



(A Government of Maharashtra Undertaking)



BUILDING COMPLETION CERTIFICATE  
(TO WHOM SOEVER IT MAY CONCERN)

This is to certify that, M/s. Shubh Laxmi Power Industries, allottee of plot No. M-40, in Adl. Murbad Industrial Area, have completed the development work on the above said plot in accordance with the revised building plans approved vide this office letter No. DE/Murbad/90/of 2004, dated- 19/01/2004. The work is completed under the supervision of the licenced Architect M/s. Karnik & Associates, Mumb. Regd. Licence No. CA/22/7077 and permitted to be occupied on the following ground :-

- 01. NAME OF ALLOTTEE :- M/s. Shubh Laxmi Power Industries
- 02. PLOT NO. :- M-40
- 03. PLOT AREA IN SQ.M. :- 300.00 m2
- 04. DATE OF POSSESSION :- 21/03/2002.
- 04. APPROVAL OF PLANS :- BUILT-UP AREA IN SQ.M.

"I" st approval No. DE/Murbad/1314/2002, dt- 13/10/2002. :- G.F. 293.25  
*(is treated as cancelled)* :- F.F. 146.56 (Mazzanine flr.)  
 :- S.F. Nil.

Total area- 439.81

"II" nd approval No. DE/Murbad/90/of 2004, dated- 19/1/2004. :- G.F. 293.25  
 :- F.F. Nil.  
 :- S.F. Nil.

Total area-293.25

03. Position of construction the site as on 19/01/2004. :- G.F. 293.25 m2  
 :- F.F. Nil.  
 :- S.F. Nil.

Date :- 20.1.04

...../3/.....

- (I) Built-up area completed in all respect (in Sq.m.)
- (b) Area under construction (in Sq.m.) :- Nil.
- (c) Open area (in Sq.m.) :- 306.75 m2

(II) REMARKS:-

- 1. Compound wall constructed on two sides and two sides having barbed wire fencing.
- 2. C.D. Work provided.
- 3. Tree planted :- 09 Nos.
- 7. Remarks of Deputy Engineer, regarding observation of D.C. rules. (Deputy-Engineer may indicate as to whether the construction has been in accordance with the approved plan and given any other observation which he considers necessary to give.) :- Construction as approved plans.  
:- G.F. 293.25 m2  
:- F.F. Nil.  
:- S.F. Nil.

Total area- 293.25 m2

- 8. Area that could be considered as built-up area (in Sq.m.) :- 293.25 m2
- 9. Actual utilisation of plot in view of the existing construction in the form of utilisation of F.S.I. :-  $\frac{293.25}{690.00} = 0.48 <$
- 10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot and construction carried out so far. :- Yes if it is within MIDC's allotment rules and FSI consumption.

*[Signature]*  
 20-01-2004  
 Deputy Engineer,  
 Special planning Authority,  
 MIDC, Sub-Division, Murbad.

No./D.E./Murbad/ 99 /of 2004,  
 Office of the Deputy Engineer,  
 MIDC, Sub-Division, Murbad.  
 Dist- Thane, 421 401.

Date :- 20.1.04

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 BCB

30 years search.

Maharashtra Industrial Development Corporation  
(A Government Of Maharashtra Undertaking)

POSSESSION RECEIPT

I, Shri.S.B Prabhu, on the behalf of the  
Maharashtra Industrial Development Corporation and  
SHRI.AMOL PISE AND SMT.RASHMI N. MANJURI.N.BSEADE  
PARTNERS OF M/S.SHUBH LAXMI POWER INDUSTRIES

have this day respectively handed over and taken over the  
possession of Plot No.M-40 admeasuring ###600.00 m<sup>2</sup>  
in ADDL.MURBAD INDL. AREA. ( M ) District Thane after  
actual measurement and demarcation of the Plot on the site.

"Though the Physical possession of the Plot no.M-40 is  
handed over today, on 21/3/2002 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  
tilling 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"

Place : Kudavali  
handed over by : [Signature]  
21/3/2002  
SURVEYOR  
Region : ...  
Designation : ...

Date : 21/3/2002  
Taken over by : [Signature]  
PARTNER

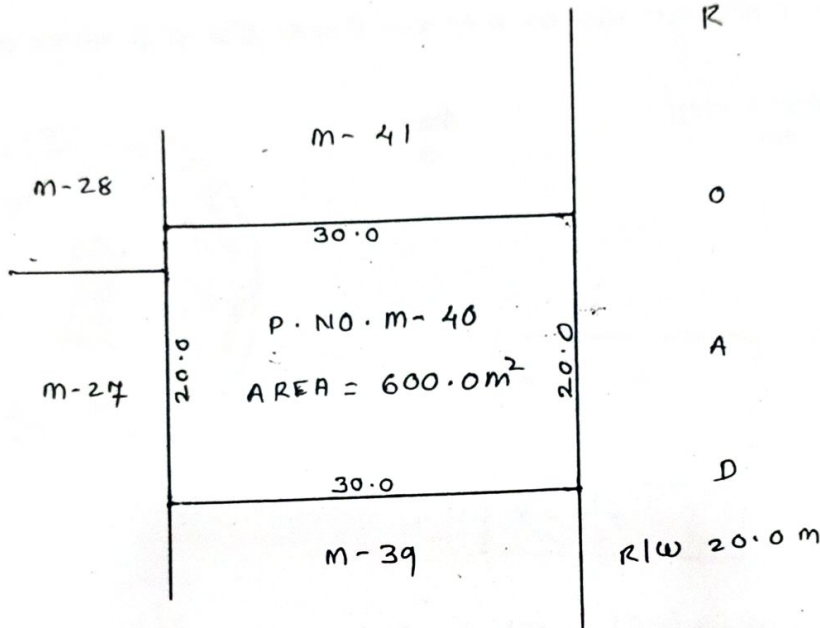
(Signature of the allottee  
or representative with his  
Designation)



PARTNER

ADDL. MURBAD INDUSTRIAL AREA.

VILL:- KUDAVALI, TAL - MURBAD, DIST - THANE  
SCALE - 1 CM = 5.0 METRS.



म र ब
६२३/१२५
२०१२

*Rachun*  
SURVEYOR  
Regional Office, M.I.D.C.  
THANE-400 604.



For Shabb Laxmi Power Industries

*Rachun*

Rachun R

*Manjini*  
Partner



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

**M.I.D.C.**



DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/S. Oriental Power Industries, allottee of plot No. M- 39, Addl. Murbad Industrial Area. Dombivli have completed the internal and drainage work upto M.I.D.C., as per the drainage plan approved vide this office letter No. D.E./ Murbad / 920/ of 2002. dated - 19/6 / 2002. through the agency of licensed plumber Shri- Sandeep Joshi / Licence No. 2382 Licence issued by the Brihan Mumbai Municipal Corporation No. 577

*puh*  
Deputy Engineer,  
M.I.D.C., Sub-Division,  
Murbad.

No./D.E./Murbad/927 / of 2002.  
Office of the Deputy Engineer,  
M.I.D.C., Sub-Division, Murbad.

Date :- 20/6/02

✓ Copy submitted to f.w.c.s. to M/S. Oriental Power Inds.  
Shop No. 1, Ground floor Keshav Kunj, plot No. 38, sector- 30  
Navi MUMBAI.

Copy submitted to the Regional Officer M.I.D.C., Thane for information.

Copy submitted to the Executive Engineer, M.I.D.C., Barvi Division, Addl. Ambernath. for favour of information please.

Office copy.



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (022) 25821882,

Fax:

E-mail: rothane2@midcindia.org

Regional Office, Thane 2

MIDC, Thane Region, Office Complex  
Building, 2<sup>nd</sup> Floor Near Wagle Estate,

Octroi Naka.

THANE - 400604

Letter No.: MIDC/RO(ROT)/AMU/LMS-142/1625

Date: 23-JUL-2019

Subject :- ADDL.MURBAD INDL. AREA

Plot No. M-39

Creation of mortgage/ Charge in respect of...

Read :- Letter Dated 22-Jul-2019 from M/S. UNITED ENGG WORKS LLP

\*\*\*\* CONSENT \*\*\*\*

Lease Date : 16<sup>th</sup> day of June, 2003

Lessee :

SMT. SHARDABEN AMBALAL PANCHAL,  
KUM. SANGEETA AMBALAL PANCHAL,  
SHRI. HIMESH AMBALAL PANCHAL,  
SHRI. AMBALAL KALIDAS PANCHAL,  
M/S. UNITED ENGG WORKS LLP.

Financial Institution/s.

BANK OF BARODA

Rs. 2,60,00,000/-

Rs. 2,60,00,000/-

WHEREAS by an indenture of lease dated 16<sup>th</sup> day of June, 2003 made between the Maharashtra Industrial Development Corporation (hereafter called "the Corporation") of the One Part and SHRI. A.S.PISE Proprietor of M/S. ORIENTAL POWER INDUSTRIES of the other part and lodged for Registration in Duplicate with Sub-Registrar of Assurances at MURBAD under Serial No. MRB-1695-2003 and on 12<sup>th</sup> day of September, 2003 the Corporation demise unto SHRI. A.S.PISE Proprietor of M/S. ORIENTAL POWER INDUSTRIES all that piece of land known as Plot No. M-39 in ADDL.MURBAD INDL. AREA containing the admeasurements 600 Sq.Mtrs. or thereabout /s for the term of 95 years commencing from the 1<sup>st</sup> day of January, 2001 at the rent reserved by and subject to the covenants and conditions contained in the said lease.

AND WHEREAS by an order dated 13<sup>th</sup> day of December, 2018, the Corporation has granted its permission to SHRI. A.S.PISE Proprietor of M/S. ORIENTAL POWER INDUSTRIES to transfer and assign their lease hold interest on Plot No. M-39 from ADDL.MURBAD INDL. AREA, under the indenture of lease dated 16<sup>th</sup> day of June, 2003 in favor of SMT. SHARDABEN AMBALAL PANCHAL, KUM. SANGEETA AMBALAL PANCHAL, SHRI. HIMESH AMBALAL PANCHAL, SHRI. AMBALAL KALIDAS PANCHAL, M/S. UNITED ENGG. WORKS LLP. hereinafter called "the Lessee".

AND WHEREAS by Deed of Assignment dated 31<sup>st</sup> day of January, 2019 and made between the said SHRI. A.S.PISE Proprietor of M/S. ORIENTAL POWER INDUSTRIES of the one part and Lessee of the Other Part and lodged for Registration with Sub-Registrar of Assurances at MURBAD under Serial No. MRB-180-2019, on the 31<sup>st</sup> day of January, 2019, the said SHRI. A.S.PISE Proprietor of M/S. ORIENTAL POWER INDUSTRIES did transfer and assign unto the Lessee, the demised premises to hold the same for the residue then unexpired term of Lease granted under the said indenture of Lease dated 16<sup>th</sup> day of June, 2003 at the rent reserved by and subject covenants and conditions contained in the said lease.

In pursuance of sub-clause ( v ) of clause 2 of the above noted Lease, dated 16<sup>th</sup> day of June, 2003. executed by the Maharashtra Industrial Development Corporation in favour of the Lessee/s.



MIDC/RO(ROT)/AMU/LMS-142/

82/180

पावती

Original/Duplicate

Thursday, January 31, 2019

नोंदणी क्र. :39म

1:42 PM

Regn.:39M

पावती क्र.: 264 दिनांक: 31/01/2019

गावाचे नाव: कुडवली

दस्तऐवजाचा अनुक्रमांक: मरब-180-2019

दस्तऐवजाचा प्रकार : भाडेपट्ट्याचे हस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. युनायटेड ईएनजीजी वर्क्स एलएलपी तर्फे भागीदार अंबालाल पांचाळ - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

एकूण: रु. 31400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
2:04 PM ह्या वेळेस मिळेल.

  
Sub Registrar, Murbad

बाजार मूल्य: रु.5260600 /-

मोबदला रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 303000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009365901201819M दिनांक: 14/12/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1812201807830 दिनांक: 31/01/2019

बँकेचे नाव व पत्ता:



दस्ताची मूळ प्रत परत केली





31/01/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुरबाड

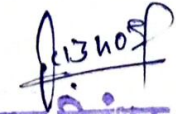
दस्त क्रमांक : 180/2019

नोंदणी :

Regn:63m

गावाचे नाव : कुडवली

(1) विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5260600
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: प्लॉट नं. एम-39, अँडीशनल मुरबाड इंडस्ट्रीयल एरिया, एम.आय.डी.सी., व्हिलेज कुडवली, तालुका मुरबाड, जिल्हा ठाणे, क्षेत्रफळ - 600 चौ. मी. पैकी 293.25 चौ. मी. बांधीव क्षेत्र. अभिनिर्णय क्र. 765/2018 दिनांक 17/12/2018 अन्वये मुद्रांक शुल्क वसूल. ( ( Plot Number : M-39 ; ) )
(5) क्षेत्रफळ	1) 600 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:-मे. ओरीएन्टल पावर इंडस्ट्रीज तर्फे प्रोप्रायटर सीताराम पिसे तर्फे कु. मु. श्रीमती कांचन नारायण बगाडे -- वय:-65; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. एम-39, अँडीशनल मुरबाड इंडस्ट्रीयल एरिया, एम.आय.डी.सी., व्हिलेज कुडवली, तालुका मुरबाड, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421401 पॅन नं:-AGTPP6092L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. युनायटेड ईएनजीजी वर्क्स एलएलपी तर्फे भागीदार अंबालाल पांचाळ -- वय:-74; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. एम-38, अँडीशनल मुरबाड इंडस्ट्रीयल एरिया, एम.आय.डी.सी., व्हिलेज कुडवली, तालुका मुरबाड, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421401 पॅन नं:-AAFFU0113R 2): नाव:-मे. युनायटेड ईएनजीजी वर्क्स एलएलपी तर्फे भागीदार संगीता अंबालाल पांचाळ -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. एम-38, अँडीशनल मुरबाड इंडस्ट्रीयल एरिया, एम.आय.डी.सी., व्हिलेज कुडवली, तालुका मुरबाड, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421401 पॅन नं:-AAFFU0113R 3): नाव:-मे. युनायटेड ईएनजीजी वर्क्स एलएलपी तर्फे भागीदार शारदाबेन अंबालाल पांचाळ -- वय:-69; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. एम-38, अँडीशनल मुरबाड इंडस्ट्रीयल एरिया, एम.आय.डी.सी., व्हिलेज कुडवली, तालुका मुरबाड, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421401 पॅन नं:-AAFFU0113R 4): नाव:-मे. युनायटेड ईएनजीजी वर्क्स एलएलपी तर्फे भागीदार हिमेश अंबालाल पांचाळ -- वय:-21; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. एम-38, अँडीशनल मुरबाड इंडस्ट्रीयल एरिया, एम.आय.डी.सी., व्हिलेज कुडवली, तालुका मुरबाड, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421401 पॅन नं:-AAFFU0113R
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	31/01/2019
(11) अनुक्रमांक, खंड व पृष्ठ	180/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	303000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

  
 दुय्यम निबंधक, मुरबाड

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(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.

DEED OF ASSIGNMENT



22/1/19

ngedto & panchal

THIS DEED OF ASSIGNMENT IS MADE AND ENTERED INTO AT

MURBAD/ MUMBAI ON THIS 31<sup>st</sup> DAY OF January, 2019 between Mr.

Hirish A Panchal

**AMOL SITARAM PISE**, aged 62 years, PAN No. AGTPP6092L trading as a

Handwritten signature

Proprietor in the name and style of **Messrs. ORIENTAL POWER**

**INDUSTRIES**, having registered office of business at Plot No. M-39 in the

**Additional Murbad Industrial Area, within village limits of Kudavali and**

outside the limits of Municipal council i.e. Rural Area Taluka-Murbad, Dist.

Thane hereinafter called the **ASSIGNORS** "the Party of the First Part" (which

expression shall unless it be repugnant to the context or meaning thereof be

deemed to mean and include its successors and assigns) of the **FIRST**

**PART.**



Handwritten signature

अभिप्रेत संज्ञेता & पंचाल

Handwritten signature

Hirish A Panchal

७८०	२०१९
४	७०

AND

Mr. AMBALAL PANCHAL, aged 74 years, PAN No. AMIPP7036K, Ms. SANGEETA AMBALAL PANCHAL, aged 43 years, PAN NO. AFUPP6681H, MRS. SHARDABEN AMBALAL PANCHAL, aged 69 years, PAN NO. AFUPP6680G and MR. HIMESH AMBALAL PANCHAL, aged 21 years, PAN NO. DAPPP3950J, partners of M/s. United Engg Works LLP, PAN No. AAFU0113R having its office at M-38, Addl. MIDC, Kudavali Village, Murbad, Thane - 421 401, hereinafter called the ASSIGNEES (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its LEGAL HEIRES and assigns) of the SECOND PART.

WHEREAS the party of the First part under a lease dated 26<sup>th</sup> February, 2001 have taken from MIDC, All that piece of land known as Plot No. M-39 in the Additional Murbad Industrial Area, within village limits of Kudavali and outside the limits of Municipal council i.e. Rural Area Taluka-Murbad, Dist. Thane containing by admearising 600 sq. mtrs. along with constructed shed / structure as per the BCC dated 20/6/2002 and along with power installation or thereabouts and bounded as follows that is to say: On or towards the North by Plot No.M-40, On or towards the South by Plot No. M-38, On or towards the East by Road and On or towards the West by: Part of Plot No.M-26 and Part of Plot No. M-27, and more particularly described in the schedule hereunder written, hereinafter collectively called "said property/premises".

AND WHEREAS THE SAID LEASE AGREEMENT is initially for a period of 95 years and out of the said leasehold period till today, the Assignors have used and occupied the said plot of land for a period of 16 years and under this agreement, the Assignors herein are assigning the said leasehold plot of land for the residue period of 78 years. AND WHEREAS

after taking the said le  
have fulfilled the pri  
agreement which are  
Paragraph No.3, 3a),  
leasehold agreement  
of the said leasehold  
and regularly all thei  
Paragraph 3 m of th  
assign the benefit o  
writing of the Chief E  
and undertake to ob  
from the date of the

all the terms and c  
also state, declare a

a) There are  
proceedings pend  
affecting the said p

b) There are n  
the said property  
charges and/or  
attachments eith  
have not receiv  
Government or  
respect of the sa

c) The said  
of any nature wh

d) The Assi  
nature whatso



शुद्धीकरण  
Sangeeta & Panchal  
Himesh A Panchal  
NSK


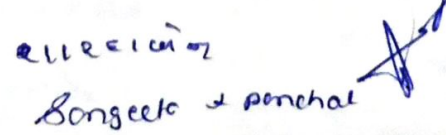



NSK Himesh A Panchal शुद्धीकरण Sangeeta & Panchal

after taking the said leasehold plot of land from MIDC, the Assignors herein have fulfilled the primary terms and conditions of the said leasehold agreement which are more elaborately enumerated and described in Paragraph No.3, 3a), 3b), 3c, 3d, 3e, 3f, 3g, 3h, 3j, 3k and 3i of the said leasehold agreement and during the said period of their use and occupation of the said leasehold land, they have carried out and discharged religiously and regularly all their obligatory part and as such one of the condition i.e. Paragraph 3 m of the said registered agreement states that they shall not assign the benefit of the said agreement without the previous consent in writing of the Chief Executive Officer and as such the Assignors herein agree and undertake to obtain the said permission within a period of \_\_\_ months from the date of the execution of this agreement. As such, besides fulfilling all the terms and conditions off the said lease deed, the Assignors herein also state, declare and confirm that :

- a) There are no suits, litigations, civil or criminal or any other proceedings pending as against the Assignors/Transferors personally affecting the said property;
- b) There are no attachments or prohibitory orders as against or affecting the said property and the said property is free from all encumbrances or charges and/or is subject matter to any lispensens or easements or attachments either before or after judgement. The Assignors/Transferors have not received any notice either from the Government, Semi - Government or Municipal Corporation regarding any of the proceedings in respect of the said property ;
- c) The said property is free from all mortgages, charges, encumbrances of any nature whatsoever ;
- d) The Assignors/Transferors have paid all the necessary charges of any nature whatsoever in respect of the said property and the






 Himesh A Panchal

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Assignors/Transferors have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said property ;

e) The Assignors/Transferors in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or any other way whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said property and have not dealt with or dispose off the said property in any manner whatsoever;

f) The Assignors/Transferors are in exclusive use, occupation, and possession of the said property and every part thereof and except the Assignors/Transferors no other person or persons is/are in use, occupation, possession and enjoyment of the said property or any part thereof ;

g) The Assignors/Transferors have good and clear title, free from all encumbrances of any nature whatsoever of the said property and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust or otherwise howsoever outstanding against the Assignors/Transferors and/or against the said property or any part thereof;

h) The Assignors/Transferors are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U.L.C. Act or under any other statute from disposing off the said property or any part thereof in the manner stated in this agreement ;



i) The Assignors/Transferors are not done any act, deed, matter or thing whereby they are prevented from entering into this deed on the various terms and conditions stated herein in favour of the Assignees/Transferees and the Assignors/Transferors have all the right, title and interest to enter into this deed with the Assignees/Transferees on the various terms and conditions as stated herein;

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*[Handwritten signature]*

Himesh P.

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Relying upon the aforesaid representations and declarations made by the Assignors/Transferors herein the Assignees/Transferees herein have agreed to purchase the said property at or for the lump sum price consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)**. AND WHEREAS out of the said agreed consideration of Rs. 60,00,000/- (Rupees sixty lakhs only) at the request of the assignor a sum of Rs. 7,00,000/- (Rupees seven lakhs only) have paid to M/s. Oriental Power Industries the sister concern of the assignors by cheque No. 529123 dated 30.06.2017 and 005164 dated 17.10.2017 and a sum of Rs. 7,00,000/- (Rupees seven lakhs only) are paid by the assignee at the request of the assignors to M/s. Shubh Laxmi Power Industries by cheque No. 529122 dated 30.06.2017 and 005165 both the said companies are the sister concerned of the assignors herein the assignor do and each of them doth hereby admits and acknowledges the receipt of the said total amount of Rs. 14,00,000/- (Rupees fourteen lakhs only) and hereby acquits release and discharges the assignees.

All taxation such as tax, excise revenue etc., shall be cleared by Oriental Power Industries and vacated and handed over the possession of the premises before registration of this deed of assignment.

It is agreed that the price consideration settled hereinabove is fair and reasonable market value. Besides the aforesaid terms and conditions, certain other terms and conditions are also arrived at, by and between the parties hereto which both of them intend to reduce into writing AND THEREFORE THIS AGREEMENT OF TRANSFER WITNESSETH AS UNDER :-

1. That the Assignors/Transferors herein doth hereby assign and transfer all their right, title, interest and benefits whatsoever they have in the said property on receiving the full and final consideration money as agreed hereinabove. The assignment of the said rights are incidental to the agreement which the Assignors/Transferors are holding in respect thereof



*Himesh A Panchal* receiving  
*Sangeeta S Panchal*

*[Handwritten signature]*

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and as such the ownership rights of the said property and the rights accrued to the Assignors/Transferors are incidental to the said document.

2. The Assignors/Transferors herein have put the Assignees/Transferees in absolute and exclusive possession of the said property on receiving the full price consideration of Rs.60,00,000/- (Rupees Sixty Lakhs Only), as mentioned herein below.

3. The Assignees/Transferees shall be entitled to apply to the MIDC as and for the transfer of the said property in place of the Assignors/Transferors on making full and final payments of the said factory premises to the Assignors/Transferors as agreed hereinabove at the cost or the Assignees to the Assigners shall execute the necessary document in order to transfer the said property an the name of the name of the Assignees/Transferees in the record of the said MIDC and also get the leasehold rights of the said property transferred on the Assignees/Transferees name those rights being the leasehold rights which they are holding from the said property from MIDC .

4. The Assignors/Transferors shall have no right, title, interest, claim, demand or charge of whatsoever nature on the payments and contributions made by the Assignors/Transferors on the said property and the Assignees/Transferees are put into the exclusive possession of the said property by the assignors the Assignors/Transferors shall sign and execute all those documents and/or writings for effective transfer of the said property in favour of the Assignees/Transferees, at the costs and expenses of the Assignees/Transferees and the Assignors/Transferors shall always keep the Assignees/Transferees indemnified from all liabilities and/or claim of the said property arising only out of any act, deed or thing done and/or caused to be done by the Assignors/Transferors or any person on their behalf.



*M. K. ...*

*...*

*[Signature]*

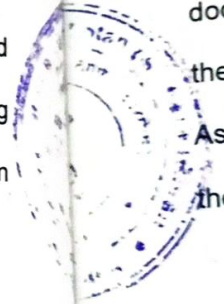
*Himesh A. P...*

5. That the consideration confirm that the and have h undertake the the Assign counsels in l all document perfectly tra every part t

6. The considerati documents their rights Assignors. The Assign

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5. That the Assignors/Transferors on receiving the full and final consideration money for said property as agreed hereinabove doth hereby confirm that they have to the Assignees/Transferees in exclusive possession and have handed over all documents referred to hereinabove and undertake that from time to time and at all times hereafter and at the cost of the Assignees/Transferees, their heirs, executors, administrators and counsels in law shall reasonably require to be done or executed and procure all documents and such further assurances in law and better and every perfectly transfer rights, title, interest and benefits in the said property and every part thereof unto and to the Assignees'/Transferees' use.

6. The Assignors/Transferors on receiving full and final price consideration of the said property have handed over all the original documents of the said property in token of their transferring and assigning all their rights, title and benefit in respect of the said property. Similarly, the Assignors/Transferors have also handed over all the other receipts, if any to the Assignees/Transferees on execution of the deed.

The Assignors/Transferors states that save and except the following papers, they do not possess any other papers or documents of title in respect of the said property nor they have deposited or pledged the same with anyone and as such they undertakes to indemnify and keep indemnified the Assignees/Transferees.

#### SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land known as **Plot No. M-39** in the **Additional Murbad Industrial Area**, within **Village** limits of **Kudavali** and outside the limits of Municipal council i.e. Rural Area Taluka - Murbad, Dist. Thane containing by admeasurement **600 sq. mtrs.**, or thereabouts and bounded as follows :-

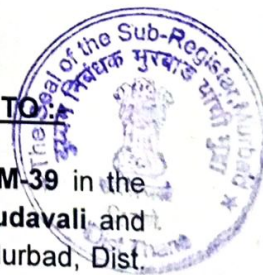
On or towards the North by : Plot No. M-40  
 On or towards the South by : Plot No. M-38  
 On or towards the East by : Road and  
 On or towards the West by : Part of Plot No. M-26  
 and Part of Plot No. M-27

*[Signature]*

*[Signature]*

*[Signature]*

*Himesh A Panchal*





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IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND  
SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN

SIGNED, SEALED AND DELIVERED BY THE )  
WITHIN NAMED **Mr. AMOL SITARAM PISE,** )  
**M/s. ORIENTAL POWER INDUSTRIES, THE** )  
**ASSIGNORS, THE PARTY OF THE FIRST PART)**  
**Mrs. KANCHAN NARAYAN BAGADE**  
(POA holder of **Mr. AMOL SITARAM PISE**)



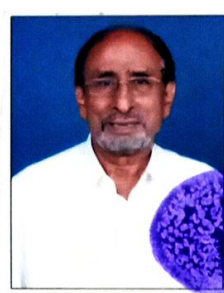
FOR ORIENTAL POWER INDUSTRIES THROUGH  
POA HOLDER

IN THE PRESENCE OF.....

- 1) Ashutosh Bagade *Ashutosh*
- 2) Aamr Gajmal *Aamr Gajmal*

SIGNED, SEALED AND DELIVERED BY THE )  
WITHIN NAMED 1) **Mr. AMBALAL PANCHAL** )  
For United Engg. Works LLP ①

*Ambalal Panchal*  
Designated Partner



(2) **Mrs. SHARDABEN AMBALAL PANCHAL,** )  
For United Engg. Works LLP  
Designated Partner ②

*Shardaben Panchal*  
Designated Partner



(3) **Ms. SANGEETA AMBALAL PANCHAL** )  
For United Engg. Works LLP  
Designated Partner ③

*Sangeeta Panchal*  
Designated Partner



(4) **Mr. HIMESH AMBALAL PANCHAL** )  
For United Engg. Works LLP ④

*Himesh Panchal*  
Designated Partner



Of **M/s. UNITED ENGG WORKS LLP, THE** )  
**ASSIGNEES, THE PARTY OF THE SECOND PART)**

IN THE PRESENCE OF.....

- 1) Ashutosh Bagade *Ashutosh*
- 2) Aamr Gajmal *Aamr Gajmal*



Received the  
through the Cheque  
17.10.2017) and also  
seven Lakhs only th  
005165 dated 17.10.  
the sister concern of  
every one of them  
Rs.14,00,000/- (Ru  
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received by them di  
the additional sum  
lakh only) is that  
No. 544550 date  
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Bank of Barod  
and as such the A  
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have been receive

WITNESSES:  
1) Ashu  
2) Aamr

**RECEIPT**

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Received the sum of Rs.7,00,000/- (Rupees Seven Lakhs Only through the Cheque no. 529123 dated 30.06.2017 and 005164 dated 17.10.2017) and also received an addition of sum of Rs.7,00,000/- (Rupees seven Lakhs only through the cheque no. 529122 dated 30.06.2017 and 005165 dated 17.10.2017) in the name of Shubhlaxmi Power Industries, the sister concern of Assignors herein and as such the Assignors each and every one of them do and admits the receipt of the said sum of Rs.14,00,000/- (Rupees Fourteen Lakhs Only) and hereby acquits the release and discharge the Assignees there from. As if the same amount received by them directly from the Assignee herein. And Assignees has paid the additional sum of Balance amount of Rs.46,00,000/- (Rupees forty six lakh only) is that Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) by DD No. 544550 dated 30/11/19 Rs.10,00,000/- (Rupees Ten Lakhs Only) by cheque No. 544550 dated 30/11/19 and at the time of registration <sup>DD</sup> Bank of Baroda, mulund branch. and as such the Assignors do and each of them doth admit and acknowledge the receipt of the total sum of Rs.60,00,000/- (Rupees Sixth Lakhs Only) have been received by them from Assignee.

WE SAY RECEIVED

FOR ORIENTAL POWER INDUSTRIES

*M. K. ...*  
Through  
POA Holder.



ASSIGNORS.

WITNESSES:

1) Ashutosh Bajade

*Ashutosh Bajade*

2) Anant Gajmal.

*Anant Gajmal*



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

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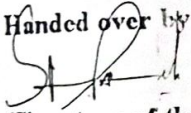
POSSESSION RECEIPT

I, Shri. S. K. Parab, Surveyor, on the behalf of the Maharashtra Industrial Development Corporation and Shri. M. V. BIRBALE (AUTHORISED PERSON) Shri/M/s. ORIENTAL POWER INDUSTRIES.

Have this day respectively handed over and taken over the possession of Plot No. M-39 admeasuring 600-00 Sq. Metres in the Addl. Murbad Industrial Area, Dist : Thane after actual measurement and demarcation of plot on the site.

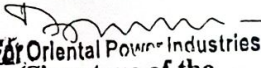
"Though the Physical possession of the plot No. M-39 is handed over today, on 05/01/2001 the legal title of the plot, shall be passed on to the allottee, only after the legal documents as prescribed by MIDC, are duly completed and titling conferred by the allottee and the competent officer in MIDC, and 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".

Place : KUDAVALI

Handed over by  
  
(Signature of the Officer with Designation)



Date: 05/01/2001.

Taken over by:  
  
For Oriental Power Industries  
(Signature of the allottee or representative with His designation)

For Oriental Power Industries  
Asst. Proprietor



TRUE COPY

HEENA P. SHAIKH  
ADVOCATE & NOTARY  
B-204, Sukh Sheetal CHS Ltd.,  
Opp. Lokim Co., G.B. Road,  
Thane-400 607.

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# MIDC



**BUILDING COMPLETION CERTIFICATE**  
( To Whomsoever it may Concern)

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This is to certify that M/S. Oriental Power Industries, allottee of plot No. M-39, in M.I.D.C., Addl. Murbad Indl. Area. alteration in building on the above said plot in accordance with the building plans approved vide this office letter No. DE/ Murbad/ 919 / of 2002. dated- 19/ 6 / 2002. under the supervision of the licenced Architect M/S. Karnik & Associates, Mumbai. ( name ) Regd. C.A. No./Licence No. CA/82/7077. And permitted to be occupied on the following ground :

Details of units constructed are as given below :

- Name of allottee : M/S. Oriental Power Industries,
- Plot No. : M- 39
- Plot area in Sq.m : 600 Sq.m.
- Date of Possession : 05.01.2001.
- Approval of plans :

Built - up area in sqm.

Ist approval No. EE/SPA/AMIA/  
M-39/830/of 2002.dt-5.3.2001.

G.F.	U.F.L.
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( Treated as cancelled)	

IIInd approval No. DE/Murbad/919  
/ of 2002. dt- 19/6/02

293.25

IIIrd approval No.

IVth approval No.

-----  
Total : 293.25 m2

6. Position of construction  
on the site as on \_\_\_\_\_

a) Built up area completed  
in all respect (in sq.m.)

293.25 m2



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A GOVERNMENT OF MAHARASHTRA UNDERTAKING )

TRUE COPY

HEENA P. SHAIKH  
ADVOCATE & NOTARY  
B-2/201, Sukh Sheetal CHS Ltd.,  
Opp. Banker Co., G.B. Road,  
Thane-400 007.



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**MIDC**



TREE PLANTATION CERTIFICATE

This is to certify that the plot No. M-39, admeasuring 600 sq.m. allotted to M/S. Oriental Power Industries, in Adml. Murbad Indl. Area. was visited by undersigned on 18.06.2002, to find out the number of trees planted & surviving on the date of issue of this certificate. The details of trees planted and survived are as under :-

1. Area of plot : 600 sq.m..
2. Trees required to be planted as per conditions mentioned in the Agreement to lease. :  
( Note : 1 tree per 100 Sqm. and 1 Tree at a distance of 15 m on the frontage of Road or part thereof ) : 6 Nos.
3. Number trees actually planted and surviving : 15 Nos.
4. The trees at Sr No. 3 have planted within the marginal distance along the periphery of the plot required to be kept open and not in the land which is required for expansion. : 15 Nos.

Deputy Engineer,  
M.I.D.C., Sub-Division,  
Murbad.

No./DE/Murbad/929 / of 2002.  
Office of the Deputy Engineer,  
M.I.D.C., Sub-Division, Murbad.

Date :- 20/6/02.

\* Copy fwc to M/S. Oriental Power Industries, Shop No-1, Grand floor, Keshav Kunj, plot No. 38, sector-30, Navi-MUMBAI.

\* Copy submitted to R.O. M.I.D.C., Thane. Regional Thane. for favour of information.

1 Copy submitted to the E.E. MIDC, Barvidam Dn, Adml. Ambernath. for favour of information.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
( A GOVERNMENT OF MAHARASHTRA UNDERTAKING )



TRUE COPY

HEENA P. SHAIKH  
ADVOCATE & NOTARY  
B-2/204, Sukh Sheetal CHS Ltd.,  
Opp. Lawkin Co., G.B. Road,  
Thane-400 607.



DRAINAGE CO

This is to  
allottee of plot No.  
have completed the in  
per the drainage plan  
D.E./ Murbad / 920/  
agency of licensed p  
Licence issued by th

No./D.E./Murb  
Office of the  
M.I.D.C., Sub

Date :- 20/6

Copy submit  
Shop No. 1,  
Navi MUMBAI.

Copy submit  
information.

Copy submit  
Division, M

Office copy

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DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/S. Oriental Power Industries, allottee of plot No. M- 39, Addl. Marbad Industrial Area. Dombivli have completed the internal and drainage work upto M.I.D.C., as per the drainage plan approved vide this office letter No. D.E./ Marbad / 920 / of 2002. dated - 15/6 / 2002. through the agency of licensed plumber Shri- Sandeep Joshi / Licence No. 2382 Licence issued by the Brihan Mumbai Municipal Corporation No. 577

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Deputy Engineer,  
M.I.D.C., Sub-Division,  
Murbad.

No./D.E./Murbad/927 / of 2002.  
Office of the Deputy Engineer,  
M.I.D.C., Sub-Division, Murbad.

Date :- 20/6/02

Copy submitted to f.w.c.s. to M/S. Oriental Power Inds. Shop No. 1, Ground floor Koshav Kunj, plot No. 38, sector- 30 Navi MUMBAI,

Copy submitted to the Regional Officer M.I.D.C., Thane for information.

Copy submitted to the Executive Engineer, M.I.D.C., Barvidam Division, Addl. Ambornath. for favour of information please.

Office copy.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A GOVERNMENT OF MAHARASHTRA UNDERTAKING )

TRUE COPY

HEENA P. SHAIKH  
ADVOCATE & NOTARY  
B-2/204, Shikha Sheetal CHS Ltd.,  
Opp. Lawkim Co., G.B. Road,  
Thane-400 607.



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

Tel: + 91-22-25821882  
Fax: + 91-22-25821886  
Email: [rothane2@midcindia.org](mailto:rothane2@midcindia.org)

Regional Office, Thane  
MIDC, Thane Region-2,  
Office Complex Bldg.,  
2<sup>nd</sup> Floor, Octroi Naka,  
Thane - 400 604.

No.MIDC/ROT/AMURD/M-39/ 2398

6 DEC 2018

To,  
Shri. Amol Sitaram Pise, Prop. of  
M/s. Oriental Power Industries  
Plot No. M-39,  
MIDC Addl. Murbad Industrial Area,  
Murbad, Dist. Thane



Sub :- Addl. Murbad Industrial Area  
Plot No. M-39  
Transfer of Plot ....

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Sir/Madam,

Please refer to your online application dated 05/11/2018 on the above mentioned subject.

In this connection, it is to inform you that, the corporation has examined request to transfer of subject plot in favour of Smt. Shardaben Ambalal Panchal, Kum. Sangeeta Ambalal Panchal, Shri. Himesh Ambalal Panchal & Shri. Ambalal Kalidas Panchal Partners of M/s. United Engg Works LLP. Subject to condition that:

- This office demand letter No.MIDC/ROT/AMURD/M-39/2383 dated 02/11/2017 treated as cancelled.
- You shall pay to the Corporation Rs. 68,400/- (Rs. Sixty Eight Thousand Four Hundred Only) towards Differential Premium & Rs. 2,360/- (Rs. Two Thousand Three Hundred Sixty Only) towards Processing Fee.
- The proposed Transferee shall have to obtain Udyog Addhar from DIC & consent from MPCB for its activity before commencement of work.
- The Proposed Transferee shall execute the Deed of Assignment within two months from the issuing of transfer order and same documents are to be registered and copy submitted to this Office for record.
- Transferee shall start production within 2 years from the date of transfer order and no further transfer will be allowed unless gone into production.

You are requested to communicate you & Transferee acceptance to above conditions and to make the payment mentioned at "b" by way of Demand Draft drawn in favour of C.A.O., MIDC, Mumbai and to produce the documents as above within 30 days from the date of receipt of this letter, failing which subject matter will be closed without further communication.

Thanking you,



Yours faithfully,

*[Signature]*  
Area Manager,  
MIDC, Regional Office, Thane-2.



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**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**

(A Government of Maharashtra Undertaking)

Tel: +91-22-25821882  
E-mail: rothane2@midcindia.org  
No. MIDC/ROT(2)/AMURD/M-39/ 2433

Regional Office, MIDC, Thane Region  
(2), Office Complex Bldg., 2<sup>nd</sup> floor,  
Near Octroi Check Naka, Wagle Estate,  
Thane(W)-400 604  
Date : **13 DEC 2018**

**Sub :-** Addl. Murbad Industrial Area  
Plot No. M-39  
Request for grant of consent for transfer of...

**Ref :-** Letter dated 05/11/2018  
Shri. Amol Sitaram Pise, Prop. of M/s. Oriental Power Industries

**ORDER**

Lease dt. 16/06/2003

**Lessee :**  
Shri. Amol Sitaram Pise, Prop. of  
M/s. Oriental Power Industries

**1<sup>st</sup> Transferee:**  
Smt. Shardaben Ambalal Panchal,  
Kum. Sangeeta Ambalal Panchal, Shri. Himesh Ambalal Panchal &  
Shri. Ambalal Kalidas Panchal Partners of,  
M/s. United Engg Works LLP.

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By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee, the Corporation in consideration of the stipulations and conditions on the part of the Lessee therein contained, agreed to granted in favour of the Lessee, a Lease of the above plot of Land and building and construction erected thereon in the manner specified in the said Lease.

The Lessee in pursuance of Sub-Clause (w) of Clause 2 of the said Lease represented to the Corporation for grant of consent for transfer and assignment of their interest under or the benefit of the said Lease in favour of Smt. Shardaben Ambalal Panchal, Kum. Sangeeta Ambalal Panchal, Shri. Himesh Ambalal Panchal & Shri. Ambalal Kalidas Panchal Partners of, M/s. United Engg Works LLP. ("hereinafter called the "1<sup>st</sup> Transferees").

The Corporation has after due consideration of the said request of the Lessee, decided to grant its consent to the transfer and assignments of their interest under the said Lease favour of Transferees for manufacturing of "Engineering activity" i.e. Mfg. of Motor Vehicles Parts subject to the following conditions: -

- The consent is hereby granted subject to the payment to the Corporation by the Lessees/Transferees of the sum of Rs. 68,400/- (Rs. Sixty Eight Thousand Four Hundred Only) towards "Differential Premium" which is paid on 07/12/2018, vide D.R.No R15C\_19001657.
- The proposed Transferee shall have to obtain Udyog Addhar from DIC & consent from MPCB for its activity before commencement of work.
- The Proposed Transferee shall execute the Deed of Assignment within two months from the issuing of transfer order and same documents are to be registered and copy submitted to this Office for record.
- Transferee shall start production within 2 years from the date of transfer order and no further transfer will be allowed unless gone into production.
- The Transferor & Transferees shall abide/adhere strictly bind as per given Undertaking cum Indemnity Bond duly Notarized on 15/11/2018.

To,  
Shri. Amol Sitaram Pise, Prop. of  
M/s. Oriental Power Industries  
Plot No. M-39, MIDC Addl. Murbad Industrial Area,  
Murbad, Dist. Thane

Copy with compliments to:  
Smt. Shardaben Ambalal Panchal, Kum. Sangeeta Ambalal Panchal,  
Shri. Himesh Ambalal Panchal & Shri. Ambalal Kalidas Panchal Partners of,  
M/s. United Engg Works LLP.  
Gala No. 3, Nahur Udyog Premises, Opp. Raliwolf, L.B.S.Marg,  
Mulund (w), Mumbai- 400 080.

- Copy Submitted to :-
- The Chief Accounts Officer, MIDC., Mumbai-400 093.
  - The Executive Engineer, MIDC., Ambemath Civil Division.
  - Copy f w cs. to Dy.Engineer, MIDC, Murbad Sub-Division.



*T.S. Manjhi*  
13/12/18  
Area Manager  
MIDC, Thane(2)

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महाराष्ट्र मुद्रांक अधिनियमातील तरतुदा अन्वये निर्गमित केलेले आहे परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्या समोर दाखल झाल्यास नोंदणी अधिनियम १९८८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

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Received Adl Fee Rs 1001-  
GRN MH008613799201819E  
Vide Challan No./Receipt No.  
Date 26.11.2018

Collector of Stamps, Thane (Rural)

जी.रु. 9310100/92

दि. 9/12/2018

OFFICE OF THE COLLECTOR OF STAMPS, THANE (RURAL)  
Adj. Case No. 765/2018 Date 26.11.2018  
Received from Shri M.S. United Engg. works LLP, residing at Kudavali Stamp Duty Rs. 303000/-  
(Rupees Three lakh three thousand Only)  
In Bank Punjab National Bank GRN No. MH009362997201819M & MH009363804201819M  
Date 14.12.2018  
Stamp Duty 303000/- with which this document is chargeable has been paid vide Article No. 60 read with 25b  
This Certificate is subject to the provision of Section 53(A) of Maharashtra Stamp Act.  
Place: Thane  
Date: 17/12/18  
Collector of Stamps, Thane (Rural)

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m.v. 52606001 -  
A.V. 60600001 -  
(Area = 600 sq. mtr. R  
Const. Area = 293.25 sq. mtr.)

**DEED OF ASSIGNMENT**

रजि. नं.  
Sangeeta & Panchal  
Himesh A Panchal

THIS DEED OF ASSIGNMENT IS MADE AND ENTERED INTO AT MURBAD/ MUMBAI ON THIS 31<sup>st</sup> DAY OF January, 2018 between Mr. **AMOL SITARAM PISE**, aged 62 years, PAN No. **AGTPP6092L** trading as a Proprietor in the name and style of **Messrs. ORIENTAL POWER INDUSTRIES**, having registered office of business at **Plot No. M-39** in the **Additional Murbad Industrial Area, within village limits of Kudavali** and outside the limits of Municipal council i.e. Rural Area Taluka-Murbad, Dist. Thane hereinafter called the **ASSIGNORS** "the Party of the First Part" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **FIRST PART.**



*(Signature)*

Sangeeta & Panchal

Sangeeta & Panchal

Himesh A Panchal