

Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)



|| ADVANCE POSSESSION RECEIPT ||

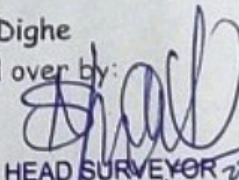
I, Shri.A.Y.Sawant, "Head Surveyor" on the behalf of the Maharashtra Industrial Development Corporation and Shri.Kushal S.Shetty, "Proprietor" on behalf of M/s. Srikrishna Paradise Hotel, have this day respectively handed over and taken over the possession "As is where is basis" of Plot No.KX-15 admeasuring 350.00 Sq.mtrs. in Phase - "K" of the T.T.C Industrial Area, Taluka & District-Thane. after actual measurement and demarcation of the plot on the site.

"Though the physical possession of the Plot No.KX-15 is handed over today, on 23/02/2017 the legal title to the plot, shall be passed on to the allottee,only after the legal documents as prescribed by MIDC, are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to the person, to whom the plot is handed over".

In this connection above possession is handed over "As is where is basis" and Subject to execution of Agreement to Lease within 60 days from the date Of possession.

Place :Dighe

Handed over by:


HEAD SURVEYOR
REGIONAL OFFICE, M.I.D.C
M.I.D.C. R/DIGHE

(Signature of the Officer with designation)



Date: 23/02/2017

Taken over by:

For SRIKRISHNA PARADISE HOTEL


Proprietor

(Signature of the allottee or representative with his designation)

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (022) 7672136, (022) 7633985

Fax: 7680578

E-mail: romahape@midcindia.org

REGIONAL OFFICE, MAHAPE
POST GHANSOLI, THANE - BELAPUR
ROAD, NAVI - MUMBAI
MAHAPE - 400701

Letter No.: MIDC/RO(ROMP)/TTC/LMS-5916/ 79

Date: 08-JAN-2018 12 JAN 2018

Subject :- TTC INDUSTRIAL AREA

Plot No. KX-15

Creation of mortgage/ Charge in respect of...

Read :- Letter Dated 05-Jan-2018 from

**** CONSENT ****

Lease Date : 27th day of December , 2017

Lessee :

SHRI. KUSHAL S. SHETTY

Proprietor of

M/S.SRIKRISHNA PARADISE

Financial Institution/s.

THE COSMOS CO-OP. BANK LTD.

Rs. 3,85,00,000 /-

Rs. 3,85,00,000 /-

In pursuance of sub-clause (W) of clause 2 of the above noted Lease, dated 27th day of December , 2017 . executed by the Maharashtra Industrial Development Corporation in favour of the Lessee/s.

Consent is hereby accorded to the mortgage / charge by the Lessee/s of the Lessee's/Lessee's' interest under the aforesaid Lease in favour the above noted Financial Institution subject to the following conditions:

(a) The Amount of the loan shall not exceed Rs. 3,85,00,000/- (Rs. Three Crore Eighty Five Lakh Only)

(b) This consent hereby granted is restricted for raising loans from Financial Institution. In case the Lessee/Lessee's propose(s) to raise any further or other loan on the security of the demised premises from any of the Financial Institutions / Banks or otherwise transfer or assign the same, the subject to what is stated in Para 3 hereof, the Lessee/Lessee's shall have to make a fresh application for Consent.

"In the event of sale , the Financial Institution shall ensure that the proposed activity of the purchaser shall be the same for which the plot is allotted and the Corporation (the grantor/lessor) will not allow any change".

(c) That in the event of the Financial Institutions selling the demised premises or any part thereof or having the same sold as aforesaid for realization of the security, the Financial Institutions shall pay to the Corporation the entire amount of unearned income from the said plot of land (excluding the value of the buildings or structures, plant and machinery erected and installed thereon by the Lessee/s) viz., the entire excess of the price of land calculated at ruling rate prescribed by the Corporation in the said Industrial Area on the date of such sale and the amount of premium paid by the Lessee/Lessee's to the Corporation in respect of the said plot of land at the time of allotment viz., premium calculated at rate of Rs. 71587.5/- per square meter PROVIDED that the Corporation will not be entitled to receive any such



MIDC/RO(ROMP)/TTC/LMS-5916/

Page 1 of 2

payment unless the claims of Financial Institution in respect of the mortgage or charge/s so created and the debt/s inclusive of interest, commitment charges, increase that may occur on account of devaluation / foreign exchange fluctuation or escalation, costs, charges and expenses are satisfied in full. The decision of the Corporation subject only to an appeal to the Government of Maharashtra as regards the amount of unearned income shall be final.

(d) Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorise the Lessee/s to mortgage only a part of demised premises hereinabove referred to.

(e) The Lessee and Financial Institution(s) will execute an Agreement with the Corporation in the Prescribed form incorporating the conditions.

2. The Consent hereby granted shall not be operative unless an Agreement referred to in sub-para(e) above is executed by all the parties.

*This consent issued including Plot No.X-2/1 in T.T.C.Industrial Area.

sd/-
Regional Officer,
MIDC, MAHAPE

To,
SHRI. KUSHAL S. SHETTY
Proprietor of
M/S.SRIKRISHNA PARADISE
PLOT NO. X-2/1, TTC INDL. AREA, GANPATI
PADA, DIGHA, NAVI MUMBAI ,

Copy Forwards to :-

THE MANAGER
 THE COSMOS CO-OP. BANK LTD.
36, MARU NIKETAN, D.L.VAIDYA ROAD,
DADAR(W)
MUMBAI - 400028

[Signature]
Regional Officer,
MIDC, MAHAPE

Copy submitted to:

1. G.M.(L),MIDC, MUMBAI.-400093

Copy with compliments to:

1. AREA MANAGER



MIDC/RO(ROMP)/TTC/LMS-5916/

Page 2 of 2

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(a Government of Maharashtra Undertaking)

MIDC

Regional Office: MIDC Office Bldg., 3rd floor, Behind Lokmat Press Bldg., Thane-Belapur Road,
Post: M.B.P., Mahape, Navi Mumbai-400 710.

Regional Office: Tel. Nos. 022-27782893/94

e-mail: romahape@midcindia.org

No. MIDC/ROMHP/TTC/X-2/1 80

Date: 17 JAN 2017

By RPAD/Courier

Sub : T.T.C. INDUSTRIAL AREA

Allotment of land under Expansion Purpose.....

Ref : 1. Your application dt. 16/11/2015.

2. Boad Resolution No. 5562 passed in 365th Meeting
Held on 10/02/2016.

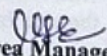
CONO 25056
REG. 12.44
TOTAL 263.00

: ORDER :

Sanction is hereby accorded to the allotment of land admeasuring 350 Sq.mtr. land comprising of Plot No.KX-15 in T.T.C. INDUSTRIAL AREA on "As is where is basis" is allotted to Shri Kushal S. Shetty, Proprietor, M/s. Srikrishna Paradise Hotel, and having its registered office at Plot No. X-2/1, TTC Industrial Area, Ganapati Pada, Digha, Navi Mumbai for setting up your commercial activity i.e. 'Hotel', subject to the payment of the premium of Rs.2,50,55,700/- (Rupees Two Crore Fifty Lakh Fifty Five Thousand Seven Hundred Only) calculated at the rate of Rs.71,587.50 per m², subject to the following conditions.

1. The amount of 25% earnest money of Rs.62,64,000/- received vide D.R. No. 000356 dt. 09/05/2016 will be appropriated towards the amount of land premium. The allottee shall pay the sum of Rs.1,87,91,700/- (Rupees One Crore Eighty Seven Lakh Ninety One Thousand Seven Hundred Only) being the balance occupancy Payment within a period of 30 days from the date of receipt of this order by D .D. drawn in favour of "CEO,MIDC, Mumbai" payable on any branch at Mumbai.
2. In case the allottee falls to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to be cancelled without further notice.
3. In the event of the allotment being cancelled as aforesaid, the Corporation will be entitled to forfeit the whole of the earnest money received with the application.
4. The terms & conditions of allotment of land will be those contained in the standard form of agreement to lease and the lease annexed thereto & in substance are as follows:
 - a) The allottee shall enter into an agreement to lease in the form prescribed by the Corporation & on performance of the condition will be entitled to lease for term of ninety five (95) years to be computed from the date of execution of the Agreement to lease and renewable for one further term of 95 years on payment of premium and on such terms and condition as may be determined by the corporation at the time of renewal.
 - b) The annual ground rate rent of Rs.1/- per annum is payable in respect of the plot of land allotted.
 - c) The allottee shall get the plans and specifications of the proposed Pipeline Project duly approved from the Executive engineer of the said Industrial Area and complete the said work in accordance with the approved plans and shall obtain a completion certificate from the Executive Engineer of the said Industrial Area within a prescribed period.
 - d) You will have to become a member of Common Effluent Treatment Plant (CETP) established or that may be established by the Corporation in this Industrial Area for the treatment & disposal of effluent, if any.
 - e) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Agreement to Lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse it or grant it subject to such conditions as the Corporation may think fit including a condition for payment of additional premium.
 - f) The allottee shall be entitled to use the land for the purpose of their project but not for the purpose of the project for any of the obnoxious industries specified in the annexure set out in the schedule to the Agreement to Lease and shall not use the said land or any part thereof for any other purpose not for the purpose of any project/factory which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.
 - g) The other terms and conditions of allotment shall be those contained in the prescribed form of Agreement to Lease & the Lease.

- h) The stamp duty in respect of preparation & execution of the Agreement to Lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.
- i) The allotment order is issued subject to consent from MPCB and permission from other department as required.
- j) The allottee shall construct and complete the construction and/or laying pipeline, etc. as per their Project on the plot within 2 years from the date of possession of said plot and produce BCC thereof.
- k) The applicant/Allottee shall not transfer/sub-lease their existing Plot No. X-2/1 and plot to be allotted Plot No. KX-15 upto 5 years from the date of handing over possession of plot to be allotted and thereafter thereof guidelines of the Corporation for the purpose of transfer/sub-lease/subletting shall applicable.
- l) The applicant/allottee shall not be allowed to change activity upto 3 years from the date of handing over possession and thereafter guidelines of the Corporation for the purpose of change in activity shall be applicable.
- m) If the allottee/allottee fails to complete the construction of factory building and produce BCC within 2 years from the date of possession, 100% additional premium will be charged for granting one year extension of time limit. Further, if the applicant/allottee fails to obtain and produce BCC within extended time limit of one year, the Corporation shall resume the possession of the plot and no consideration shall be paid for the construction of factory building by the Corporation.
- n) The allottee shall follow the D.C Rules of the Corporation.
- o) The allottee shall be liable to pay cost of constructed compound wall & Drainage Line separately, if any, before execution of Agreement to Lease or possession.
- p) The allottee shall obtain permission from competent authority for cutting of trees within the allotted plot, if allotted plot is having trees prior to development of the plot.
- q) MIDC can consider the cases of allotment/expansion, subject to the production of an undertaking stating that the industries having zero discharge and/or using cleaner technologies, subject to the achievement of stringent standards laid down in the consent order, which will be confirmed to the stream standards unless the disposal of treated effluent is on land for irrigation purpose or gardening and tree plantation or otherwise recycled/reused in the process itself and in case of violation, the MIDC reserves its right to cancel the allotment and to take back the possession of the plot without any compensation.
- r) The allottee shall also produce an Undertaking in regard to achieve the Zero discharge & not to dispose of treated effluent till the up-gradation of CETPs and ETP are completed.
- s) The allottee shall take permission from the Corporation for amalgamation of plots i.e. existing plot No. X-2/1 and newly allotted plot No. KX-15 before any development on the new plot.


 Area Manager,
 MIDC, Mahape.

To,
 ✓ Shri Kushal S. Shetty, Proprietor,
 M/s. Srikrishna Paradise Hotel,
 Plot No. X-2/1, TTC Industrial Area,
 Ganapati Pada, Digha, Navi Mumbai

Copy submitted to :

- 1) The Chief Account Officer, MIDC, Mumbai-400 093.
- 2) The Chief Planner, MIDC, Mumbai - 400 093.
- 3) The Technical Advisor, MIDC, Mumbai - 400 093.
- 4) Executive Engineer MIDC Division, Dn.No.II, Mahape, Navi Mumbai.
- 5) The Executive Engineer, MSEB, Vashi Br, Navi Mumbai.

Copy f.w.c.s to :

The Dy. Engineer & SPA, M.I.D.C, Sub-Dn, Mahape, Navi Mumbai

Copy to : The Head Surveyor/The Surveyor, Mahape, Navi Mumbai.



15/04/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 4505/2017

नोदंणी :

Regn:63m

गावाचे नाव : 1) दिघे

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	25055700
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: झोन नं 12/219/1, प्लॉट नं. केएक्स-15,टी. टी. सी. इंडस्ट्रीयल एरिया,दिघे एम. आय. डी. सी.,नवी मुंबई. क्षेत्रफळ 350 चौ. मी. ((Plot Number : KX-15 ;))
(5) क्षेत्रफळ	1) 350 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. श्रीक्रिष्णा पॅराडाईज हॉटेल तर्फे प्रोप्रायटर कुशल एस. शेडी - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. एक्स-2/1, एम. आय. डी. सी., टी. टी. सी. इंडस्ट्रीयल एरिया, विटावा जवळ, कळवा ऑक्टोय नाका, गणपती पाडा, ठाणे बेलापूर रोड, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AADPS3206K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एम. आय. डी. सी. तर्फे एरिया मॅनेजर एम. बी. शिंपी - - वय:- 45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उद्योग सारथी, एम. आय. डी. सी., मंरोळ इंडस्ट्रीयल एरिया, महाकाली केव्हज रोड, अंधेरी ईस्ट, मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAACM3560C
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2017
(10)दस्त नोंदणी केल्याचा दिनांक	15/04/2017
(11)अनुक्रमांक,खंड व पृष्ठ	4505/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1253000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग २

ठाणे क्र. ३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

75/4505

पावती

Original/Duplicate

Saturday, April 15, 2017

नोंदणी क्र. :39म

12:08 PM

Regn.:39M

दु.नि. ठाणे 3
:017

पावती क्र.: 5566

दिनांक: 15/04/2017

गावाचे नाव: दिघे

दस्तऐवजाचा अनुक्रमांक: टनन3-4505-2017

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: मे. श्रीक्रिष्णा पॅराडाईज हॉटेल तर्फे प्रोप्रायटर कुशल एस. शेटी - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 760.00

पृष्ठांची संख्या: 38

एकूण: रु. 30760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:22 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग ३

नं 12/219/1,
सी.,नवी

बाजार मूल्य: रु.0 /-

मोबदला रु.25055700/-

भरलेले मुद्रांक शुल्क : रु. 1253000/-

ठाणे क्र. ३

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010202986201617R दिनांक: 15/04/2017

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 760/-

पक्षकाराची सही
मुळ दस्तऐवज परत मिळाला
दु. नि. ठाणे-३

वय:-62;
एम. आय. डी.
का, गणपती
ठाणे. पिन

वय:-
एम. आय. डी.
ई , ब्लॉक नं: -
:M3560C

(9) दस्तऐवज करून दिल्याचा दिनांक 11/04/2017

(10)दस्त नोंदणी केल्याचा दिनांक 15/04/2017

(11)अनुक्रमांक,खंड व पृष्ठ 4505/2017

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1253000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

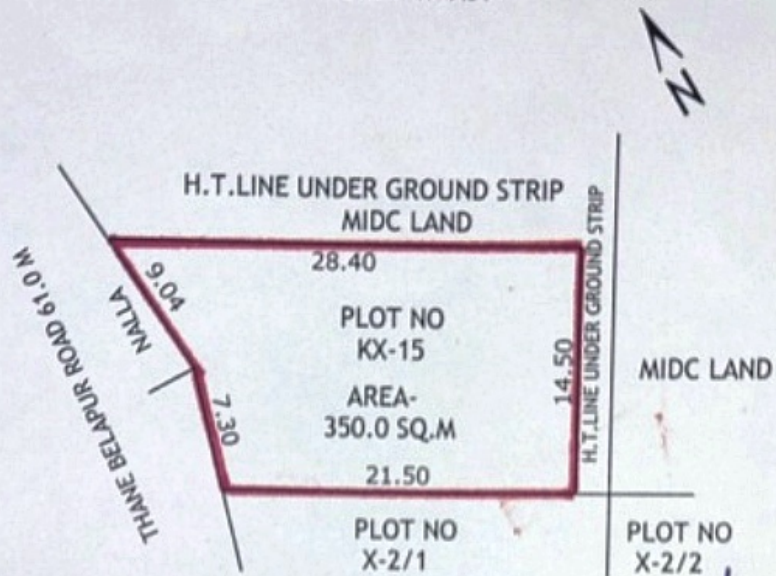


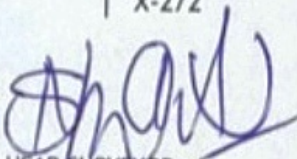
मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

TRANS THANE CREEK INDUSTRIAL AREA.


VILLAGE-DIGHE , TALUKA & DISTRICT - THANE.

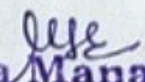
SCALE= 1CM=5.00 MTRS.

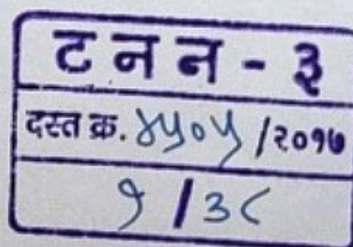



HEAD SURVEYOR
M.I.D.C / R/O. MAHAPE



For SRIKRISHNA PARADISE HOTEL

Proprietor


Area Manager
MIDC, Mahape



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

TRANS THANE CREEK INDUSTRIAL AREA.

VILLAGE-DIGHE , TALUKA & DISTRICT - THANE.

SCALE= 1CM=5.00 MTRS.



[Signature]

HEAD SURVEYOR
M.I.D.C, R/O. MAHAPE



[Signature]

REGIONAL OFFICER,
M.I.D.C REGIONAL OFFICE
MAHAPE

For SRIKRISHNA PARADISE HOTEL
[Signature]
Proprietor



टेबल - ९

दस्त क्र. ९०५ १२०९८

९/३०