्षेत्रफळ - 1050 चौ.मी. पैकी 778.80 चौ.मी. बांधीव क्षेत्र. मरग - दस्त क्र. 2111/2023 दिनांक 28/07/2023 ची दुय्यम प्रत. ((Plot Number : M - 46 ;))
(5) क्षेत्रफळ	1) 1050 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मॅक्सवेल इंजिनिअरिंग इंडिया प्रा. लि. तर्फे डायरेक्टर रणधीर राम मिशन मौर्य - - वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं.503, 5वा मजला, सत्रा प्लाझा, प्लाम बीच रोड, सेक्टर 19डी, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAJCM5486E 2): नाव:-एम. आय. डी. सी. तर्फे रिजिनल ऑफिसर सुनील के. भूताळे - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उद्योग मारथी, एम. आय. डी. सी.; मंगळ इंडस्ट्रीयल एरिया, महाकाली केव्हज रोड, अंधेरी ईस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AAACM3560C
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2023
(10) दुय्यम नोंदणी लेख्याचा दिनांक	28/07/2023
(11) अस्तक्रमांक, खंड व पृष्ठ	2112/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरग	

प्र. दुय्यम निबंधक, मुरबाड

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

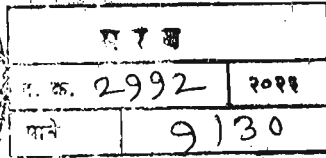
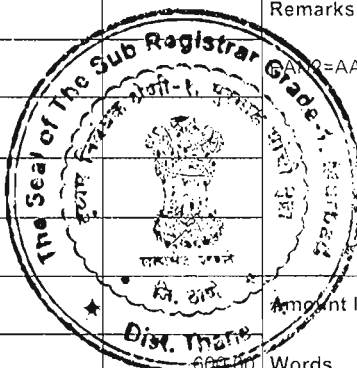
मुद्रांक शुल्क आकारणाना निवडलेल्या अनुच्छेद:-

Counterpart OR Duplicate

CHALLAN
MTR Form Number-6



GRN	MH005622513202324E	BARCODE			Date	24/07/2023-14:19:23	Form ID	36
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				MBC_MURBAD SUB REGISTRAR				
Location				THANE				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
003C046401 Stamp Duty				500.00				
003C063301 Registration Fee				100.00				
Total				600.00				
Payer Details				Full Name				
				MEXCEL ENGINEERING INDIA PVT LTD				
Flat/Block No.				PLOT NO. M - 46				
Premises/Building				ADDITIONAL MURBAD INDUSTRIAL AREA, MIDC				
Road/Street				VILLAGE KUDAVLI, TALUKA MURBAD, DI				
Area/Locality				ST. THANE				
Town/City/District				ST. THANE				
PIN				4 2 1 4 0 1				
Remarks (If Any)				AMQ=AAACM3560C~SecondPartyName=MIDC~				
Amount In Words				Six Hundred Rupees Only				
Payment Details				IDBI BANK				
FOR USE IN RECEIVING BANK				Bank CIN				
				Ref. No.				
				69103332023072415564				
				2819861584				
Cheque/DD No.				Bank Date				
				RBI Date				
				24/07/2023-14:19:56				
				25/07/2023				
Name of Bank				Bank-Branch				
				IDBI BANK				
Name of Branch				Scroll No. . Date				
				100 . 25/07/2023				



Department ID: _____ Mobile No: 9819060727
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2023.07.26 12:43:05
 IST

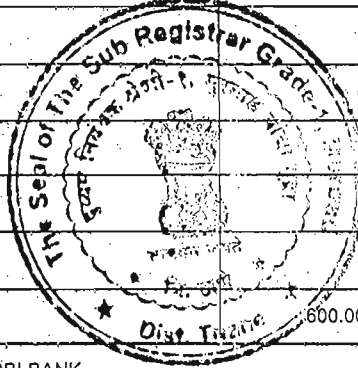
Sr. No.	Reason: GRAS Secure DocuSign Location: India	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-82-2-12	0003027659202324	28/07/2023-12:39:29	IGR136	100.00
2	(iS)-82-2-12	0003027659202324	28/07/2023-12:39:29	IGR136	500.00
Total Defacement Amount					600.00



CHALLAN
MTR Form Number-6



GRN	MH005622513202324E	BARCODE	[Barcode]		Date	24/07/2023-14:19:23	Form ID	36	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration-Fee				PAN No.(If Applicable)					
Office Name MBD_MURBAD SUB REGISTRAR				Full Name		MEXCEL ENGINEERING INDIA PVT LTD			
Location THANE				Flat/Block No.		PLOT NO. M- 46			
Year 2023-2024 One Time				Premises/Building					
Account Head Details			Amount In Rs.		Road/Street				
0030046401 Stamp Duty			500.00		ADDITIONAL MURBAD INDUSTRIAL AREA, MIDC				
0030063301 Registration Fee			100.00		Area/Locality		VILLAGE KUDAVLI, TALUKA MURBAD, DI		
					Town/City/District		ST. THANE		
					PIN		4 2 1 4 0 1		
					Remarks (If Any)				
					PAN2=AAACM3560C~SecondPartyName=MIDC~				
					<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>म र ख</p> <p>क्र. 2992 2023</p> <p>द्वारे 2130</p> </div>				
					Amount In		Six Hundred Rupees Only		
Total			600.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332023072415564 2819861584	
Cheque/DD No.				Bank Date		RBI Date		24/07/2023-14:19:56 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :

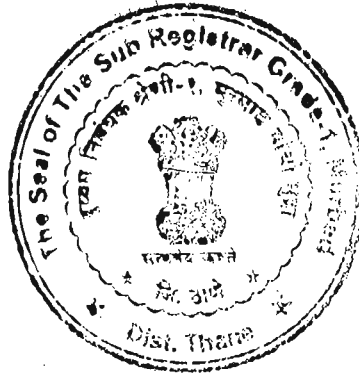
Mobile No. : 9819060727

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Handwritten Signature]

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2707202311275	Date 27/07/2023
Received from -, Mobile number 9852589999, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Murbad of the District Thane Grm.	
Payment Details	
Bank Name IBKL	Date 27/07/2023
Bank CIN 10004152023072710481	REF No. 2848739728
This is computer generated receipt, hence no signature is required.	



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क्र. म. 2992	२०२३
पृ. ३	३०



प. नं.	२९२	२०११
पाने	४१३०	

[Handwritten signature]

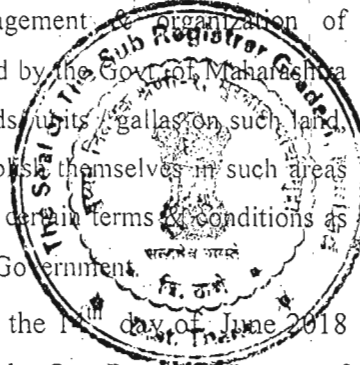
THIS LEASE made at Thane the 26th day of July
TWO THOUSAND TWENTY-THREE BETWEEN MAHARASHTRA
INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation
constituted under the Maharashtra Industrial Development Act, 1961
(Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC,
Marol Industrial Area, 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, M/S. MEXCEL ENGINEERING INDIA PVT. LTD., a company
incorporated under the Companies Act 1956, and having its registered
office No. 503, 5th Floor, Satra Plaza, Palm Beach Road, Sector 19 D, Vashi
Navi Mumbai, Maharashtra-400703., hereinafter called the "Lessee" (
which expression shall, unless the context does not so admit, include its
successor successors and permitted assign) of the Other Part.

[Handwritten signature]

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WHEREAS

(A) The Lessor 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 area/ estates & is empowered by the Govt. of Maharashtra to make available the Plot of land/sheds, units, gallas on such land, to entrepreneurs/ undertakings to establish themselves in such areas on payment of premium to Lessor, on certain terms & conditions as prescribed by & on behalf of the State Government.



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(B) By an Agreement to Lease dated the 14th day of June 2018 and made between the Lessor of the One Part and Lessee of the Other Part, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee 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 1050 squere meters or thereabouts in Additional Ambernath industrial Area bearing Plot No.M-46 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.

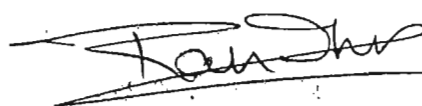

Recitals

(C) The said Agreement to Lease is registered with the Sub-Registrar of Assurances, Murbad-3, Under Serial No. MRB-3-1318-2018 & MRB-3-1319-2018 on 21st day of June 2018.

The Lessee has paid the Stamp Duty of Rs.1,50,700/- (Rupees One Lakh Fifty Thousand Seven Hundred only) on the 30th day of May 2018 on the Agreement to Lease dated 14th day of June 2018 on the amount of the premium of Rs.30,10,350/- (Rupees Thirty Lakh Ten Thousand Three Hundred Fifty only)

(D) At the request of the Lessee, the Lessor handed over the possession of the Demised Land to the Lessee on the 22nd day of February 2018 and the Lessee has completed 0.74FSI construction (Built up area 778.80 factory Shed)on the Demised Land as per the plans approved by the Lessor and obtained Occupation Certificate (OC)/Building Completion Certificate (BCC) vide/ No.MUR/E & MD/SDMURBAD/A-



90453/2023 dt.14/03/2023 from the Lessor.

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

NOW THIS LEASE WITNESSETH as follows:

Description of Land

1. In consideration of the Demised Land of the sum of **Rs.30,10,350/- (Rupees Thirty Lakh Ten Thousand Three Hundred Fifty only)** paid by the Lessee to the Lessor towards Land Premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee all that piece of land known as Plot No.M-46 in the Additional Murbad Industrial Area and within Village limits of Kudavi and outside the Municipal Limits Taluka and Registration sub-District Murbad, District and Registration District Thane containing by admeasurements 1050 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 95 years computed from the First day of February, 2018 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF yearly rent of rupee one 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.



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

Covenants by the Lessee

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.

To pay Rent.

b) The Lessee 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 Lessor/Lessee 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 lease 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 lease deed. To pay rates and taxes

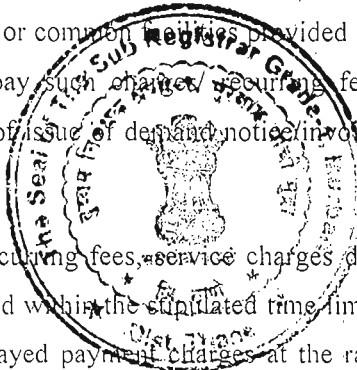
c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed thereunder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

ii) All charges including rent, recurring fees, service charges due and payable by Lessee, if not 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 Not to erect beyond building line

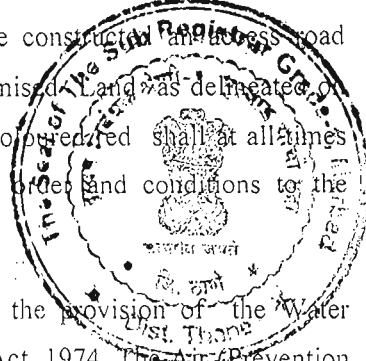


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[Handwritten signatures and marks]

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 having at its own expense constructed an Access Road leading from the main road to the Demised Land was delineated on the plan hereto annexed and thereon covered shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA



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(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 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 may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises Indemnity

and also against all payments whatsoever which during the progress of the work 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 failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessee. 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

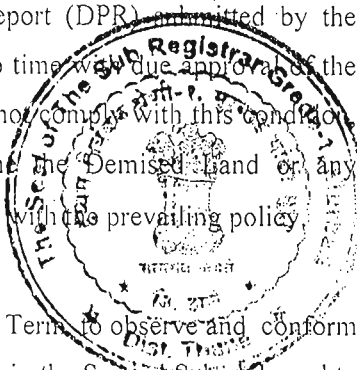
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(n) The Lessee shall at all times during the Term to observe and conform to the said Building Regulations set-out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor. To build according to rules

(o) To observe and confirm 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 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 To repair



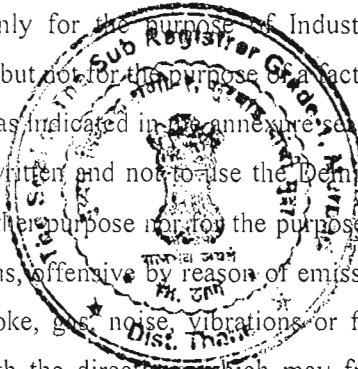
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painting, colour and white washing) to the satisfaction of the SPA. The said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

(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 call upon it 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 Lessees. 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 Industrial User Activity 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 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.



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REPLENISHMENT CONTRACT

(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.

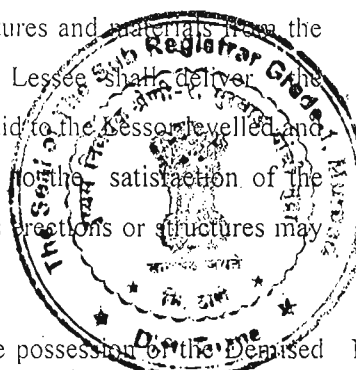
(u) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the name of the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established 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 or Insurance

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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 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.

(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 shall be at liberty if Lessee 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 shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition for the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

Delivery of possession after expiration



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INCORPORATED

(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 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 for termination of this Lease unilaterally.

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

To give preference

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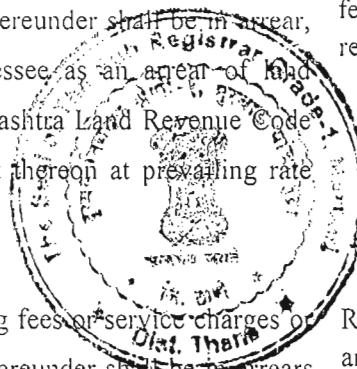
give first preference to the person/s who are able-bodied and fulfilling in employment of Labour
 general qualifications as prescribed by the Lessee and whose lands are
 acquired for the purpose of the said Industrial.

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

(z) And in the event of the death of any of the permitted assign or assign Notice in case of death
 of the Lessee being a natural person the Lessee the 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.

(z-a) In the event the power requirement of the Lessee is more than 5 Provision of EHV Sub-station
 MVA, the Lessee 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 shall plan the land requirement considering the land requirement of EHV Sub-Station.

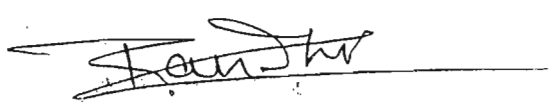

3. If and whenever any part of the rent hereby reserved or recurring fees Recovery of Rent fees etc. as land revenue
 or service charges payable by the Lessee hereunder shall be in arrear, the same may be recovered from the Lessee as an arrear of land revenue under the provisions of the Maharashtra Land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



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4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee hereunder shall be in arrear, Rent, fees Etc. 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 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 there of shall absolutely cease and Lease shall be determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee 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 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 in remedying such breach or breaches within three

DEVELOPMENT CORPN.

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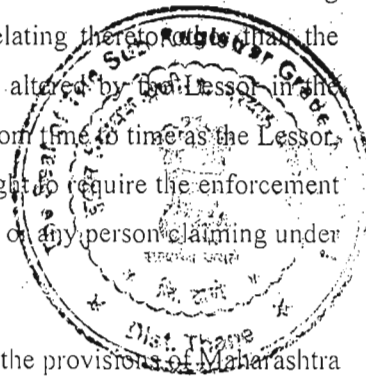
months after the giving or leaving of such notice.

5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee 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 Additional Murbad Industrial Area and the Building and other Regulations and covenants relating thereto that 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 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



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7. That the Lessee shall observe and conform 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

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 Lessees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee.

Notices

9. If the Lessee duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised 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 grant to the Lessee a new Lease of the Demised Land for a further term of 95 years on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the Party.

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.

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.

MENT CORPDS

IN WITNESS WHEREOF SHRI SUNIL K. BHUTALE THE REGIONAL OFFICER, 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 Lessee hath caused its common seal to be affixed here to the day and year first above written.

FIRST SCHEDULE

(Description of land)

All the piece or parcel of land known as Plot No. M-46 in the Additional 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 admeasurements 1050 Sq. Mtrs. or thereabouts and bounded by Red coloured boundary lines on the plan annexed hereto, 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)



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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 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 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

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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 approved by the SPA shall be submitted to the Executive Engineer on record and to enable him to grant No Objection Certificate.

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) 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 SUND K BHUTALE, Regional Officer
 of the withinnamed Maharashtra Industrial
 Development Corporation

in the presence of :-

- 1) Dharmaraj P. Navale, AM - Mumbai
- 2) Shri V.D. Somap. AAM - Mumbai

Regional Officer - Thane

MIDC Regional Office Thane

The Common Seal of the
 Abovenamed "Lessee"

M/S. MEXCEL ENGINEERING INDIA PVT.LTD.,

was, pursuant to a Resolution

Of its Board of Directors passed in

that behalf on the 25th day

of July 2023 affixed hereto in

the presence of :

Shri. Randheer Mousya
 Director of the Company

For MEXCEL ENGINEERING (I) PVT. LTD.

Karan Shelke
 Director



Who, in token of having affixed

the Company's Seal set his hand

hereto, in presence of :

1. Karan D Shelke
2. Amit Lohar



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Index-2(सूची- २)



21/06/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुरबाड

वस्त क्रमांक : 1318/2018

नोंदणी :

Regn:63m

गावाचे नाव : कुडवली

- (1) विलेखाचा प्रकार भाडेपट्टा
- (2) मोबदला 3010350
- (3) बाजारभाव(भाडेपट्टयाच्या वाचतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0
- (4) भू-मापन,पोटाहिस्ता व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: ठाणे इतर वर्णत : रावबिक्रम - एम - 46, प्रतिरिक्त मुख्यमंडळ औद्योगिक एरिया, माळा नं: महाराष्ट्र औद्योगिक विकास महामंडळ, भारतीय 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 मोर्य - मॅकसेल इंजिनरिंग इंडिया प्रायव्हेट लिमिटेड तर्फे डायरेक्टर वय:-31; पत्ता:-प्लॉट नं: - , माळा नं: - , भारतीय नाव: राम मिलन मोर्य, ब्लॉक नं: भिउरा , रोड नं: टेकवद, 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 एम एम भोसले वय:-57; पत्ता:-प्लॉट नं: - , माळा नं: - , भारतीय नाव: प्रादेशिक कार्यालय, ब्लॉक नं: महाराष्ट्र औद्योगिक विकास महामंडळ ठाणे २, रोड नं: वागले इस्टेट ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAAGM3560C
- (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



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दुय्यम निबंधक, मुरबाड

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

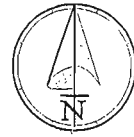
मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणात्ता तपशील अभिनिर्णीत दस्त फेस नंबर-326/2018

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

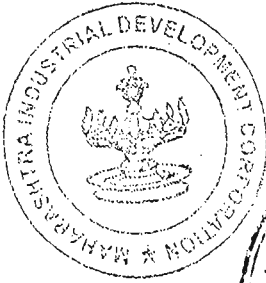
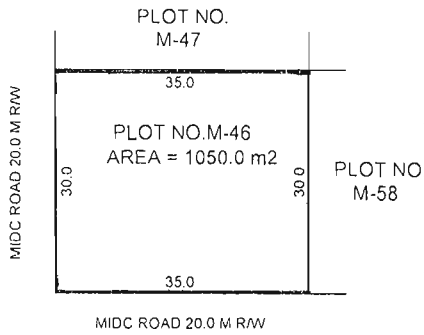
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

ADDL. MURBAD INDUSTRIAL AREA
VILLAGE - KUDVALI, TAL - MURBAD
DIST - THANE



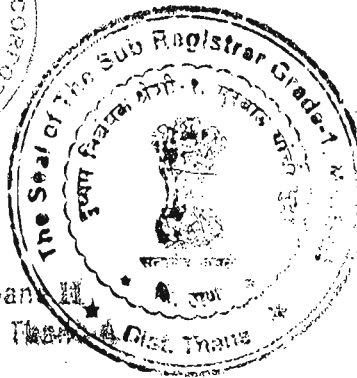
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W. N. Bhanu

HEAD SURVEYOR
R.O. THANE - II, MIDC



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(kyl)
Regional Officer - Thane
MIDC Regional Office, Thane



For MEXCEL ENGINEERING (I) PVT. LTD.

Ran Jha
Director

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
 (A Government of Maharashtra Undertaking)
 Office of the Deputy Engineer, MIDC, Sub Division, Murbad.
 Murbad Shahapur Road, MIDC Indl. Area Murbad, Dist-Thane,
 Pin-421401 Email :- demurbad@midcindia.org
 Website :www.midcindia.org Phone No. 02524- 222263

MIDC/IFMS/MUR/E & MD/SDMURBAD/A-90453/2023

Date: 14/03/2023

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Buildings on Plot No.M-46
 MIDC , Addl. Murbad Indl.Area.

- Ref: 1. On Line application vide SWC /12/19/20230309/889951
 2. Building Completion Certificate By Architect. M/s. Bhirud & Associates
 dt.15/02/2023.
 3. Final Fire N.O.C. issued vide letter No. MIDC/DE(SPA)/SDMRBD/A76632
 dt.27.02.2023
 4. Plan approval vide letter No.B-53408 dt.06/05/2019
 5. Site Inspection Report submitted by Architect dt..20/02/2023



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This is certify that, M/s. Mexcel Engineering India Pvt. Ltd. a licensee of Plot No.M-46
 ,MIDC, Addl. Murbad Indl. Area have completed the development work of industrial building
 having total built up area- 778.80 sq.m. on Plot No. M-46, situated at MIDC , Addl. Murbad
 Indl. Area, as per details mentioned below under the supervision of Architect M/s. Bhirud &
 Associates .Licence. No. 554/KDMC.

1. Name of the Plot holder : M/s. Mexcel Engineering India Pvt. Ltd.
2. Address : Plot No.M-46, MIDC , Addl. Murbad Indl. Area,
Tal- Murbad, Dist- Thane
3. Plot area : 1050.00 sq.m
4. Approval of Plans : MIDC/DE(SPA)/SDMRBD/B-53408, dt.06/05/2019
5. Built-up Area Approved : 778.80 sq.m.
6. Previous OC issued : Nil

RAJESH
 LINGPPA
 DONGSHANW
 AR

7. Status of construction
on site as per site Inspection
report : Building completed as per approved plans
- a) Built up area completed in : 778.80sq.m
all respect
- b) FSI Details : FSI Consumed =0.74 (i.e 74%)
8. Remarks as per Site Inspection
Report submitted by Architect : Building is completed as per approved Plans &
as per MIDC DCR 2009
9. Total Area that could be considered
as built up area (Sq.m.) : 778.80 sq.m.
10. Details of Building Constructed and Built up Area approved:



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Sr. No.	Building No.	Built up Area (in sq.m.)
1.	Ground floor	519.20
2	Extra Height	259.60
Total BUA		778.80

As requested vide ref. no. 1 & as per site inspection report vide ref. no. 5 , you are permitted to occupy this building having total built up area- 778.80 sq.m.(FSI- 0.74).

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

RAJESH LINGPPA
DONGSHANWAR
Deputy Engineer &SPA,
MIDC, Sub-Division, Murbad

Copy to ;

- Copy submitted to the Executive Engineer, MIDC, Barvi Dam Division, Ambernath, for favour of information please.
- Copy f.w.c.s. to the Regional Officer, MIDC, Wagle estate, Thane II for favour of information please.
- Copy f.w.c.s. to the Architect M/s. Bhirud & Associates , Dombivali (E) 421203.

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (022) 5820703,
Fax: 234568
E-mail: rothane2@midcindia.org

Regional Office, Thane2
MIDC, Thane Region, Office Complex
Building, 2nd Floor Near Wagle Estate,,
Octroi Naka.
THANE - 400604

Letter No.: MIDC/RO(ROT)/AMUR/ 3111

Date: 06 JUL 2023

To,
✓ M/S. MEXCEL ENGINEERING INDIA PVT. LTD.,
503, 5th Floor, Satra Plaza, Palm Beach Road,
Sector 19 D, Vashi Navi Mumbai,
Maharashtra-400703..



Subject :- ADDL. MURBAD INDUSTRIAL AREA
Plot No.M-46
Asking party to register the document.

Sir/Madam/Gentlemen,

The Lease in respect of the above said Plot has been executed on 26/07/2023. The Lease is to be presented to the Sub-Registrar for the purpose of registration within a specific time limit prescribed by the law viz. within 4 months from the date of execution of documents. We would request you to lodge both copies of the Lease for the registration making.

- (1) The original returnable to you and
- (2) The duplicate to the
Regional Office, Thane2
MIDC, Thane Region, Office Complex
Building, 2ND Floor Near Wagle Estate,
Octroi Naka.
THANE - 400604



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

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

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

We inform you that Income Tax Authorities have omitted section 230A of Income Tax Act 61 from the statute Book with effect from 01-06-2001 by Finance Act 2001. Therefore no question arises of issuing any certificate under the said section by the undersigned.



UNDERTAKING

I

M/S. MEXCEL ENGINEERING INDIA PVT. LTD.,
503, 5th Floor, Satra Plaza, Palm Beach Road,
Sector 19 D, Vashi Navi Mumbai,
Maharashtra-400703.

do hereby undertake to lodge for registration the Lease and its duplicate copy duly executed on 26/07/2023 in respect of Plot No. M-46 from **ADDL. MURBAD INDUSTRIAL AREA** as required, by law within the stipulated period i.e. within ~~four~~ months from the date of execution making :

- a) The original returnable to us; and
- b) The duplicate to the
Regional Office, Thane 2
MIDC, Thane Region, Office Complex
Building, 2nd Floor Near Wagle Estate,
Octroi Naka.
THANE - 400604

and give intimation to the MIDC immediately thereafter.

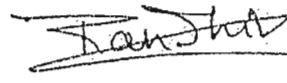
If, as a result of my failure in lodging the lease and its duplicate for registration within the time limit prescribed by law or giving intimation thereof to MIDC in good time, any penalty is imposed, the entire penalty which will be imposed by the Sub-Registrar of Assurances, for loading the documents for registration or for the admission thereof will be paid by me. I also undertake that if the documents are not accepted for registration after the expiry of the period prescribed by the law, I also undertake that if the documents are not accepted for registration after the expiry of the period prescribed by the law, I shall be fully responsible for its consequences.



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For MEXCEL ENGINEERING (I) PVT. LTD.


Director

Place :

Dated:



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel : +91-22-25821882

Regional Office, Thane
MIDC, Thane Region-2,
Office Complex Building, 2nd Floor
Near Wagle Estate, Octroi Naka
THANE 400604

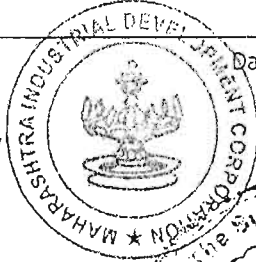
E-mail : Rothane2@midcindia.org

No. RQT-2/PALE/Plot No.M-46/2918

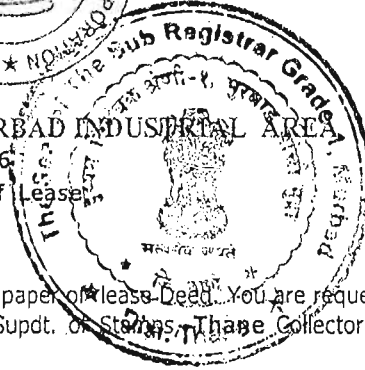
Date : 14/07/2023

To,

M/S. MEXCEL ENGINEERING INDIA PVT. LTD.,
503, 5th Floor, Satra Plaza, Palm Beach Road,
Sector 19 D, Vashi-Navi Mumbai,
Maharashtra-400703.



Sub:- ADDL. MURBAD INDUSTRIAL AREA
Plot No.M-46
Execution of Lease



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Sir/Madam/Gentlemen,

Please refer to your letter dated 14/07/2023.

Please find enclosed herewith two copies on ledger paper of Lease Deed. You are requested to refer the Original and duplicate copies on Ledger Paper to the Supdt. of Stamps, Thane Collector of stamps, for adjudication and assessment of stamp duty.

We also hereby confirm that the Corporation has received land premium of Rs.30,10,350/-Land Premium for Plot No. M-46 Addl. Murbad Industrial Area , Area 1050 Sq. mtrs.

The Lesser share of Municipal or Village Panchayat Tax for the purpose of valuation of stamp duty is estimated at Rs.60,207/-per annum.

After adjudication and payment of the stamp duty three adjudicated copies together with the corrected draft may kindly be returned to us for further action.

A suitable date mutually convenient will thereafter be fixed for the execution of the document. Please note that as per the Notification issued by the Government on 1.12.1989 the stamped documents are valid only for 6 months from the date on which the stamp duty is paid by you.

Please ensure that the document is executed within 6 months from the date of payment of the stamp duty otherwise the stamp duty paid by you will be invalid and the document will become null and void and we will not be responsible for the same.

Please enclose the Original copies of Lease Deed along with Zerox copies of registration receipt of Lease to the original copies of Lease Drafted zerox copies of all these documents to the duplicate copy of Draft of Lease before referring the documents to the Superintendent of Stamps/Collector of Stamps for adjudication and assessment of stamp duty.

Thanking You,



Yours faithfully

DHARMARAJ
PADMAKAR NAVALE

Area Manager,
MIDC, R.O.THANE-2

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra)

Tel: (022) 5820703,
Fax: 234568
E-mail: rothane2@midcindia.org

Regional Office, Thane 2
MIDC, Thane Region, Office Complex
Building, 1st Floor Near Wagle Estate,
Octroi Naka.
THANE - 400604

Letter No.: MIDC/RO(ROT)/AMUR/M-46 /2803

Date: 07/07/2023

To,
M/S. MEXCEL ENGINEERING INDIA PVT. LTD.,
503, 5th Floor, Satra Plaza, Palm Beach Road,
Sector. 19 D, Vashi Navi Mumbai,
Maharashtra-400703.

Subject :- ADDL. MURBAD INDUSTRIAL AREA

Execution of Lease
Plot No. M-46
Typing Instructions & Pay Legal Fee

Sir/Madam/Gentlemen,

We are sending herewith a draft of the Lease proposed to be executed with you in respect of the above plot in duplicate. We would request you kindly to return one copy of the draft duly approved and signed in token of your approval.

Please arrange to have two copies typed on thick ledger paper and three copies on ordinary paper of good quality and thereafter have them checked from this office.

The following instruction need to be borne in mind before typing document -

1. Typing on the first page should start after leaving more than one third of the page blank.
2. Marginal notes should not come at the stitching end. To ensure this, they have to be typed on the right hand side on all odd number of pages and on the left hand side on all even numbers of pages. They should also be typed separately from the contents on the regular document.
3. All the Three engrossments viz., 2 on ledger paper and 1 on ordinary by good quality paper may be typed at one stroke in Arial font having 12 size and 1.5 line space so as to facilitate checking.

After the documents and copy are checked by us please get the documents adjudicated by referring the same to the Office of the Superintendent of stamps, THANE.

It would be helpful if these documents are sent to us right at the first stage when typed copies are sent to us for checking.

The following particulars may also be furnished to us so as to facilitate the execution of the documents expeditiously.

Since your company as Private/ Public Ltd. Co./Co. Op. Society registered under Companies Act. 1956/Co. Op. Society Act. 1960. We would request you kindly to send us a copy of the Memorandum and Articles of Association /Bye laws of the Society and Certificate of Incorporation together with a certified copy of the Resolution of the Board of Directors, Members of the managing committee authorising one or more of them to sign the lease and to affix the company society seal to the lease as per provision in article of Association /Bye laws of the society for our record.

After the above requirements have been complied with a suitable date will be fixed up for the purpose of execution of the documents.

The Lease in your favour sanctioned subject to condition that you have to pay legal fee of Rs.2000/- + Rs.360/- (GST 18%) = Rs.2360/- You are therefore requested to make the payment of the same by way of On-Line SWC payable at Mumbai along with typed copies to this office.

Thanking You,

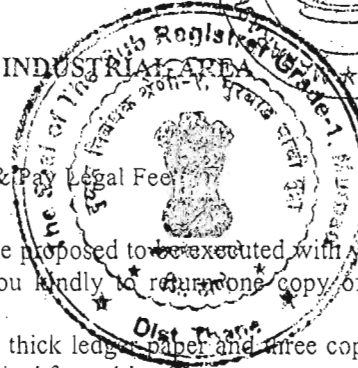
Encl : Draft of Lease



Yours faithfully,

DHARMARAJ
PADMAKAR NAVALE

Area Manager,
MIDC, THANE.



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२३६३०		

MEXCEL ENGINEERING (I) PVT. LTD.

CIN : U45400MH2015PTC260778

Office No. 503, 5th Floor, Satra Plaza,
Palm Beach Road, Sector 19D, Vashi,
Navi Mumbai, Maharashtra 400 703.



MEXCEL[®]
ISO 9001 : 2015

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व. क्र.	२०२३
दि. नं.	२५/७/२०२३

CERTIFIED TRUE COPY OF EXTRACT ~~OF THE~~ RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S. MEXCEL ENGINEERING INDIA PVT. LTD. HELD ON DATED 25.07.2023 AT OFFICE 503, SATRA PLAZA, PALM BEACH ROAD, SECTOR 19, VASHI, NAVI MUMBAI, 400703.

AUTHORISED SIGNATORY FOR MAKING APPLICATION FOR MIDC.

WHEREAS, the Board of Directors of the Company has determined that it is appropriate to authorize Mr. Randheer Mourya, Director of the Company, to sign documents on behalf of the Company;

NOW, THEREFORE, IT IS RESOLVED, THAT:

Mr. Randheer Mourya, Director of the Company, is hereby authorized to sign all documents required by the MIDC on behalf of the Company, including but not limited to lease agreements, purchase orders, and any other documents as may be required by the MIDC.

The Board of Directors of the Company hereby ratifies, confirms, and approves any actions taken by Mr. Randheer Mourya on behalf of the Company in connection with the transactions with the MIDC.

BE IT FURTHER RESOLVED THAT the resolutions set forth herein shall be added to the minutes of the Board of Directors meeting held on 25th July 2023 of this resolution.



Date: 25-07-2023

for M/s. Mexcel Engineering (I) Private Limited

Place: Navi Mumbai.

Mr. Randhir Maurya
(Director)

Mr. Ranvijay Maurya
(Director)



भारत सरकार
GOVERNMENT OF INDIA



श्रवण बुधा धनगर
Shravan Budha Dhargar
जन्म वर्ष / Year of Birth : 1981
पुरुष / Male



[Handwritten signature]

9658 7257 4205

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रणधीर मौर्या
Randhir Maurya
जन्म तिथि / DOB: 05/02/1987
पुरुष / MALE
Mobile No.: 9967359686

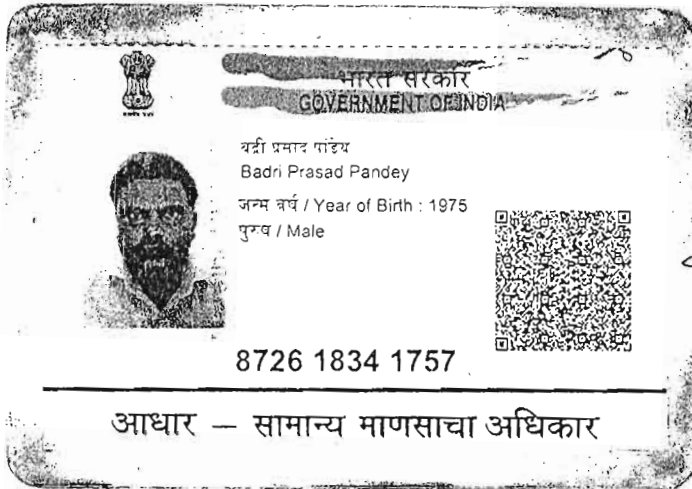


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प. क्र. 2992	२०२३
पाने	2930

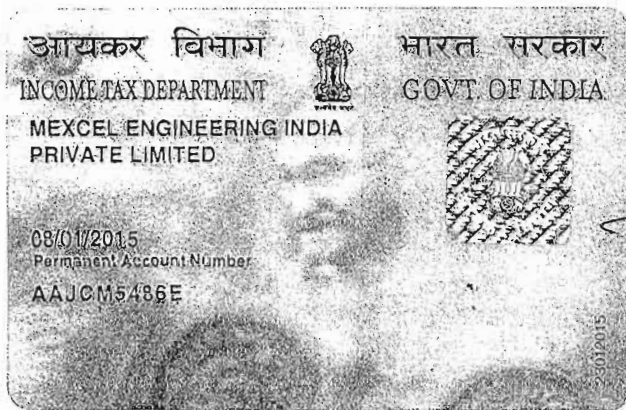
[Handwritten signature]

2878 1712 5243

मेरा आधार, मेरी पहचान



Badr



[Handwritten signature]



[Handwritten signature]

82/2112

शुक्रवार, 28 जून 2023 12:41 म.नं.

दस्त गोपवाग भाग-1

मरब

2e/30

दस्त क्रमांक: 2112/2023

दस्त क्रमांक: मरब /2112/2023

वाजार मुख्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मद्र. दु. नि. मरब यांचे कार्यालयाने

अ. क्र. 2112 वर दि.28-07-2023

रोजी 12:39 म.नं. वा. द्रजर केला.

पावती:3228

पावती दिनांक: 28/07/2023

सादरकरणागचं नाव: मे. मॅकमसल इंजिनिअरिंग इंडिया प्रा. नि. तर्फे
डायरेक्टर रणश्रीराम मिलन मौर्य - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 700.00

मरब ड्रजर कार्यालयाची मंत्री:



प्र. Sub Registrar Murbad

प्र. Sub Registrar Murbad

दस्तावा प्रकार: इलेक्ट्रॉनिक

मुद्रांक शुल्क: प्रतिलेख किंवा प्रतिलिपी

शिक्रा क्र. 1 28 / 07 / 2023 12 : 39 : 23 PM ची वेळ: (सादरकरण)

शिक्रा क्र. 2 28 / 07 / 2023 12 : 40 : 12 PM ची वेळ: (फी)





28/07/2023 12:45:16 PM

दस्त गोषवारा भाग-2

मरब

30/30

दस्त क्रमांक:2112/2023

दस्त क्रमांक :मरब/2112/2023

दस्ताचा प्रकार :-डुप्लीकेट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. मॅक्ससेल इंजिनिअरिंग इंडिया प्रा. लि. तर्फे डायरेक्टर रणधीर राम मिलन मोर्य - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं.503, 5वा मजला, सत्रा प्लाझा, प्लाम बीच रोड, सेक्टर 19डी, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAJCM5486E	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:एम. आय. डी. सी. तर्फे रिजीनल ऑफिसर सुनील के. भूताळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उद्योग सारथी, एम. आय. डी. सी., मरोळ इंडस्ट्रीयल एरिया, महाकाली केव्हज रोड, अंधेरी ईस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACM3560C	लिहून देणार क्र. 2 वय :-45 स्वाक्षरी:-	image.jpg	image.jpg

वरील दस्तऐवज करून देणार तथाकथित डुप्लीकेट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:28 / 07 / 2023 12 : 42 : 42 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:श्रावण धनगर - - वय:40 पत्ता:वाशी, नवी मुंबई पिन कोड:400703		
2	नाव:बद्रीप्रसाद पांडेय - वय:47 पत्ता:रा. सेक्टर 19 वाशी नवी मुंबई पिन कोड:400703		

शिक्षा क्र.4 ची वेळ:28 / 07 / 2023 12 : 44 : 37 PM

शिक्षा क्र.5 ची वेळ:28 / 07 / 2023 12 : 44 : 53 PM नोदणी पुस्तक 1 मध्ये

Sub Registrar Murbad

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEXCEL ENGINEERING INDIA PVT LTD	eChallan	69103332023072415564	MH005622513202324E	500.00	SD	0003027659202324	28/07/2023
2		DHC		2707202311275	600	RF	2707202311275D	28/07/2023
3	MEXCEL ENGINEERING INDIA PVT LTD	eChallan		MH005622513202324E	100	RF	0003027659202324	28/07/2023

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

प्रमाणित करण्यात येत की
सदर दस्तास एकूण 30

पुष्टे आहेत.

पुस्तक क्रमांक 9 चे
क्रमांक 2.9.9.2. वर नोंदवला

दिनांक:-25/7/2023

2112 / 2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness (only 4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्र. दुय्यम निबंधक श्रेणी-१, मुंबाद