

WHEREAS

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

(B) By an Agreement to Lease dated the 20th Day of October, 1993 and made between the Lessor of the One Part and Lessee of the Other Part, the Lessor agreed to grant to Lessee upon the performance and observance by Lessee of the obligations and conditions contained in the said Agreement to Lease a Lease of the piece and parcel of Demised Land and premises admeasuring approximately 685 square meters or thereabouts in AMBERNATH INDUSTRIAL AREA bearing PLOT NO. 103 hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

(C) At the request of Lessee the Lessor handed over the possession of the Plot No.103 in AMBERNATH INDUSTRIAL AREA admeasuring 685 Sq. mtrs. to the Lessee on the 28th Day of October, 1993 and the Lessee has completed 126.28 sq.m. construction by consuming 0.80 FSI on the Demised Land as per the plans approved by the Lessor and Building Completion Certificate (BCC) Vide Letter Dt. 17/04/1997 from the Lessor.

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

NOW THIS LEASE WITNESSETH as follows:

3.8.2	
9380	2022
99	96

1. In consideration of the Demised Land of the sum of Rs. 1,33,500/- (Rs. One Lakh Thirty Three Thousand Five Hundred only) paid by the

महाराष्ट्र मुद्रांक अधिनियमातील तरतुदी अन्वये निर्गमित केलेले आहे परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिका-यारामोर दाखल झाल्यास नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

Received Adj. Fee Rs. 100/-
 Vide Challan No./Receipt No. MH011387124202122U
 Date 3-1-2022

Collector of Stamps, Thane (Rural)

जा. क्र. 207/2022

OFFICE OF THE COLLECTOR OF STAMPS, THANE (RURAL)
 दि - 7/1/2022

Act. Case No. 312022
 Received from Shri. Shuddh Rasayans Private Limited, Ambarnath, Date 3-1-2022
 residing at Five Hundred only
 Stamp Duty Rs. 500/-
 SBI
 8-1-2022
 Vide E-challan No. GRM UD. MH011387124202122P

Certified under Section 32(1)(a)(b) of the Maharashtra Stamp Act the fully Stamp Duty RS. 500/- which this instrument is chargeable has been paid vide Article No. 5h

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

Place: Thane
 Date: 14/01/2022

Collector of Stamps, Thane (Rural)



N.H. Shel
 S.N. Shel

THIS LEASE made at Thane the 18 day of January Two Thousand TWENTY TWO BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part

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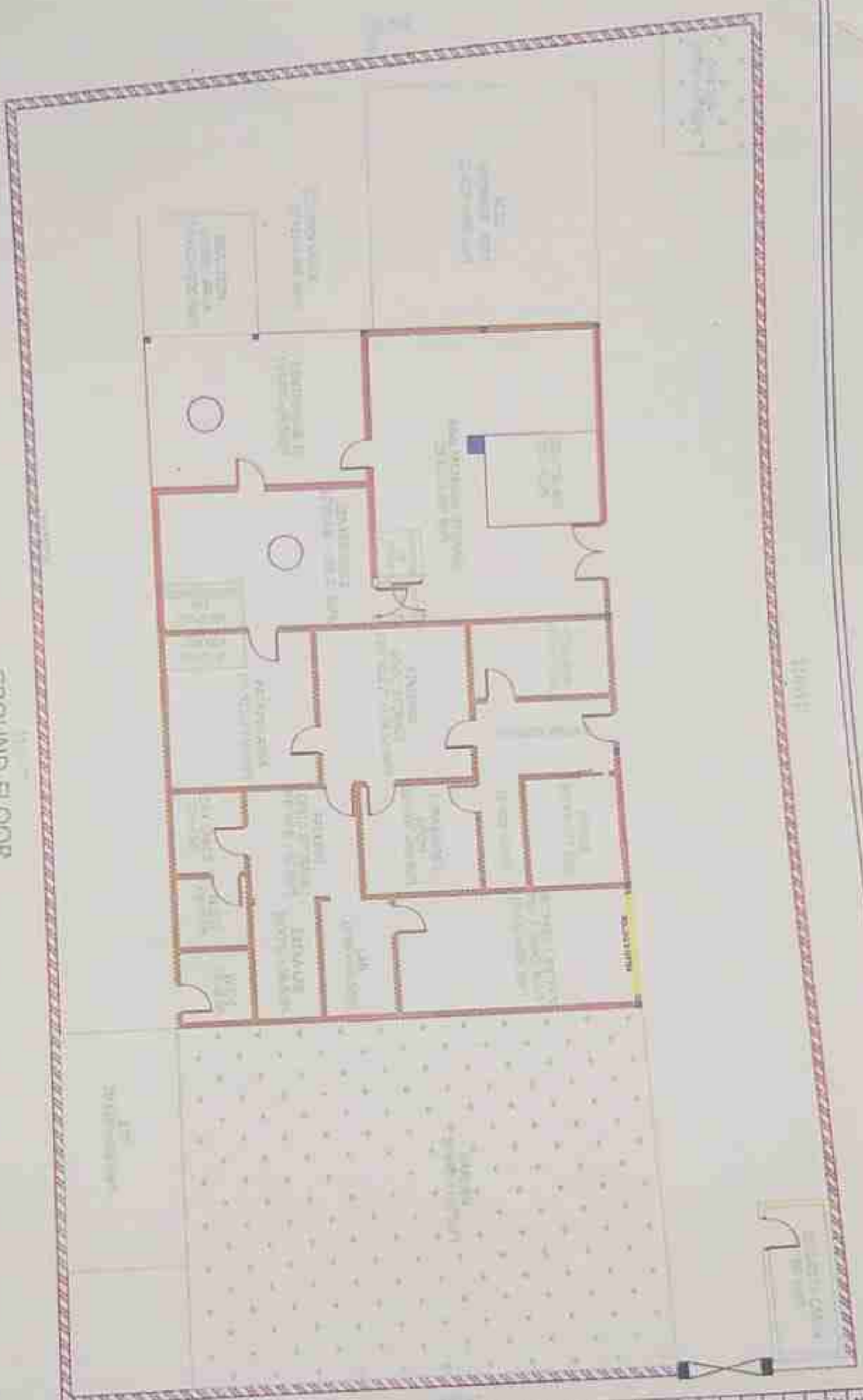
AND

M/S. SHUDDH RASAYANS PVT. LTD. a company incorporated under the Company's Act, 1956 and having its office at PLOT NO. 102, CHIKHIOLI, MIDC, SWASTIK ROAD, AMBERNATH (W). herein after called the "Lessee" (which expression shall, unless the context does not so admit include its Successor or Successors in business and permitted assigns) of the One Part



N.H. Shel
 S.N. Shel

Signature



GROUND FLOOR

NO.	DESCRIPTION	AREA
1	SECURITY CABIN	200.00
2	GARDEN	200.00
3	ETP	200.00
4	WATER DISTRIBUTION STORAGE ROOM	60.00
5	LAB	18.00
6	DATTA LAB	38.00
7	W.C-I	38.00
8	W.C-II	42.00
9	DRY SPACE	92.00
10	PACKING GOODS STORAGE	77.00
11	OFFICE	98.00
12	CONFERENCE ROOM	79.10
13	STORE ROOM	179.52
14	FINISHED GOODS STORAGE	183.00
15	PACKING AREA	31.00
16	DRYER	80.00
17	DRYING AREA	380.00
18	RAW MATERIAL STORAGE	14.40
19	PASS BOX	16.00
20	BM TESTING LAB	199.20
21	CENTRIFUGE-I	28.00
22	RECRYSTALLIZATION AREA	247.00
23	CENTRIFUGE-II	100.00
24	REACTION VESSEL AREA	100.00
25	OPEN SPACE	400.00
26	ACID STORAGE AREA	400.00
TOTAL AREA		3160.00

AUTHORITY SIGNATORY :

SHUDDH RASAYANS PVT. LTD

DRAWING NAME: PLANT LAYOUT

DRAWN BY	CHECKED BY	SCALE	SHEET NO.
DR. SUDHAKAR	MITR SHAM	1:4	1 OF 1
DATE: 01/07/2018	DATE: 01/07/2018		



BUILDING COMPLETION CERTIFICATE

(TO WHOM SO EVER IT MAY CONCERN)

This is to certify that M/s Shuddh Rasayans Pvt. Ltd allottee of plot No. 103 in MIDC Ambernath Industrial Area have completed the ~~xxxx~~ development work of factory building on the above said plot in accordance with the building plans approved vide this office letter No. EE/SPA/Amb/103/1542 dt. 11.4.97 under the supervision of the licenced Architect Shri. G.N. Gandhe Regd. C.A. No. 77/4234. And is permitted to be occupied on the following ground.

Details of units constructed are as given below :

- | | |
|----------------------|---------------------------------|
| 1 Name of allottee | : M/s Shuddh Rasayans Pvt. Ltd. |
| 2 plot No | : 103, Ambernath |
| 3 plot area in sq.m. | : 685.00 |
| 4 Date of allotment | : 28.10.93 |

5. Approval of plans

Ist approval No.

EE/DB/Amb/Mp/108/594

Built up area in sq.m.

Dt. 7.3.94 is treated as cancelled

IInd approval No. EE/SPA/AMB/103/1542
Dt. 11.4.97

G.F.

126.28 M2

Total

126.28 M2

6. position of construction on the site as on 10.1.97

a) Built up area completed in all respect

126.28

b) Area under construction (in sq.m)

Nil

c) Open area (in sq.m)

558.72

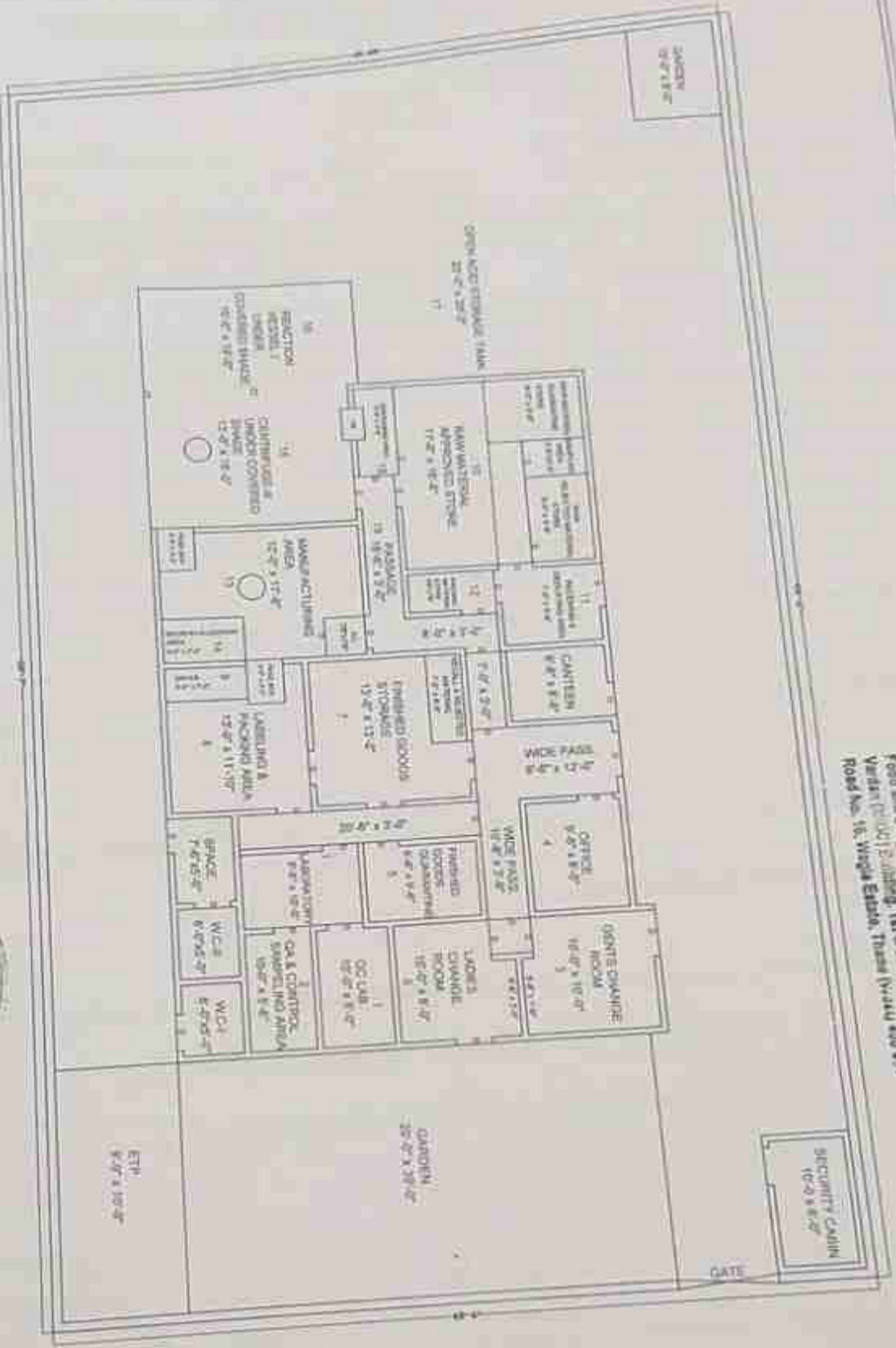
(II) Remarks :

- Compound wall constructed.
- Nos of Trees planted 29 Nos
- Out side plaster is not completed



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Office of the Joint Commissioner (Drugs) (K.T.)
 Food and Drug Administration, Thane
 Versa (P) Ltd Building, 1st & 2nd Floor
 Road No. 16, Versa Estate, Thane (W) - 400 000



GROUND FLOOR



NO	DESCRIPTION	SQ. FT.
1	OC LAB / LABORATORY	123.20
2	QA & CONTROL SAMPLING AREA	34.00
3	QA & CONTROL ROOM	108.50
4	GEN'S CHANGE ROOM	78.00
5	OFFICE	61.76
6	FRESHENED GOODS QUANTITARY	93.00
7	LADIES CHANGE ROOM	111.00
8	FRESHENED GOODS STORAGE / RECALL & REJECTED MATERIAL	103.78
9	OFFICE	21.00
10	RAW MATERIAL, APPROVED STORE / RAW MATERIAL, QUANTITARY STORE / RAW MATERIAL, QUANTITARY STORE / RAW REJECTED MAT. STORE	268.75
11	RECEIVING & DISPATCHING AREA	59.50
12	PACKING MATERIAL STORE	28.25
13	MANUFACTURING AREA / AU	210.00
14	RECRYSTALLIZATION AREA	28.00
15	CENTRIFUGES / AMBER COVERED SHED	204.00
16	REACTION VESSEL / UNDER COVER SHED	190.00
17	OPEN ACID STORAGE TANK	400.00
18	DISPENSARY AREA	29.75
19	PASSAGE	273.24
TOTAL		2424.50

SHUDDH RASAYANS PVT. LTD.
 For SHUDDH RASAYANS PVT. LTD.

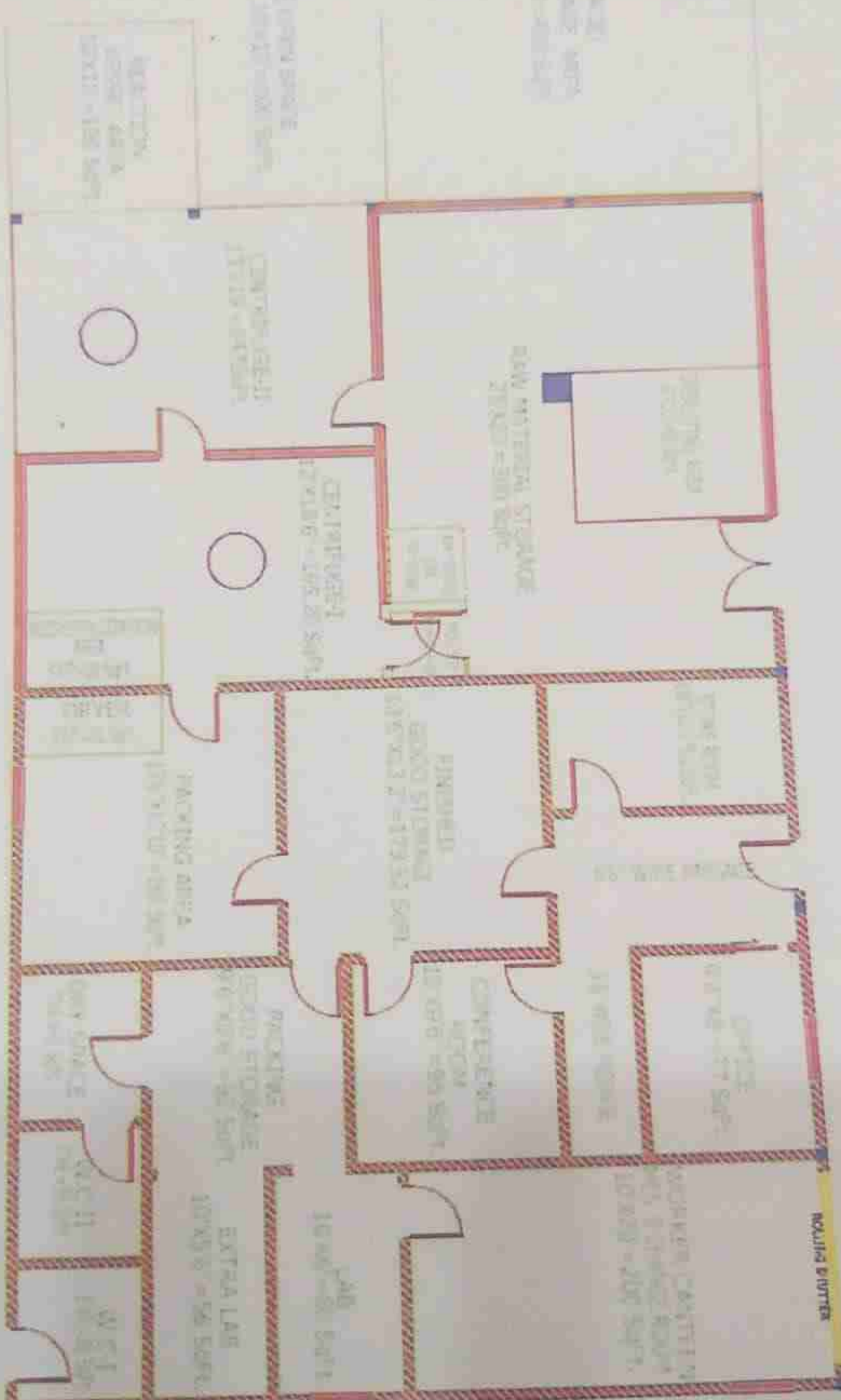
N. V. Nitir Shrivastava
 Director
 DIRECTOR

SHUDDH RASAYANS PVT. LTD.
 PLOT NO. 103, CHIKHLOLI MIDC,
 AMBERNATH - WEST,
 DIST.-THANE-421501

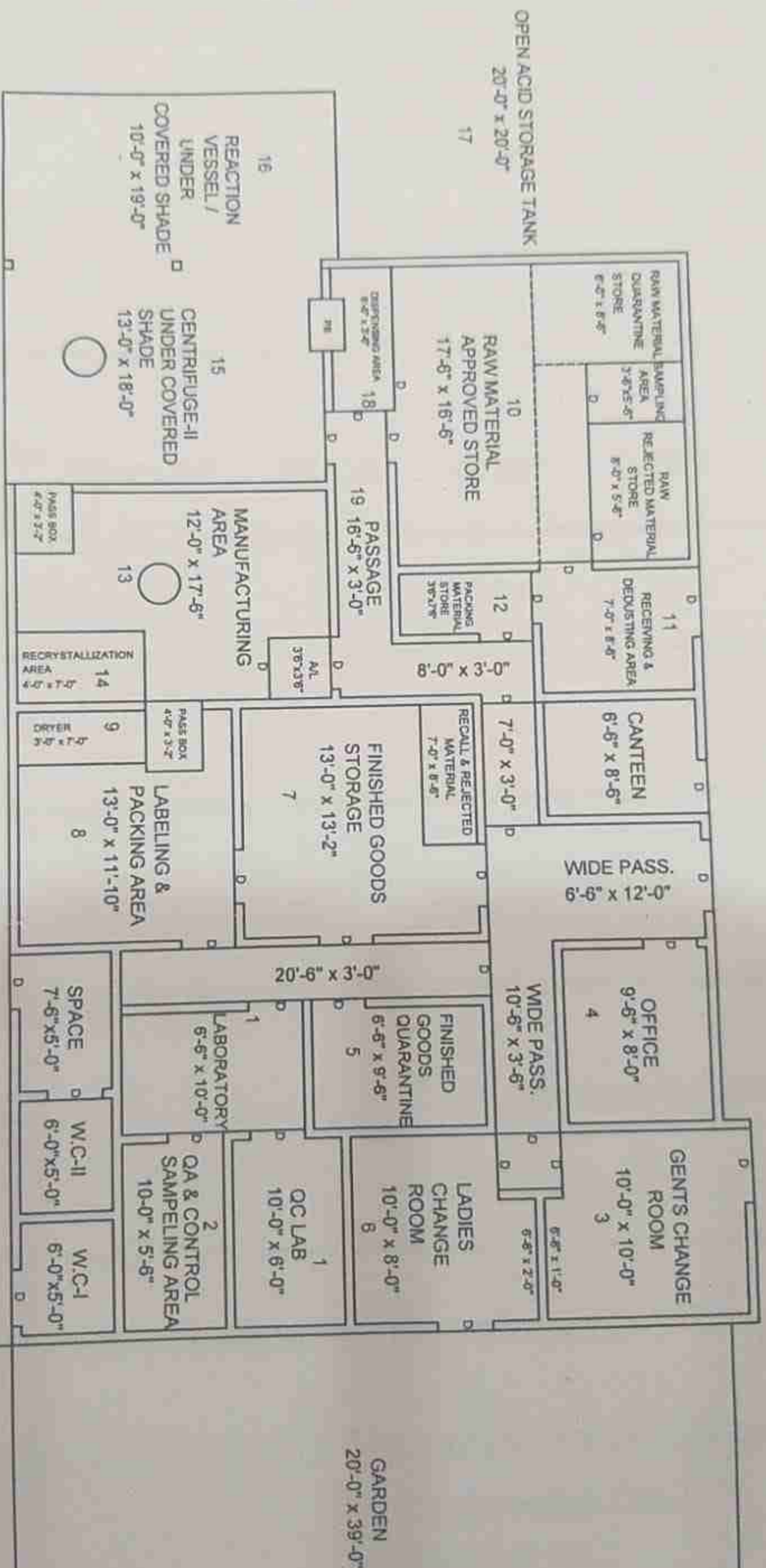
No. D/Plan App. / 177-2022 / 2-6
 Dt. 12-12-2022

Joint Commissioner (Karan Division)
 Food & Drug Administration, M. S.
 Thane

g. h. h. v.



NO. 11111111



GARDEN
20'-0" x 39'-0"

ETP
9'-9" x 10'-9"

040900158
0408012118
SDC
3499489



25/01/2022

सूची क्र.2

दुय्यम विवरणक : सह दु.नि. उल्हासनगर 2

पत्र क्रमांक : 1347/2022

नोंदणी

Regn.63m

गावाचे नाव : चिखलोली

(1) विलेवाचा प्रकार	सीजडीड
(2) मोबदला	0
(3) बाजारभाव (नाडेपट्ट्याच्या बाबत पट्ट्याचा आकारणी देतो की पट्टेदार ते तमुद करावे)	1
(4) भू-मापन, पोटोहिन्सा व घरक्रमांक (असल्यास)	1) पासिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: मीजे- चिखलोली, अंबरनाथ औद्योगिक विभाग ता अंबरनाथ जि ठाणे येथील प्लॉट नं. 103, क्षेत्र 685 चौ.मी व बांधीव क्षेत्र 126.28 चौ मी ((Plot Number : 103 ;))
(5) क्षेत्रफळ	1) 685 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. शुद्ध रसायन्स प्रा.लि., तर्फे डायरेक्टर नितीर हसमुखलाल शाह - - वय:-70; पत्ता:-प्लॉट नं. -; माळा नं:-, इमारतीचे नाव: प्लॉट नं. 103 चिखलोली एमआयडीसी स्वस्तिक रोड अंबरनाथ प, ब्लॉक नं. -; रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AABCS1991A 2): नाव:-मे. शुद्ध रसायन्स प्रा.लि., तर्फे डायरेक्टर सोनल नितीर शाह - - वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं. 103 चिखलोली एमआयडीसी स्वस्तिक रोड अंबरनाथ प, ब्लॉक नं. -; रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AABCS1991A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-महाराष्ट्र औद्योगिक विकास महामंडळ तर्फे दि रिजलल ऑफीसर श्री विजयसिंह पी पाटील - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: उद्योग सारथी, एमआयडीसी इंडस्ट्रीअल एरिआ महाकाळी कॅम्प रोड अंधेरी पू मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AAACM3560C
9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2022
10) दस्त नोंदणी केल्याचा दिनांक	25/01/2022
11) अनुक्रमांक, छड व पृष्ठ	1347/2022
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
14) शेर	



सह दुय्यम विवरणक वर्ग-२
उल्हासनगर-२

नोंदणीसाठी विचारात घेतलेला शीतः-
शुल्क आकारताना निवडलेला पद्धतः-
मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त
(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, 199

IN WITNESS WHEREOF
 SHRI. Vijaysinh P. Patil THE REGIONAL
 OFFICER of the Maharashtra Industrial Development Corporation, has for and
 on behalf of the aforesaid, of the Maharashtra Industrial Development
 Corporation, set his hand and affixed the Common Seal of the Corporation
 hereto on its behalf and the Lessee hath caused its common seal of the
 company to be affixed hereto the day and year first above written.

FIRST SCHEDULE
 (Description of Land)

All the piece or parcel of land known as Plot No. 103 in the
 Ambernath Industrial Area, within the village limits of Chikhlioli and outside
 the Municipal limits in rural area Taluka and Registration, Sub-District
 Ambernath/Uhasnagar, District & Registration District Thane containing by
 admeasurement 685 Sq.Mtrs. or thereabouts and bounded by red coloured
 boundary lines on the plan annexed hereto, that is to say:

On or towards the North by : Plot No. 104

On or towards the South by : Plot No. 102

On or towards the East by : MIDC Road (R/W 15.00 mtr.).

On or towards the West by : Plot No. 19/1

SECOND SCHEDULE
 (Building Regulations)

1. The Development Control Regulations prescribed by the Grantor and
 amendments made thereto from Time to Time Applicable in MIDC Industrial Area
 shall be applicable for development of plot in this Industrial Area.

2. The Lessee shall utilize the periphery of the plot for the purpose of planting
 trees. At least one tree shall be planted per 200 Square Meters and one
 tree at a distance of 15 Meters on the frontage of road or part thereof, but
 within the demised premises.

3. The Lessee shall not use the land for any purpose except the permitted
 use/activity allowed by the Lessor. It shall not be used for any other
 industries, an indicative list whereof is set out in the Third Schedule
 hereunder written.

4. The Lessee shall obtain a No Objection Certificate from the Department of
 Environment/ Maharashtra Pollution Control Board constituted under the
 Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention
 and Control of Pollution) Act 1981 as regards water pollution as also air
 directions which may from time to

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