



After compliance to all above recommendation the inspection of the same will be carried out by the representative of this office & after satisfactory Inspection Final No-Objection Certificate will be issued.

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company,

क.ल.न.-५

Thanking You

दस्तावेज क्र. LOE 2096
DA: As above.

30 100

Yours faithfully,

Executive Engineer,
Special planning Authority,
MIDC, Dombivli Division
Dombivli (E).

To, M/s. Globe Enterprises, Plot No. C-9, Phase-I, Dombivli Indl Area.

> Copy FWCS to Divisional Fire Officer (MMR & Konkan Region), Anand Nagar, Add: Ambernath Indl. Area, Ambernath (E).

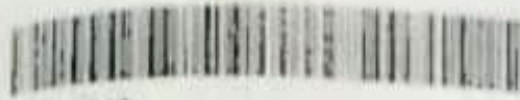
> Copy to guard file.

No. EE/SPA/DOM/ D 71729
7 of 2014

Office of the Executive Engineer,
MIDC, Division Dombivli.

Date: 31/12/2014.





05/10/2019

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम कल्याण 4

रजत क्रमांक : 12906/2019

नोंदणी :

Regn-63m

वाचारे नाव आसरे

(1) भिलेखाचा प्रकार	प्लॉट नंबर व असाईनमेंट
(2) मोजकता	3500000
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देणे वी पट्टेदार ते नमुद करावे)	2032000
(4) भू-मापन, पोटहिसा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर बॉर्न ; इतर माहिती: विभाग नं. 37/106, जीव आर, प्लॉट नं. सी-9, ग्लोब इस्टेट बिल्डिंग, युनिट नं. 218, दुसरा मजला, शेक 36.32 पी.सी. कार्पेट (Plot Number : सी-9 ;)
(5) क्षेत्रफळ	1) 36.32 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करण देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स ग्लोब इंटरनॅशनल टर्के प्रायिवट लि. सिल गावे कु. मु. म्हापूर करण सिंग - वय:- 27; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ग्लोब इस्टेट, ब्लॉक नं. युनिट 1 व 2, रोड नं: न्यु कल्याण रोड, एम आय डी सी फेज-1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421203 पॅन नं:- AALFG0917F
(8) दस्तऐवज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- वैदेही विकास दर्जे वय:- 31; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बरची बाडी, सोनाबडे, रजागिरी, महाराष्ट्र, रजागिरी. पिन कोड:- 415811 पॅन नं:- CPEPD6208Q 2): नाव:- विकास वनंत दर्जे वय:- 41; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बरची बाडी, सोनाबडे, रजागिरी, महाराष्ट्र, रजागिरी. पिन कोड:- 415811 पॅन नं:- AIGPD9366E
(9) दस्तऐवज करण दिव्याचा दिनांक	05/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	05/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	12906/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह-दुय्यम निबंधक कल्याण १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Certified True & Correct

S. V. TAR

ADVOCATE & NOTARY

Mandari Nagar, Kalyan

423 204, Dist. Thane Tel.

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Manually operated fire alarm system	Required As per NBC 2009	At prominent locations	Fire alarm should be provided. It should be connected to alternate power supply in case of emergency.
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GUIDELINES FOR RAW MATERIAL STORE/GODOWN.

1. The storage in the godown should be in systematic way and should be marked by "Yellow" colour & should be free of obstruction all the time.
2. The maximum stacking height should be marked on the wall in RED colour. The stacking height should not be more than red line. Red line should be marked on 1.50 m from lowest roof level.
3. All electric fitting, fixture should be flameproof & conforming to relevant IS. All electrical wiring, fitting & fixture should be above the red line (Stacking Limit Line).
4. The indication mark line like Exits, Fire Escape, etc should be prominently marked with fluorescent paint so that it can be seen in darkness.

**ELECTRICAL SERVICES
 INTERNAL STAIRWAYS.**

- a. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non combustible materials having same fire resistance as that of the duct.
- b. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
- c. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel and this circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
- d. Medium & low voltage wiring running in shaft and shaft within metal conduit.

In addition to the above, all provision under the provisions of the Fire Department Act, 1930 shall be strictly observed. Also, if any change in activity or proposed construction or submission of plot or Transfer of Plot, NOC from this department is required.

This is a "Provisional No-Objection Certificate" for which shall be treated valid for the period of one year from the date of issue and it is your responsibility to get the same renewed after satisfactory inspection of fire fighting installations and arrangements provided by you.



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equipment should be designed and implemented. The Guidelines should be followed based on IS-2190-code of practice of selection, installation and Maintenance of Portable First Aid Fire Extinguishers.

Emergency Telephone numbers like "Police", "Fire Brigade", Hospital, "Doctors", and responsible persons of the Company should be displayed in security cabin.

Fire Bucket, Danger, "No Smoking" caution boards should be as physically shown where ever required & the caution boards

should be well maintained within the entire plant area.

all fittings and fixtures should be strictly should of IS standards.

fire extinguishers & NOs filled with fire & will have to be installed and should be easily accessible in case of emergency within the plant.

REQUIREMENT AND PROVISIONS: The following Fire Protection System is required for the fire safety of the building.

Sr. No	Fire Fighting Installation	Requirements	Provisions	Remarks
01	Portable fire fighting equipments	Required	IS: 2190	Portable Fire Extinguishers should be provided at prominent places, confirming to IS : 2190
02	Hose Reel	Required at Prominent places	Near all hydrant points	On each floor in the Staircase landing for fire fighting. The first aid hose reel shall be connected directly to riser/ down comer main and diameter of the hose reel shall not be less than 19 mm confirming to IS 284:1985
03	Underground water storage tank with pump	20,000.00 Liters	20,000.00 Liters	This water storage should be used exclusively for fire fighting.
	Fire alarm system	Required at prominent places	at provision	Fire indicators should be provided at prominent places as per the guidelines given IS:9457 for Safety color and Safety IS 12349 for Fire protection safety signs

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No. EE/SPA/DOM/३५४५५५/१०
Office of the Executive Engineer,
M.I.D.C. Division Dombivli
Date - 17/05/2016.

To,
M/s. Globe Enterprises,
Plot No. C-9, Phase-I,
MIDC, Dombivli Industrial Area,
Dist. - Thane.

Sub :- Dombivli Industrial Area.
Plot No. C-9, Phase-I,
Issue of Occupancy Certificate.

Ref:- Your application Dt. 16/05/2016.

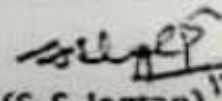
Dear Sir,

Please find enclosed herewith the Building Completion Certificate along with the Tree Plantation Certificate for your record.

Thanking you.

Yours faithfully,

Encl: 1. Building Completion Certificate.
2. Tree Plantation Certificate.


(S. S. Jagtap)
Executive Engineer,
MIDC Division, Dombivli

- ❖ Copy f.w.c.s. the Regional Officer, MIDC Wagie Estate, Thane - 1 for favor of information.
- ❖ Copy to DE & PA (I), MIDC, Division Dombivli for information and n.a.
- ❖ Copy f.w.c.s. to Architect, M/s. Rajesh Thakare, A-103, Chandrama Society, R.P. Road, Dombivli (E) for information.
- ❖ Copy to Guard file.


DEPUTY ENGINEER
MIDC, Dombivli Division



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The condition is restricted to the transfer and assignment of the said Lease in favour of the transferee alone and also the Transferees propose to make any further transfer of assignment or sub-lease of the said lease along with the possession of the plot of land or any part thereof the Transferee shall have to make a fresh application for consent.

The Transferee shall obtain & produce NOC from Technical Adviser, MIDC, Mumbai for their manufacturing activity.

The Transferee shall obtain & produce MPCB consent before starting production.

- 1) The Transferee & Transferees shall bind/adhere strictly as per undertaking cum Indemnity bond given by you & executed, on 08/07/2013 & 15/05/2013.
- 2) The Transferee shall gone in production within two years from the date of transfer otherwise extension charge will be applicable as per circular No.B-73864 dated 10/06/2013.

[Signature]
 Area Manager,
 MIDC, THANE.

✓ M/s. B.R. Wires Pvt. Ltd.
 Plot No. C-9 MIDC, Phase-I
 Dombivli (E), 421 203,
 Dist. Thane.

Copy with compliments to:

SHRI MADHAVSING J. SINGH, SHRI ASHOK R. MANKANI,
 MISS PRIYA D. BHAMRE, SHRI RAJARAM D. PODDAR &
 MRS. LAXMI A. CHANDAN PARTNERS OF
 M/S. GLOBE ENTERPRISE SUB
 1st floor, Shiv Sadan, Dombivli Compound,
 Kalyan Shil Road, Kalyan Plot No. 10,
 Dombivli (E) - 421 204, Dist. Thane.



- Copy Submitted to :-
- 1. The Chief Accounts Officer, Mumbai (00 00)
 - 2. The Technical Adviser, MIDC, Mumbai - 400 093
 - 3. The Executive Engineer, MIDC, Dombivli Division, Dombivli
- Copy f.w. to Dy. Engineer, MIDC, Dombivli Sub-division, Dombivli for information.



कलन - ४
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 २०/००



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
 Govt. of Maharashtra Undertaking

क.ल.न. - ४
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CERTIFICATE OF PROVISIONAL NO OBJECTION FOR FIRE SAFETY for proposed construction on Plot No. C-9, Phase - I in Dombivli Industrial Area, Globe Enterprises
 Ref. 1 Your application No. Nil on Dtd. 09/09/2014

This has reference to your application under reference above. This office has **"NO OBJECTION CERTIFICATE (PROVISIONAL) FOR FIRE SAFETY"** of your factory building situated on Plot No. C-9, Phase-I MIDC, Dombivli Industrial Area. The details of construction is as given in the following drawings submitted by the company.

Sl. No	Name of the floor	Area in Sq.M.
1.	Basement	Nil
2.	Ground Floor	1868.57 Sq.M.
3.	First floor	1868.57 Sq.M.
4.	Second floor	659.92 Sq.M.
5.	Slab on top floor @ Gr. & 1st floor	49.16 Sq.M.
6.	Mechanics floor	-----
Total proposed built up area		6465.22 Sq.M.

(This office is scrutinizing the proposal) and issuing this NOC subject to the following conditions:

- Under section 10 of Maharashtra Fire Prevention and Life Safety Measures Act 2006 (hereafter referred to as the said Act) the Licensee (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing to do so shall be treated as violation of the said Act.



When you have completed the work adhering to the provisions under section 10 of the said Act, you shall apply for the License under - 10 of the said Act. No person other than the Licensee shall be permitted to carry out the work of providing Fire prevention and Life Safety Measures or such other related activities required to be carried out in any place or building or part thereof provided that:

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- If the Chief Fire Officer is satisfied that for any reason he is unable to carry out the fire safety measures in any such place or building or part thereof through a Licensed Agency, he may authorize any person or persons he thinks fit to carry out such work, and any work carried out by such authorized person.
- Licensed Agency or any other persons claiming to be such Licensed Agency shall give a certificate under sub-section (3) of section 3 regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good faith and efficient condition, without there being actual such compliance or maintenance.
- Under section 11 of the said Act, the fire services fees shall be payable and the amount shall be payable after serving the notice to that effect or prior to issue of the building completion certificate or occupancy certificate whichever is earlier.
 - Under section 13 of the said Act, the owner/ occupier or developer shall appoint Fire Officer/ Officers and staff for taking adequate Fire and Life Safety Measures, qualifications and staff for taking adequate Fire and Life Safety Measures, qualifications and experience of such persons be got approved from the Director, Maharashtra Fire Services.
 - Though certain conditions are stipulated from the said Act and the national building code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant by what so ever named called to abide with the provisions of said act. Failing which it shall be actionable under the provision of said act.
 - The plans of the factory building approval & BCC should be obtained from this office. The BCC shall be issued subjected to final Fire NOC from this office.
 - You have paid "Fire Protection & Scrutiny Fund Fee", Of Rs. 30,000/- (Rs. Thirty Thousand rupees Only) vide MIDC Dombivli office receipt No. 0643592 Dtd. - 29/09/2014.
 - Construction of the building should be as per the guidelines given in IS standards given below:-

- Code of practice for Fire Safety Buildings IS-1642 - for Details of Construction
- Code of practice of Fire Safety of Buildings IS-1643 Exposure Hazard
- Code of practice of Fire Safety of Buildings IS 1644 Exit Hazard
- Hazard

- Proper roads in the premises should be provided for ease of movement of the fire fighting appliances & marginal spaces should be kept free from obstruction. The bearing capacity of internal roads must be minimum 30 Toner.
- All portable fire fighting equipments installed at various locations such as Co2-DCP, Foam, Fire buckets should be strictly conforming to relevant IS specification. All the fire fighting equipments shall be well maintained and easily accessible in case of emergency. The monitoring mechanism for all fire fighting



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any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains and pipes in the Unit and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partia or other structural members in the Unit without the prior written permission of the Assignor and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

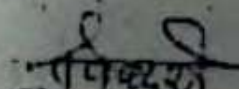
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the project land and the building in which the Unit is situated.

vii. Pay to the Assignor within fifteen days of demand by the Assignor, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Unit is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Unit by the Assignee for any purposes other than for purpose for which it is assigned.

ix. The Assignee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Unit until all the dues payable by the Assignee to the Assignor under this Agreement are fully paid up.

x. The Assignee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at any time for protection and maintenance of the said building and the Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Assignee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

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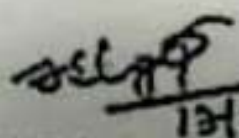
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TREE PLANTATION CERTIFICATE

This is to certify that the Plot No. C-9 admeasuring 4658.00 Sq.M. allotted to M/s. Globe Enterprises in Dombivli Indl. Area., was visited by undersigned on 17/05/2016 to find out the number of trees planted and surviving on the date of issue of this certificate. The details of trees planted and survived are as under :-

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. Area of Plot | : 4658.00 S.q.M |
| 2. Trees reqd. to be planted as per conditions mentioned in the Agreement to issue.
(Note:- 1 Tree per 100 Sqm. & 1 Tree at a distance of 15 m. on frontage of Road or part thereof) | : 47 Nos. |
| 3. No. of Trees actually planted and surviving. | : 50 Nos. |
| 4. The Trees at Sr.No.3 have planted within the marginal distance along the periphery of the plot reqd. to be kept open & not in the land which is reqd. for expansion. | : Yes |


 13/5/16
 (S. S. Jagtap)
 Executive Engineer
 MIDC Division,
 Dombivli.

C. C. SUBJECT TO
 HIS OFFICE LETTER
 No. B48944 Date 17/05/16




 DEPUTY ENGINEER
 MIDC, Dombivli Division



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7. Remarks of Deputy Engineer regarding observation of DC rules (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give)

Yes

8. Area that could be considered built up area (in sq.m)

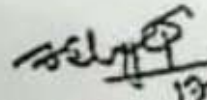
: 4646.22 Sq.M.

9. Actual utilisation of plot in view of the existing construction in the form of utilisation of FSI.

$\frac{4646.22}{4658.00} = 0.99 < 1.00$ OF

10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot & construction carried out so far

: Yes, subject to conditions of allotment of MIDC.


17/05/16

(S. S. Jagtap)
Executive Engineer
MIDC Division,
Dombivli.

B. C. C. SUBJECT TO
THIS OFFICE LETTER
No. B48944 Date 17/05/16



x. The Assignor has duly paid and shall continue to pay and discharge uninterrupted governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said property to the competent Authorities;

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from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Assignor in respect of the project land and/or the Project except those disclosed in the title report.

14. The Assignee/s or himself/themselves with intention to bring all persons into whosever hands the Unit may come, hereby covenants with the Assignor as follows :-

i. To maintain the Unit at the Assignee's own cost in good and tenable repair and condition from the date that of possession of the Unit is taken and shall not do or suffer to be done anything in or to the building in which the Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Unit is situated and the Unit itself or any part thereof without the consent of the Society and local authorities, if required.

ii. Not to store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Unit is situated, including entrances of the building in which the Unit is situated and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the Assignee in this behalf, the Assignee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Assignor to the Assignee and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Assignee committing any act in contravention of the above provision, the Assignee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Unit or

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development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Assignor has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Assignor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Assignor has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Assignee created herein, may prejudicially be affected;

vii. The Assignor has not entered into any agreement and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Unit which will, in any manner, affect the rights of Assignee under this Agreement;

viii. The Assignor confirms that the Assignor is not restricted in any manner whatsoever from assigning the said Unit to the Assignee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Assignees the Assignor shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Assignees;



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only) together with applicable GST @ 18% as actual towards Maintenance charges for 12 Months. The amounts so paid by the Assignee to the Assignor shall carry any interest and remain with the Assignor until a conveyance/assignment of the structure of the building or wing is executed in favour of the society or a company as aforesaid. On such conveyance/assignment of lease being executed the structure of the building or wing the aforesaid deposits (less deduction provided for in Agreement) shall be paid over by the Assignor to the Society or the Limited Company as the case may be.

10. The party of the Second Part shall pay Rs.1,00,000/- (Rupees One Lakh only) in addition to the above consideration amount towards meeting legal costs, charges and expenses in connection with the formation of the Society, preparing its rules, regulations and bye laws, MS&EDCL connection charges, provisional outgoing for municipal water charges, common electric bill, maintenance charges and such other deposits and expenses in advance, formation of the proposed Co-operative Housing Society, honorarium charges and the cost of preparing and engrossing this Agreement, BV receipts to TRANSFEREE/S. The Transferor shall sign all required documents, forms and papers for the transfer of above Unit in favour of the name of the TRANSFEREE/S and shall sign the transfer papers and for the said work all expenses shall be borne by the TRANSFEREE/S.

If the TRANSFEREE/S's activity is Industrial, then the Transferor will bear the Transfer charges, but if the TRANSFEREE/s wants to set up any Commercial activity upon the above Industrial Unit, then the TRANSFEREE/S will be solely and entirely liable to pay the transfer charges and none of the cost will be borne by the Transferor.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Assignee shall pay to the Assignor, the Assignees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Assignee shall pay to the Assignor, the Assignees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed by or for the Apex Body or Federation.



13. REPRESENTATIONS AND WARRANTIES OF THE ASSIGNOR
 The Assignor hereby represents and warrants to the Assignee as follows:

i. The Assignor has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out

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Assignee shall be entitled to receive from the Assignor, compensation for such defect in the manner as provided under the Act.

8. The Assignee shall use the Unit or any part thereof or permit the same to be used only for industrial purpose.

9. The Assignee along with other Assignee(s) of Units in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Assignor may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Assignor within seven days of the same being forwarded by the Assignor to the Assignee, so as to enable the Assignor to register the common organisation of Assignee. No objection shall be taken by the Assignee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Assignor shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Assignor in the said structure of the Building or wing in which the said Unit is situated.

9.2 The Assignor shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Assignor in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Assignor to the Assignee that the Unit is ready for use and occupancy, the Assignee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Unit) of outgoings in respect of the project land and Building/s namely local taxes, water charges or such other levies by the concerned local authority and/or Government water supply, insurance, common lights, repairs and salaries of clerks bill collectors, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Assignee shall pay to the Assignor such proportionate share of outgoings as may be determined. The Assignee further agrees that till the Assignee's share is so determined the Assignee shall pay to the Assignor provisional monthly contribution of Rs.51,480/- (Rupees Fifty one Thousand Four Hundred Eighty



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...of reasons beyond its control and of its agents by the assignee... shall be liable on demand to refund to the Assignee the amount... received by it in respect of the Unit with interest at the same rate as may mentioned in clause 4.1 herein above from the date the Assignor received the sum till the amounts and interest thereon is repaid.

Provided that the Assignor shall be entitled to reasonable extension of time for delivery of Unit on the aforesaid date, if the completion of building in which the Unit is situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Assignor, upon obtaining the occupancy certificate from the competent authority and the payment made by the Assignee as per agreement shall offer in writing the possession of the Unit, to the Assignee in terms of Agreement to be taken within 3 (three months from the date of issue of such notice and Assignor shall give possession of the Unit to the Assignee. The Assignor agrees to undertake to indemnify the Assignee in case of failure of fulfillment of any of provisions, formalities, documentation on part of the Assignor. The Assignee agrees to pay the maintenance charges as determined by the Assignor or association of Assignees in the case may be. The Assignor on its behalf shall offer the possession to the Assignee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Assignee shall take possession of the Unit within 15 days of the written notice from the Assignor to the Assignee intimating that the said Units are ready for use and occupancy.

7.3 Failure of Assignee to take Possession of Unit: Upon receiving a written intimation from the Assignor as per clause 8.1, the Assignee shall take possession of the Unit from the Assignor by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement. In case the Assignee fails to take possession within the time provided in clause 8.1 such Assignee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Unit to the Assignee, the Assignee brings to the attention of the Assignor any structural defect in the Unit or the building in which the Unit are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Assignor at its own cost and in case it is not possible to rectify such defects, then the



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Assignee hereby agrees and the Assignor hereby agrees to assign to the Assignee Unit No. 218 of carpet area admeasuring 36.32 sq. mtrs. on Second floor in the building (hereinafter referred to as "the Unit") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Unit including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

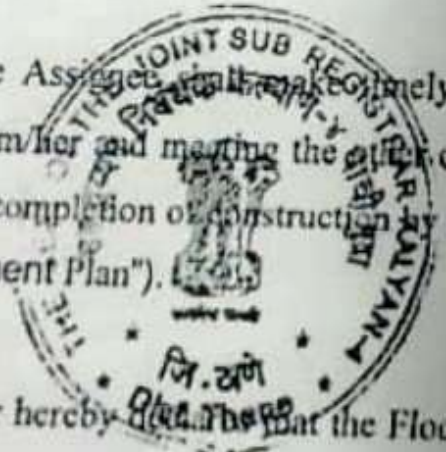
1(b) The total aggregate consideration amount for the Unit is Rs. 35,00,000/- (Rupees Thirty Five Lakhs only).

1(c) The Assignee has paid on or before execution of this agreement a sum of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only) as advance payment and hereby agrees to pay to that Assignor the balance amount of Rs. 31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand only) within the span of next 30 days.

2.1 The Assignor hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by MIDC and/or the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Unit to the Assignee, obtain from MIDC occupancy and/or completion certificates in respect of the Unit.

2.2 Time is essence for the Assignor as well as the Assignee. The Assignor shall abide by the time schedule for completing the project and handing over the Unit to the Assignee and the common areas to the association of the Assignees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Assignee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Assignor as provided in clause 1 (c) herein above. ("Payment Plan").



3. The Assignor hereby declares that the Floor Space Index available as on date in respect of the project land is .4658 square meters only and Assignor has planned to utilize Floor Space Index of 0.5 by availing of FSI available on payment of premiums which are applicable to the said Project. The Assignor has disclosed the Floor Space Index of 1.5 as proposed to be utilized by him on the project land in the said Project and Assignee has

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agreed to acquire the said Unit based on the proposed construction and assignment to be carried out by the Assignor by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Assignor only.

4.1 If the Assignor fails to abide by the time schedule for completing the project and handing over the Unit to the Assignee, the Assignor agrees to pay to the Assignee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Assignee, for every month of delay, till the handing over of the possession. The Assignee agrees to pay to the Assignor, interest as specified in the Rule, on all the delayed payment which become due and payable by the Assignee to the Assignor under the terms of this Agreement from the date the said amount is payable by the Assignee(s) to the Assignor.

4.2 Without prejudice to the right of Assignor to charge interest in terms of sub clause 4.1 above, on the Assignee committing default in payment on due date of any amount due and payable by the Assignee to the Assignor under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Assignee committing three defaults of payment of installments, the Assignor shall at its own option, may terminate this Agreement:

Provided that, Assignor shall give notice of fifteen days in writing to the Assignee, by Registered Post AD at the address provided by the Assignee and mail at the e-mail address provided by the Assignee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Assignee fails to rectify the breach or breaches mentioned by the Assignor within the period of notice then at the end of such notice period, Assignor shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Assignor shall refund to the Assignee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Assignor) within a period of thirty days of the termination, the installments of the consideration of the Unit which may till then have been paid by the Assignee to the Assignor.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Assignor in the said building and the Unit as are set out in Annexure 'E', annexed hereto.

6. The Assignor shall give possession of the Unit to the Assignee on or before day of _____ . If the Assignor fails or neglects to give possession of the Unit to the

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AND WHEREAS the carpet area of the said Unit is 36.32 square meters and means the net usable floor area of an Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Assignee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Assignee, but includes the area covered by the internal partition walls of the Unit.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Assignee has paid to the Assignor a sum of **Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only)** being part payment of the consideration of the Unit agreed to be assigned by the Assignor to the Assignee as advance payment (the payment and receipt whereof the Assignor both hereby admit and acknowledge) and the Assignee has agreed to pay to the Assignor the balance consideration in the manner hereinafter appearing.

AND WHEREAS, the Assignor has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. P51700015240;

AND WHEREAS, under section 13 of the said Act the Assignor is required to execute a written "Agreement to Assignment" for the said Unit with the Assignee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Assignor hereby agrees to assign and the Assignee hereby agrees to accept the Unit.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Assignor has constructed Ground floor, First floor, Second floor and will construct Second floor (part) and Third Floor hereinafter called GLC ESTATE PHASE- 2 of the Project in accordance with the building plan which may be approved by the Lessor from time to time. Provided that the Assignor shall have to obtain prior consent in writing of the Assignee in respect of variations or modifications which may adversely affect the Unit of the Assignee except any alteration or addition required by any Government authorities or due to change in law.



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AND WHEREAS the authenticated copies of Certificate of Title issued by the advocate of the Assignor, authenticated copies of Agreement to Lease showing the nature of the title of the Assignor to the project land on which the Units are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by Maharashtra Industrial Development Corporation (MIDC) have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Assignor and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

AND WHEREAS the authenticated copies of the plans and specifications of the Unit agreed to be purchased by the Assignee, as sanctioned and approved by Maharashtra Industrial Development Corporation (MIDC) have been annexed and marked as Annexure D

AND WHEREAS the Assignor has got some of the approvals from Maharashtra Industrial Development Corporation to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

AND WHEREAS while sanctioning the said plans, Maharashtra Industrial Development Corporation has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Assignor while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by Maharashtra Industrial Development Corporation.

AND WHEREAS the Assignor has accordingly commenced construction of the said building/s in accordance with the said proposed plans.



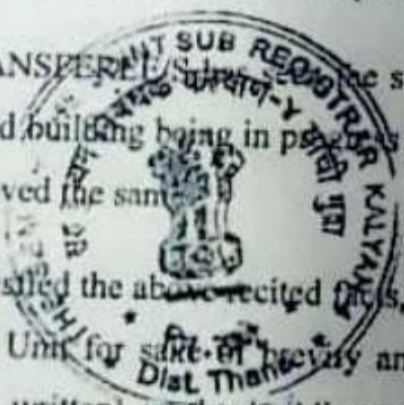
AND WHEREAS the Assignee has applied to the Assignor for allotment of a Unit No. 218 on Second floor situated in the said building being constructed in the second phase of the said Project,

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M. M/s. Globe Enterprises further applied for building plans as per additional FSI to the office of the Executive Engineer, MIDC, Div: Dombivli. After the payment of premium for additional FSI to MIDC, the building plans of part second floor and third floor have been approved by the office of Executive Engineer, MIDC, Div: Dombivli vide letter no. EE/SPA/DMB/C9/C-76915/2017 dated 28/07/2017. Transferor now proposes to construct the remaining part second floor and third floor of building as per the sanctioned plans of additional FSI from MIDC. The TRANSFEREE/S has demanded from the Transferor and the Transferor have given the inspection of all the documents of title relating to the said land to the TRANSFEREE/S and the plans, designs, specifications prepared by the Transferor Architect and of such other documents as are specified under the Act, (hereinafter referred to as "The Said Act") and the rules made there under.

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- N. The copies of Certificate of Title issued by the Advocate of the Transferor to the said property and copies of property register card, Transfer order, lease agreement, Industrial Gala permission, the list of amenities to be provided and the floor plan approved by MIDC have been annexed hereto and marked as Annexure "A", "B", "C" & "D" respectively.
- O. The Transferor hereby states that, they have not mortgaged their leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane in favors of any bank / finance institute. At present same is free from all encumbrances. Further all rights, title and interest in the said premises are vested with the transferor the transferor holds sole and exclusive rights to sell the proposed Industrial Units.
- P. The Transferor have made a full and true disclosures of the nature of their title to the said land on which the proposed building is being constructed and have also given the TRANSFEREE/S the inspection of the plans and specifications of the said proposed building, as well as the scope of open and marginal spaces in the said property.
- Q. The TRANSFEREE/S have inspected the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.
- R. Being satisfied the above recited facts, the TRANSFEREE/S has offered to acquire an Industrial Unit for sale of property and more particularly described in the schedule hereunder written) in the building to be constructed in the said property by the Unit No. 218 on Second floor, admeasuring 36.32 Sq. Mtrs. carpet area (hereinafter referred to as the Transferor and the Transferor relying upon the said aforesaid



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representations of the TRANSFEREE/S as agreed to sell to the TRANSFEREE/S Industrial unit at the price and on the terms and conditions herein after appearing.

S. The parties hereto are desirous of reducing the terms and conditions in writing by executing this agreement as under:

AND WHEREAS the Agreement for Lease, is with the benefit and right to construct building/s if so permitted by the concerned local authority (MIDC).

AND WHEREAS the Assignor is in possession of the project land.

AND WHEREAS the Assignor has constructed Ground plus Two floor Building/s and will further construct part second and third floor on the said property known as GLOBE ESTATE PHASE 2 in accordance with the building plans as may be approved by the Lessor from time to time.

AND WHEREAS the Assignee is offered an Unit bearing number 218 on Second floor, (herein after referred to as the said "Unit") in the Building called "GLOBE ESTATE" (herein after referred to as the said "Building") being constructed in the 2nd phase of the said project, by the Assignor.

AND WHEREAS the Assignor has entered into a standard Agreement with Licensed Engineer registered with the Institution of Engineers and such Agreement is as per the Agreement prescribed by the Institution of Engineers;

AND WHEREAS the Assignor has registered the Project under the provisions of the Act of the Real Estate Regulatory Authority at Maharashtra No. P1700015240 authenticated copy is attached in Annexure 'F';

AND WHEREAS the Assignor has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Assignor accepts the professional supervision of the Licensed Engineer and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Agreement to Lease, the Assignee has sole and exclusive right to assign the Units in the said building/s to be constructed by the Assignor on the project land and to enter into Agreement/s with the Assignee/s of Units to receive the consideration in respect thereof;

AND WHEREAS on demand from the Assignee, the Assignor has given inspection to the Assignee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Assignor's Licensed Engineers Messers R. A. THAKARE - Consulting Structural Engineer and of such other documents as are specified under the Real



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- G. The Partners of M/s. Globe Enterprises have made the payment of sum of Rs. 52,16,100/- viz. DR No. 001337_RO115, to the MIDC for granting the permission to construct the Industrial Units on leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane.
- H. After recovering the additional premium (as mentioned above), the MIDC has granted the permission to construct the Industrial Units on the leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane vide its Order No. MIDC/ROT-1/C-9/Ph-1/3757 dated 2/9/2014.
- I. After receiving the order to construct the Industrial Units at their leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane, the Partners of M/s. Globe Enterprises has accomplished all the formalities towards the same and the plans for their proposed Industrial Unit's premises were approved by the Executive Engineer, MIDC, Div-Dombivli vide their Letter No. EE/SPA/DMB/D71736/2014 dated 31/12/2014.
- J. While sanctioning the said plans the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Transferor while developing the said property and the building to be constructed thereon upon the due observance and performance of the terms and conditions, the completion and/or occupation certificate in respect of the building shall be granted by the concerned local authority.
- K. In pursuance to the sanctioned plans and permissions the Partners have commenced the construction work of the proposed building of said property. The transferor has appointed Architect SHRI. RAJESH A. THAKARE for preparation of the structural designs and drawings & the RCC designed by M/s. RAJESH THAKARE & ASSOCIATES of the building and the Transferor accepted the professional supervision of the Architect and the structural engineers till the completion of the building.
- L. M/S. GLOBE ENTERPRISES have completed all construction work of the Building and obtained building completion certificate from MIDC Division Dombivli vide their Letter No. EE / SP / DOM / B48944 / of 16 Dated on 17/05/2016.

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B. As per the request of the Lessees and the transferor herein M/s. Globe Enterprises had requested to the MIDC to assign the above leasehold rights of Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane in favor of the Partners of M/s. Globe Enterprises.

C. As per Transfer Order No. 3744 dated 19/8/2013, the MIDC had transferred the above leasehold rights of Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane in favor of Partners of M/s. Globe Enterprises on subject to payment of Rs. 52,12,400/- towards differential premium which is paid on dated 7/8/2013 and also on the condition of executing Deed of Assignment.

D. As per Deed of Assignment dated 12/9/2013, the Lessees i.e. M/s. B. R. Wires Pvt. Ltd. has transferred their leasehold rights vested in them by an Indenture of Lease dated 23/5/2013 in favor of the party of the first part herein i.e. Partners of M/s. Globe Enterprises. The same is registered in the office of the Sub-Registrar Assurances at Kalyan-3 vide Serial No. KLN3-3837-2013 on dated 12/9/2013. Forthwith after executing the Deed of Assignment, the Partners of M/s. Globe Enterprises became the Lessee of the leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane.

E. By letter dated 1/4/2014, 26/6/2014 & 2/9/2014, the Partners of M/s. Globe Enterprises has requested to the Lessor i.e. MIDC for permission of constructing Industrial Units on the leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane.

F. By letter dated 1/9/2014, the lessor i.e. MIDC decided to grant the permission to the Partners of M/s. Globe Enterprises to construct the Industrial Units on leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within Taluka & Registration Sub-District Kalyan, and within District & Registration District Thane on subject to payment of sum of Rs. 52,16,100/- towards the additional premium.

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GRN	MH007070420201020E	BARCODE	[Barcode]		Date	05/10/2019-11:16:59	Form ID	75.2	
Department	Inspector General Of Registration		Type of Payment		Stamp Duty Registration Fee				
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	VAIDEHI V DARDE					
Location	THANE		Flat/Block No.	UNIT NO 218 2ND FLOOR GLOBE ESTATE					
Year	2019-2020 One Time		Premises/Building	ASADE DOMBIVLI EAST					
Account Head Details		Amount In Rs.	Road/Street	ASADE DOMBIVLI EAST					
0030046401 Stamp Duty		210000.00	Area/Locality	59.32 SQ MTR					
0030063301 Registration Fee		300000.00	Town/City/District						
			PIN	4	2	1	2	0	3
			Remarks (if Any)	PAN2=AALFGLJ17F-SecondPartyName=GLOBE ENTERPRISES-CA=3500000					
Total		2,40,000.00	Amount In Words	Two Lakh Forty Thousand Rupees Only					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332019100510962	234605139				
Cheque/DD No.		Bank Date	RBI Date	05/10/2019-11:16:28	Not Verified with RBI				
Name of Bank		Bank-Branch		IDBI BANK					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अदर चालन कोवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तावजादी लागू आहे.
आदी.

वि. व. २४

Vaidehi



Mobile No. 810423000

AGREEMENT TO ASSIGNMENT

कलन - ४
सं. १२००६ / १९
५/२०

This AGREEMENT TO ASSIGNMENT is made and entered into at Kalyan on this 05th Day of October, 2019.

BY & BETWEEN

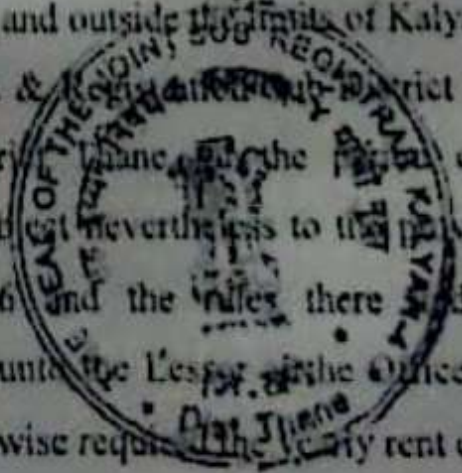
M/s. GLOBE ENTERPRISES, A Partnership Firm registered under the Indian Partnership Act, 1932, having its registered office at Unit No. 1 & 2, Globe Estate, MIDC Phase-I, Industrial Area, New Kalyan Road, Dombivli (E)-421203 and industrial estate's premises at leasehold Plot No. C-9, MIDC, Phase-I, Dombivli Industrial Area, Dist. Thane [which expression shall unless it be repugnant to the context successors, executors and permitted legal assigns] hereinafter called as "THE TRANSFEROR" or "THE ASSIGNOR" the Party of the FIRST PART.

A N D

Mrs. VAIDEHI VIKRANT DARDE aged 31 years, Occupation: Housewife & Mr. VIKRANT VASANT DARDE, aged 41 years, Occupation: Business both residing at Varachi Wadi, Sonavade, Ratnagiri, Maharashtra - 415 611 [which expression shall unless it be repugnant to the context or meaning therefore mean and include his/her/their heirs, administration, successors, executors and permitted legal assigns] hereinafter called as "THE TRANSFEREE/S" or "THE ASSIGNEE/S" the Party of the SECOND PART.

WHEREAS:-

A. By an Indenture of Lease dated 23/5/2013 made between the Maharashtra Industrial Development Corporation (hereinafter referred as the "MIDC") is the "Lessor" of the One Part and M/s. B. R. Wires Pvt. Ltd. the "Lessee" of the other part. The MIDC had executed, in favor of the "Lessees", the Indenture of Lease of the leasehold Plot No. C-9 admeasuring 4658 square meters, MIDC, Phase-I, Dombivli Industrial Area, within the village limits of Asade-Golavali and outside the limits of Kalyan-Dombivli Municipal Corporation, within the Taluka & Registration District Kalyan, and within the District & Registration District Thane, for the period of 95 Years Commencing from the 01/06/1965, on subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor or as otherwise required. The yearly rent of Rupee One, the said rent to be paid in advance without any deductions whatsoever on or before the prescribed date of every year and on the terms and conditions mentioned therein.



Deidehi . [Signature] [Signature]

11/10/2019

चावती

Original/Duplicate

Saturday, October 05, 2019

नोंदणी क्र. 394

1:07 PM

Regn. 394A

चावती क्र. 14293 दिनांक: 05/10/2019

साक्षीचे नाव: आमदे

दस्तावेजाचा अनुक्रमांक: कलन4-12900-2019

दस्तावेजाचा प्रकार: अॅटीमेंट टु मर्राईनॉट

साक्षर कारणाच्या नाव: वैदेही विनांत दई

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1800.00

पुढाची संपणा 00

एकूण: ₹. 31800.00

जाण्यास मूळ दस्त, संबल्ल प्रिंट, सुची-२ अंदाजे

1:22 PM ह्या वेळेस मिळेल

Joint Sub Registrar Kalyan 4

बाजार शुल्क: ₹. 2032000/-

मोबदला ₹. 3500000/-

घरलेले मुद्दांक शुल्क: ₹. 210000/-

सह-दुय्यम निबंधक कल्याण ४

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

डीडी/घनादेश/दि ऑर्डर क्रमांक: MH007070420201920E दिनांक: 05/10/2019

इकिते नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 1800/-

Vaidahi.



Certified True Copy

S. V. TARTE

ADVOCATE & NOTARY

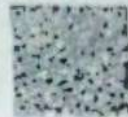
Antant Pooje Chh. Near Tarte Plaza
Gandhi Nagar, Dombivli (East)

421 204, Dist. Thane Tel. 2820491



CHALLAN
MTR Form Number-6

कलन - ४
दस्तावेज क्र. 9200E/199
2/10



DRN	MH007070420201000E	BARCODE	[Barcode]		Date	05/10/2019-11:15:59	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
				PAN No.(If Applicable)	GPEFC6208G					
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			Full Name	VAIDEHI V DARDE					
Location	THANE									
Year	2019-2020 One Time			Flat/Block No.	UNIT NO 218 2ND FLOOR GLOBE ESTATE					
Account Head Details		Amount In Rs.		Premises/Building						
0030048401	Stamp Duty	210000.00		Road/Street	ASADE DOMBIVLI EAST					
0030063301	Registration Fee	30000.00		Area/Locality	36.32 SQ MTR					
				Town/City/District						
				PIN	4	2	1	2	0	3
				Remarks (If Any)	PAN2=AALFG0917F-SecondPartyName=GLOBE ENTERPRISES-CA=3500000					
				Amount In	Two Lakh Forty Thousand Rupees Only					
				Words	2,40,000.00					
Payment Details				IOBI BANK						
				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332019100510982		234e05133		
Cheque/DD No.				Bank Date	RBI Date	05/10/2019-11:16:26		Not Verified with PBI		
Name of Bank				Bank-Branch			IOBI BANK			
Name of Branch				Scroll No. , Date			Not Verified with Scroll			

