



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|----------------------|-----------------------------------|---------|---------------------------------------|---------------------------|--|--------------------------|-----------------------|--|
| GRN | MH016507132202223E | BARCODE | | | Date | 09/03/2023-15:07:46 | Form ID | |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Registration Fee | Type of Payment | | | TAX ID / TAN (If Any) | | | | |
| | Ordinary Collections IGR | | | PAN No.(If Applicable) | ABICS7390H | | | |
| Office Name | MGN_MANGAON SUB REGISTRAR | | | Full Name | MS STAR ALUCAST PRIVATE LIMITED | | | |
| Location | RAIGAD | | | Flat/Block No. | PLOT NO. C-36/4, | | | |
| Year | 2022-2023 One Time | | | Premises/Building | | | | |
| Account Head Details | Amount In Rs. | | Road/Street | | | | | |
| 0030063301 | Amount of Tax | | 30000.00 | | VILE BHAGAD INDUSTRIAL AREA, VILLAGE-BHAGAD, | | | |
| | | | Area/Locality | | | | | |
| | | | TAL- MANGAON, DIST- RAIGAD. | | | | | |
| | | | Town/City/District | | | | | |
| | | | PIN | | | | | |
| | | | 4 0 2 3 0 8 | | | | | |
| | | | Remarks (If Any) | | | | | |
| | | | PAN2=AAACM3560C~SecondPartyName=MIDC~ | | | | | |
| | | | Amount In | | | | | |
| | | | Thirty Thousand Rupees Only | | | | | |
| Total | | | 30,000.00 | | Words | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332023030914381 | 723887415 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 09/03/2023-17:09:25 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | | IDBI BANK | | |
| Name of Branch | | | | Scroll No. , Date | | Not Verified with Scroll | | |

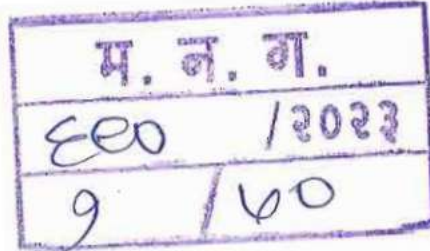


Department ID :

Mobile No. : 9820645441

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

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

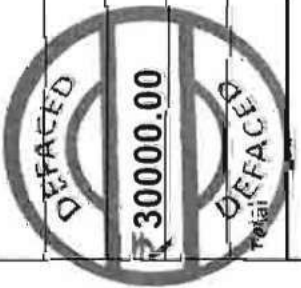




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| GRN | MH016507132202223E | BARCODE | Date | | 09/03/2023-15:07:46 | Form ID |
| Department | Inspector General Of Registration | | Payer Details | | | |
| Type of Payment | Registration Fee | | TAX ID / TAN (If Any) | | | |
| | Ordinary Collections IGR | | PAN No.(If Applicable) | ABICS7390H | | |
| Office Name | MGN_MANGAON SUB REGISTRAR | | Full Name | MS STAR ALUCAST PRIVATE LIMITED | | |
| Location | RAIGAD | | Flat/Block No. | PLOT NO. C-36/4, | | |
| Year | 2022-2023 One Time | | Premises/Building | VILE BHAGAD INDUSTRIAL AREA, VILLAGE- BHAGAD, | | |
| 0030063301 | Amount of Tax | 30000.00 | Road/Street | TAL- MANGAON, DIST- RAIGAD. | | |
| | Amount in Rs. | 30000.00 | Area/Locality | | | |
| | | | Town/City/District | | | |
| | | | PIN | 4 | 0 | 2 3 0 8 |
| | | | Remarks (If Any) | PAN2=AAACM3560C~SecondPartyName=MIDC~ | | |
| | | | Amount In | ₹ 30,000.00 | | |
| | | | Words | Thirty Thousand Rupees Only | | |
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023030914381 723887415 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 09/03/2023-17:09:25 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. सदर चतान केवल दुर्यम निबंधक कार्यालय में ही दर्ज होकर ही प्रमाणित किया जायेगा। | | | | | | |



Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|-------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-92-690 | 0008247900202223 | 10/03/2023-12:58:45 | IGR152 | 30000.00 |
| Total Defacement Amount | | | | | 30,000.00 |



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Maharashtra Undertaking)

Regional Office, MIDC, Opp. Khanda Colony, Near Flyover Bridge
New Panvel. Dist. Raigad -410206

Email-ropanvel@midcindia.org 022-27483647

No.MIDC/ROP/Vile Bhagad/ /2023
A 78850

Date : 03 /03/2023

To,
M/s. Star Alucast Private Limited.
At-305, 3rd floor, T.V. Industrial Estate,
Sudam Kalu Ahire Marg, Worli Colony,
Mumbai-400030.



Sub.-: **Vile Bhagad Industrial Area.**
Plot No. C-36/4
Execution of Agreement to Lease.

Ref :- Your letter dtd. 25/01/2023.

Dear Sirs,

The Agreement to Lease in respect of the above said Plot has been executed on 03--/03/2023 The Agreement to Lease has to be presented to the Sub-Registrar of assurance for the purpose of registration within a specific time limit prescribed by the law (within 4 months from the date of execution of the documents). We would request you to lodge both copies of the Agreement to Lease for registration making.

- 1) The Original returnable to you, and,
- 2) The duplicate to the Regional Office, MIDC Panvel, Dist. Raigad.
- 3) Two xerox copies of the first carbon copy of ledger paper duly executed by yourself and MIDC. be submitted alongwith Original document.

We would also request you to take two witnesses with you at the time of registration before the Sub-Registrar of Assurance.


The Government in the Revenue and Forests Department by its Notification No. RGN/1093/1470/PRK-360/M-1 dated the 18/11/1996, has exempted the undersigned from appearing before the Registrar for the purpose of registration of the Lease and such other incidental documents. A Copy of the Notification is attached herewith for handing over to the Sub-Registrar of Assurance. You may bring this fact to the notice of the Sub-Registrar at the time of presenting the documents for registration.

We would also like you to intimate to us the serial numbers and the date on which the documents have been lodged for a registration. A Xerox copy of the Registration receipt should be furnished for this office record.

We inform you that the Income-Tax Authorities have omitted section 230(A) of Income Tax Act-61 from the Statute book w.e.f. 01/06/2001 by the Finance Act-2001, therefore, no question arises of issuing any certificate under said section by the undersigned..
Thanking you,

Yours faithfully,




REGIONAL OFFICER
M.I.D.C, PANVEL.

Encl:- Agreement to Lease copies in duplicate.

- 1) Copy submitted to the Sub-Registrar Mangauli for information & necessary action please.



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| म. नं. त. | |
| ६०० | / २०२३ |
| ६ | १०० |

मुद्रांक जिल्हाधिकारी, रायगड यांचे कार्यालय, पोलिस स्टेशनजवळ,
अलिबाग, ता. अलिबाग जि. रायगड

जा.क्र.अभिनिर्णय प्र.क्र.159/2023/अंतीम ओदश/ 926-60

दिनांक 23/12/2023



(महाराष्ट्र मुद्रांक अधिनियमाचे कलम 31 खालील कार्यवाही)
निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1300900/159/2023 अन्वये पक्षकार मे. स्टार अल्युकास्ट प्रा. लि. वॉर्क डायरेक्टर पार्थिव समीर रोकडिया यांनी दि. 14/02/2023 रोजी अभिनिर्णयाकरीता अॅग्रीमेंट असा दस्तावेज सादर केलेला आहे. सदर संलेखामधील तपशिल खालीलप्रमाणे.

| | | |
|--------------------------|----|--|
| निष्पादन दिनांक | -- | अनिष्पादित |
| संलेखाचा प्रकार | -- | अॅग्रीमेंट |
| GRANTOR | -- | MIDC |
| LICENSEE | -- | M/S. STAR ALUCAST PRIVATE LIMITED |
| संलेखातील मिळकतीचे वर्णन | -- | मौजे - भागाड, ता. माणगाव, जि. रायगड येथील विले-भागाड इंडस्ट्रियल-एरीया, प्लॉट नं-सी-36/4 |
| क्षेत्रफळ | -- | 30000 चौ.मी |
| मोबदला/प्रिमीयम | -- | 1,99,65,000/- |

प्रस्तुत दस्ताचे अवलोकन केले असता सदर दस्त अॅग्रीमेंट असा असून संलेख लिहून देणार एमआयडीसी येथील दस्तातील मिळकत M/S. STAR ALUCAST PRIVATE LIMITED यांना सादर कराराने भाडेपट्याने दिली असून त्याबाबतचा दस्त अभिनिर्णयासाठी सादर करण्यात आला आहे.

मुद्रांक शुल्काची गणना -

दस्तातील मिळकत मौजे - भागाड, ता. माणगाव, जि. रायगड येथील विले-भागाड इंडस्ट्रियल एरीया, प्लॉट नं-सी-36/4 अशी आहे. सन 2022-23 करीताचे बाजारमुल्य दर तक्ता, मार्गदर्शक सुचना व दस्तासोबत सादर केलेली कागदपत्रे विचारात घेऊन संलेखातील मिळकतीचे प्रिमीयम/ मोबदला रक्कम रु. 1,99,65,000/- हेच बाजारमुल्य म्हणून ग्राह्य धरण्यात येत आहे. यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनुच्छेद 60 Read With 25 (ब) नुसार 4% प्रमाणे रु. 7,98,600/- इतके मुद्रांक शुल्क देय आहे.

उद्योग, उर्जा व कामगार विभाग, शासन निर्णय क्रमांक साप्रोयो/2020-21/प्र.क्र.82/उद्योग-8, दि.21/05/2021 व महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 अंतर्गत अनुसूचीतील अनु क्र. 1 नुसार नवीन उद्योग घटक म्हणून प्रमाणित करण्यात आले आहे.

शासन निर्णय क्रमांक साप्रोयो/2020-21/प्र.क्र.82/उद्योग-8, दि.21/05/2021 व महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 नुसार नवीन युनीट तथा घटक यांच्यासोबत विस्तारीकरण किंवा विविधीकरण करणारे घटक यांना देखील त्यांच्या गुंतवणुक कालावधीकरीता सदर आदेशामधील मुद्रांक शुल्कामधील सवलत किंवा माफीचा लाभ देय राहिल. सदर योजनेचा कालवधी 4 वर्षांपर्यंत (दि.01/11/2022 ते दि.31/10/2025) पर्यंत असल्याचे नमुद आहे. तसेच माणगाव तालुका हा ग्रुप पॅकेज स्किम इनसेन्टीव्ह - 2013 नुसार क विभागात समाविष्ट असल्याचे दिसून येते.

अभि अॅग्रीमेंट सन 2023

वरील सर्व बाबींचा विचार करता शासन निर्णय क्रमांक साप्रोयो/2020-21/प्र.क्र.82/उद्योग-8, दि.21/05/2021 व महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 नुसार सदर दस्तास आवश्यक असलेले मुद्रांक शुल्क रु. 7,98,600/- माफी देय आहे.

सदर माफी देताना खालील बाबींची खात्री करणे आवश्यक आहे.

1. माफी देताना सदरचा उद्योग घटक हा नवीन उद्योग घटक म्हणून प्रमाणित करण्यात आला आहे किंवा नाही.
2. सदर दस्तातील मिळकत कोणत्या झोन मध्ये आहे
3. सदर माफी योजनेचा कालावधी कोणता आहे.
4. सदर उद्योग घटकास माफीची मर्यादा किती टक्के आहे.

वरील नमुद बाबींबाबत खालीलप्रमाणे निर्देशनास येत आहे.

1. सदर घटकास महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 अंतर्गत अनुसूचीतील अनु क्र. 1 नुसार नवीन उद्योग घटक म्हणून प्रमाणित करण्यात आले आहे.
2. सदर मिळकत माणगाव तालुक्यातील असून माणगाव तालुका हा क झोन मध्ये समाविष्ट आहे.
3. सदर योजनेचा कालावधी 4 वर्षांपर्यंत असल्याचे नमुद आहे. महाराष्ट्र औद्योगिक धोरण 2019 शासन आदेश क्रमांक मुद्रांक /2019/ अनौ-संक्र 23/प्र.क्र. 328/म-1 (धोरण) दि. 20/09/2019 नुसार नवीन युनीट तथा घटक यांच्यासोबत विस्तारीकरण किंवा विविधीकरण करणारे घटक यांना देखील त्यांच्या मुंतवणुक कालावधीकरीता सदर आदेशामधील मुद्रांक शुल्कामधील सवलत किंवा माफीचा लाभ 4 वर्षांपर्यंत देय राहिल.
4. सदर घटकास उद्योग, उर्जा व कामगार विभाग,शासन निर्णय क्रमांक साप्रोयो/2020-21/प्र.क्र.82/उद्योग-8,दि.21/05/2021 रोजीच्या निर्णयानुसार माफीची मर्यादा 100% असल्याचे नमुद आहे.

निष्कर्ष -

वरील सर्व बाबींचा विचार करता शासन निर्णय क्रमांक साप्रोयो/2020-21/प्र.क्र.82/उद्योग-8,दि.21/05/2021 व महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 नुसार सदर दस्तास आवश्यक असलेले मुद्रांक शुल्क रु. 7,98,600/- माफी देय आहे.

अंतीम आदेश

1. वरील सर्व बाबींचा विचार करता शासन निर्णय क्रमांक साप्रोयो/2020-21/प्र.क्र.82/उद्योग-8,दि.21/05/2021 व महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 नुसार सदर दस्तास आवश्यक असलेले मुद्रांक शुल्क रु.7,98,600/- माफी देय आहे.
2. महाराष्ट्र मुद्रांक अधिनियमाचे कलम -53अ च्या अधीन राहून सदरहू आदेश पारीत करण्यात येत आहेत.
3. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशिर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही. ह्या बाबतची सर्व जबाबदारी संबंधित पक्षकारांची राहिल. त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, रायगड हे जबाबदार राहणार नाहीत.
4. दस्ताची नोंदणी प्रक्रीयाही भारतीय नोंदणी अधिनियम 1908 व मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परीपत्रक क्र.का-4/प्र.क्र 617/2011/3008 दिनांक 22/12/11 नुसार होईल हे स्पष्ट करण्यात येत आहे.

अभि अंग्रीमेंट सन 2023



5. महाराष्ट्र मुद्रांक अधिनियम कलम 28 मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खत्री करुन दिली आहे.
6. कलम 28 चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-62 अन्वये शास्तीची कार्यवाही करणे आधि राहून आदेश देत आहे. कलम 28 चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम 46 व महाराष्ट्र जमिन महसुल संहिता 1966 अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे आधीन राहून आदेश देणेत येत आहे.
7. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.
8. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालु असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.


(बी.एन.गरुड)

मुद्रांक जिल्हाधिकारी,
रायगड-अलिबाग

| | |
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| प्रती | मे. स्टार ॲल्युकास्ट प्रा. लि तर्फे डायरेक्टर पार्थिव समीर रोकाडिया |
| पत्ता | ऑफिस नं-305, 3 रा मजला, टी. व्ही इंडस्ट्रियल इस्टेट, वरळी, कॉलनी, मुंबई |
| प्रत | दुय्यम निबंधक माणगाव |

22/11/2023



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विषय :- ADJ प्रकरण क्रमांक 159/2023 बाबत.
संदर्भ :- मे.स्टार अॅल्युफास्ट प्रा.लि तर्फे डायरेक्टर पार्थिव समीर रोकाडिया यांचा दि.
14/02/2023 रोजीचा अर्ज

सादर,

ADJ प्रकरण क्र. 159/2023 मधील दस्तावे प्रारूप व त्यासोबतची कागदपत्रे अवलोकनार्थ सविनय सादर, प्रस्तुत प्रकरणाची छाननी केली असता त्यामधील माहिती खालीलप्रमाणे सादर.

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| निष्पादन दिनांक | -- | अनिष्पादित |
| सलेखाचा प्रकार | -- | अॅग्रीमेंट |
| GRANTOR | -- | MIDC |
| LICENSEE | -- | M/S. STAR ALUCAST PRIVATE LIMITED |
| सलेखातील मिळकतीचे वर्णन | -- | मौजे - भागाड, ता.माणगाव, जि.रायगड येथील विल्हे-भागाड इंडस्ट्रियल एरीया, प्लॉट नं-सी-36/4 |
| क्षेत्रफळ | -- | 30000 चौ.मी |
| मोबदला/प्रिमीयम | -- | 1,99,65,000/- |
| प्रकरणाची पार्श्वभूमी | -- | 1. सदरचा दस्त हा अॅग्रीमेंट असा आहे. 2. प्रस्तुत दस्तात प्रिमीयम रक्कम रु. 1,99,65,000/- नमुद आहे. 3. तसेच सदर मिळकतीसंदर्भात एमआयडीसीला प्रिमीयम रक्कम रु. 1,99,65,000/- दिल्याचे दस्तातील पान क्र. 2 वर नमुद आहे. 4. सदरच्या दस्तान्वये एमआयडीसी उक्त मिळकत M/S. STAR ALUCAST PRIVATE LIMITED यांना 95 वर्षांच्या भाडेतत्वावर देत असल्याचे दस्तातील पान क्र.11 वरील मुद्दा क्र.7 वर नमुद आहे. 5. प्रस्तुत दस्तातील पान क्र. 3 वरील मुद्दा क्र.1 वर सदर मिळकतीचा ताबा दि.25/01/2023 रोजी दिला असल्याचे नमुद आहे. तथापी शासन राजपत्र दि.20/09/2019 नुसार सदरची मुद्रांक शुल्क सवलत ही दि.01/04/2019 ते दि.31/10/2025 पर्यंतच्या कालावधीसाठी देण्यात आलेली आहे. 6. त्यानुसार उद्योग संचालनालय यांचेकडील पत्र क्र. जा. क्र. उसंसा/कोविठा/मु.शु.मा.प्र/साप्रयो-2019/2023/241 दि.01/02/2023 रोजीचे पत्र संलेखासोबत सादर केले असून उपरोल्लेखित प्लॉट नं. सी-36/4, एमआयडीसी, विल्हे भागाड इंडस्ट्रियल एरीया, ता.माणगाव, जि.रायगड (एकुण जमीन क्षेत्र- 30000 चौ.मी) येथे नवीन उद्योग प्रस्थापित करित आहेत. सदर घटकास महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 अंतर्गत अनुसूचीतील अनु क्र. 1 नुसार नवीन उद्योग घटक म्हणून प्रमाणित करण्यात आले आहे. तसेच भाडेपट्टा करारनाम्यासाठी महाराष्ट्र मुद्रांक शुल्क अधिनियम 1958 यांचे कलम 9 चे खंड अ प्रमाणे अनुच्छेद 36 भाडेपट्टा करार निष्पादित करण्याकरीता मुद्रांक शुल्क सवलत दिल्याचे दिसून येते. सदरच्या घटकाचा गुंतवणुक कालावधी 4 वर्षांपर्यंत (दि.01/11/2022 ते दि.31/10/2025) पर्यंत असल्याचे नमुद आहे. |



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7. महाराष्ट्र मुद्रांक (मिळकतीचे खरे बाजारमुल्य निश्चित करणे) नियम 1995 चे नियम क्र. 4(6) परंतुकानुसार शासकीय अथवा निमशासकीय संस्था अथवा शासनाची महामंडळे उपक्रम अथवा स्थानिक प्राधिकरण (म.न.पा/न.पा) यांनी पुर्वनिर्धारित किंमतीच्या अथारे एखाद्या मिळकतीची विक्री करित असल्यास अथवा वाटप करित असल्यास अशा संस्थानी निर्धारित केलेली किंमत ही खरे बाजारमुल्य ग्राह्य धरण्यात येते.
 8. त्यानुसार वरील प्रमाणे सलेखाधिन मिळकत मौजे- भागाड, ता.माणगाव, जि.रायगड येथील विले-भागाड इंडस्ट्रियल एरीया, प्लॉट नं-सी-36/4 अशी असून संलेखातील मिळकतीचे प्रिमियम/मोबदला रक्कम रु. 1,99,65,000/- हेच बाजारमुल्य म्हणुन ग्राह्य धरण्यात येत आहे. यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनुच्छेद 60 Read With 25 (ब) नुसार 4% प्रमाणे रु. 7,98,600/- इतके मुद्रांक शुल्क देय आहे.
 1. **सदर माफी देताना खालील बाबींची खात्री करणे आवश्यक आहे.**
 1. माफी देताना सदरचा उद्योग घटक हा नवीन उद्योग घटक म्हणून प्रमाणित करण्यात आला आहे किंवा नाही.
 2. सदर दस्तातील मिळकत कोणत्या झोन मध्ये आहे
 3. सदर माफी योजनेचा कालावधी कोणता आहे.
 4. सदर उद्योग घटकास माफीची मर्यादा किती टक्के आहे.
- वरील नमुद बाबीबाबत खालीलप्रमाणे निर्दर्शनास येत आहे.**
1. सदर घटकास महाराष्ट्र मुद्रांक अधिनियम 1958 अंतर्गत क्र.मुद्रांक-2019/ अनौ.सं.क्र.23/ प्र.क्र. 328/ म-1 (धोरण), दि. 20/09/2019 अंतर्गत अनुसूचीतील अनु क्र. 1 नुसार नवीन उद्योग घटक म्हणून प्रमाणित करण्यात आले आहे.
 2. सदर मिळकत माणगाव तालुक्यातील असून माणगाव तालुका हा क झोन मध्ये समाविष्ट आहे.
 3. सदर योजनेचा कालावधी 4 वर्षांपर्यंत असल्याचे नमुद आहे. महाराष्ट्र औद्योगिक धोरण 2019 शासन आदेश क्रमांक मुद्रांक /2019/ अनौ-संक्र 23/प्र.क्र. 328/म-1 (धोरण) दि. 20/09/2019 नुसार नवीन युनीट तथा घटक यांच्यासोबत विस्तारीकरण किंवा विविधीकरण करणारे घटक यांना देखील त्यांच्या गुंतवणुक कालावधीकरिता सदर आदेशामधील मुद्रांक शुल्कामधील सवलत किंवा माफीचा लाभ 4 वर्षांपर्यंत देय राहिल.
 4. सदर घटकास उद्योग, उर्जा व कामगार विभाग,शासन निर्णय क्रमांक साप्रयो/2020-21/प्र.क्र.82/उद्योग-8,दि.21/05/2021 रोजीच्या निर्णयानुसार माफीची मर्यादा 100% असल्याचे नमुद आहे.

वरील सर्व बाबींचा विचार करता सवर घटकास उद्योग, उर्जा व कामगार विभाग, शासन निर्णय क्रमांक साप्रोपो/ 2020-21/प्र.क्र.82/उद्योग-8, दि.21/05/2021 नुसार 100% म्हणजेच रु. 7,98,600/- इतके मुद्रांक शुल्क माफी देय आहे.

क.लिपीक
23/02
व.लिपीक

प्रस्ताव मान्य असल्यास कृपया सोबतचे अंतीम आदेशावर स्वाक्षरी होणेस विनंती आहे.

दुय्यम निबंधक श्रेणी- 1



सह जिल्हा निबंधक
वर्ग -2

मुद्रांक जिल्हाधिकारी,
रायगड-अलिबाग



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शासन निर्णय क्रमक साप्रोयो / 2020-21 / प्र.क्र. 82 /
 उद्योग-8 दि. 21/05/2021 व सहाय्य सुदक अतिनिम्न विदे
 1958 अंतर्गत क्र. सुदक-2019 / अंतो. सं. क्र. 03 /
 प्र. क्र. 328 / म-1 (डोरण) दि. 20/09/2021 ग नुसार
 सरकार वस्तु आस्थक उमलेले सुदक मुक्त
 रु. 7,98,600/- चाफी देय आहे.

Received Adj. Fees Rs. 100/-
 विदे Receipt No. Date 23/02/2023
 MH01581509 7202223E

B. MILLY
 Collector of Stamps Raigad

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| म. न. नं. | ६०० / २०२३ |
| OFFICE OF THE COLLECTOR OF STAMPS | |
| Adj. No. 1300900/159B/2023 | Date: 23/02/2023 |
| Certificate under Section 41 of the Maharashtra Stamp Act, 1958 | |
| Instrument exempted from payment of stamp duty vide Govt. Notification | |
| No. <u>Mentioned Above</u> | Dated: <u>23/02/2023</u> |
| This certificate is subject to the provision of section 53(A) of M. S. Act. | |
| Place - <u>Alibag</u> | |
| Date - <u>23/2/2023</u> | |

B. MILLY 23/2/2023
 Collector of Stamps Raigad

हे प्रमाणना महाराष्ट्र सुदक अधिनियम 1958
 अन्वये उल्लेखित निवृत्त-व्य निर्मित केलेले आहे
 परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्या
 समोर ताबडाल काळ्यास, नोंदणी अधिनियम 1958
 च्या अधिनियमातील तरतुदी नुसार नोंदणी
 अधिकारी दस्त नोंदणीची कार्यवाही करतील.



An Agreement made at Panvel, Navi Mumbai the 3rd
 day of March Two Thousand Twenty Three
 BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT
CORPORATION, a Corporation constituted under the
 Maharashtra Industrial Development Act, 1961 (Mah III of 1962)
 and having its Head Office at Udyog Sarathi, MIDC, Marol
 Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400
 093. hereinafter called "the Grantor" (which expression shall,
 unless the context does not so admit, include its successors and
 assigns) of the One Part,



1 [Signature]

[Signature]

AND M/s. STAR ALUCAST PRIVATE LIMITED a

Company incorporated under the Companies Act 1956 and having its registered office at-305, 3rd Floor, T V Industrial Estate, Sudam Kalu Ahire Marg, Worli, Colony, Mumbai, Mumbai City, Maharashtra, India-400 030. hereinafter called the "Licensee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part.

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

WHEREAS S the Licensee has applied to the Grantor for the grant to him of a Lease of land and premises hereinafter described which the Grantor has agreed to grant to him upon certain terms and conditions

AND WHEREAS before signing this Agreement, the Licensee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Mumbai (Herein after called "The Chief Executive Officer)", the sum of Rs.1,99,65,000/- (Rupees One Crore Ninety Nine Lakhs Sixty Five Thousand Only.) being the amount of premium payable by the Licensee.

AND WHEREAS, at the request of the Licensee the Grantor has handed over the possession of the plot No. C-36/4 in Vile-Bhagad Industrial Area admeasuring about 30,000 Sq.Mtrs. on 25/01/2023 before execution of Agreement to Lease.



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Dr.



Recitals

NOW IT IS HEREBY MUTUALLY AGREED as follows:

1. During the period of 3 years from the date of possession i.e. 25/01/2023 the Licensee shall have license and authority only

Grant of License.

to enter upon the piece of land bearing Plot No.C-36/4 admeasuring 30,000 Sq.Mtrs. in Vile-Bhagad Industrial Area (hereinafter referred to as the "Demised Premises"), more particularly described in the first schedule hereunder- written and delineated on the plan annexed hereto and thereon surrounded by red coloured boundary line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to, the Licensee shall be deemed to be a bare Licensee only of the Demised Premises at the same rent and subject to the same terms as if the Lease had been actually executed.

श्री. अ. अ. अ.
25/01/2023
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2. Nothing in these presents contained shall be constructed as demise in law of the said Demised land hereby agreed to be demised or any part thereof. So as to give to the Licensee any Legal interest therein until the Lease hereby contemplated shall be executed and registered but the Licensee shall only have a License to enter upon the said Demised Land for the purpose of performing this Agreement.

Not to demise

3. The Licensee hereby agree to observe and perform the following stipulations that is to say :-

Submission of plans for approval

(a) The Maharashtra Industrial Development Corporation is declared as Special Planning Authority (SPA) for its industrial areas in accordance with the Section 40(1A) of MR&TP Act-1966. Accordingly the Licensee as far as possible within 6 months from the date hereof submit to the SPA, of the said industrial area (hereinafter called "the SPA" which expression shall include any other officer to whom the duties and functions of the said SPA may be assigned) for his approval the specifications, plans, elevations, sections and details of the factory building hereby agreed by the Licensee to be erected on the said Demised Land and the Licensee shall at his own cost and as often as Licensee may be called upon



3
[Signature]

to do so amend all or any such plans and elevations and if so required will produce the same before the SPA and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the SPA and signed by him the Licensee shall sign and leave with SPA three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee and the SPA.

(b) The said Demised Land shall be fenced in during construction by the Licensee at his expense in every respect.

(c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the Demised Land the subject of these presents nor until the No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and said plans and elevations shall have been so approved as aforesaid and thereafter Licensee shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

(d) (i) That Licensee as far as possible within 6 months from the date of Possession commence and within a period of 3 years from the said date at Licensee own expense and in a substantial and workman like manner and with new and sound materials and in compliance with the Building Regulations set-out in the Second Schedule applicable thereto and strictly in accordance with the plans, elevations details and specifications to the satisfaction of the SPA and conformably to the building lines marked on the plan hereto annexed and Building Regulations set out in the Second Schedule hereunder written, build and complete atleast 20% of the construction of a building together with all requisite drains and other proper conveniences thereto, start production and obtain BCC/Occupancy Certificate. The Licensee shall also complete the balance construction within a period of 10 years from the date of expiry of development period as aforesaid (regardless to the extension period granted if any) as per the

Fencing during construction

No work to begin until plans are approved



Time limit for commencement and completion of construction work.



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Detailed Project Report (DPR) submitted by the Licensee and/or as modified from time to time with due approval of the Grantor. In the event the Licensee does not comply with this condition the Grantor shall have the right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

(ii) The Licensee also agrees that in the event during the term of the lease the Licensee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Grantor, the Grantors shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

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(e) The Licensee shall at its own expense within a period of one year from the date hereof plant trees in the periphery of the said plot to be kept open to sky of the Demised Land within the Demised Premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents.

Planting of
Trees the
periphery of
the plot.

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.

(f) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments or other outgoings of every description whatsoever for the time being payable either by Grantor/ Lessor/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/licensee thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the lease deed or Agreement to lease.

Rates and
Taxes

(g) (i) That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules



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and Regulations framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

(ii) "All charges including rent, recurring fees, service charges due and payable by Licensee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor from time to time.

(h) That Licensee shall keep the Grantor indemnified against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequences of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

(i) Not at any time during the period of this demise cause any damage to any of the infrastructure provided by the Grantor in the said Industrial Area or to Grantor's property. In the event such of damage the Grantor may by notice to the Licensee call upon them to rectify the damages and upon Licensee failure to do so within a reasonable time, Grantor may rectify the same at expense in all respect of the Licensee.

(j) That Licensee shall observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangement for the laborers and workman employed during the construction of the building on the said Demised Land in order to keep the said demised land and its surroundings clean and in good condition to the entire satisfaction of the SPA and shall not, without the consent



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Indemnified



Not to cause any damage.

Sanitation



in writing of the SPA, permit any laborers or workman to reside upon the said Demised Land and in the event of such consent being given shall comply strictly with the terms thereof.

(k) (i) The Licensee shall duly comply with the provision on the Water (Prevention & Control of Pollution) Act, 1974. The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 and amendments issued from time to time and the rules and regulations made thereunder as also with any conditions which may from time to time be imposed by the Maharashtra Pollution Control Boards constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the Provision of the Water (Prevention of pollution) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protection) Act, 1986 and amendments issued from time to time.

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(ii) If applicable the Grantor/SPA shall direct the Licensee to become a member of Common Effluent Treatment plant (CETP) and the Licensee shall follow such direction of the SPA/Grantor and observe the Criteria/Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

Membership of CETP

(l) The Licensee shall not make any excavation upon any part of the said Demised Land nor remove any stones, earth or other material there from except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

Excavation

(m) That Licensee shall as soon as any building to be erected on the said Demised Land shall be roofed insure and keep insured the same in name of the Licensee against damage by fire in an Insurance Company having an office in Mumbai for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, Policy or Policies of insurance and receipts for the payment of last premium and will forthwith apply all moneys received by virtue of such insurance in re-building or reinstating the building.

Insurance

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(n) (i) That Licensee shall not directly or indirectly transfer, assign, sell, encumber or part with his interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

Benefit of agreement not assignable

(ii) If the Licensee has not taken prior consent from the Grantor for transfer of interest in whatsoever manner the Grantor may give show cause notice in writing to the Licensee and after giving them a reasonable opportunity, the Grantor shall be entitled to terminate the Agreement and resume the possession of the Demised Land in case the Licensee fails to show sufficient cause to the satisfaction of the Grantor.



Nuisance

(o) That Licensee shall not at any time do, cause or permit any nuisance in or upon the said Demised land and in particular shall not use or permit the said Demised land to be used for any industry set out in the Indicative List as stated in Third Schedule hereunder written for any purpose which may be offensive by reason of emission or odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board, Central Pollution Control Board & Ministry of Environment & Forest, Govt. of India with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia dust, smoke, gas, or otherwise howsoever.



Access Road



(p) That Licensee will at own cost construct and maintain an access road leading from the Estate Road to the said Demised Land in strict accordance with the specifications and details prescribed by the SPA.

Preference in employment of labour

(q)(i) That in employing skilled and unskilled labour, the Licensee shall give first preference to the persons who are able-bodied and fulfilling general qualifications as prescribed by the



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Licensee and whose lands are acquired for the purpose of the said Industrial Area.

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

(r) EHV Sub-Station: In the event the power requirement of the Licensee is more than 5 MVA, the Licensee shall provide space within the Demised Premises of an area having the required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Licensee shall plan the land requirement considering the land requirement of EHV Sub-Station.

4. Should the SPA not approve the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Grantor may issue a show cause notice in writing to the Licensee and after giving them a reasonable opportunity terminate this Agreement if the Licensee fails to show sufficient cause to the satisfaction of the Grantor. In the event the possession of the Demised Land has been given to the Licensee, the Grantor may re-enter upon the Demised Land and thereupon the Demised Land shall be resumed by the Grantor.

5. Until the factory building and work have been completed and certified as completed in accordance with clause-7 hereof the Grantor shall have the following rights and powers: -

(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and Servants of the Grantor acting under the directions either of them at all reasonable times to enter upon the said Demised Land to view the state and progress of the work and for all other reasonable purpose.

(b) (i) In Case the Licensee fails to complete the said factory building within the time as specified in this Agreement and in accordance with the stipulation hereinbefore contained (time-in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of

Provision of
EHV Sub-
Station

Power to
terminate
Agreement.

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Power of
Grantor

To enter or
Inspect.

To resume
land.



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service or other charges as hereinabove provided or shall fail to observe any of the stipulations on Licensee's part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said Demised Land and everything thereon and there upon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said Demised Land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee for the same and without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee.

(ii) To continue the said Demised Land in the Licensee occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer and

(iii) To direct removal or alteration of any building or structures erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue.

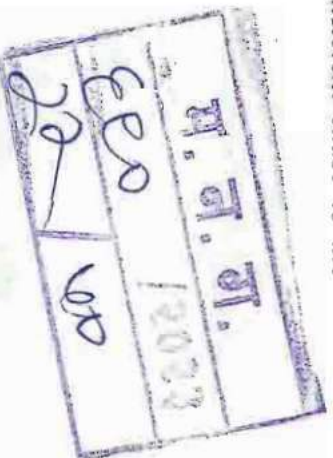
(c) All building materials and plant which shall have been brought upon the said Demised Land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of Demised Land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said Demised Land without the previous consent of the Grantor until after the grant of the completion certificate mentioned in clause 7 thereof.

6. Notwithstanding any such default as aforesaid, the Chief Executive Officer may in his discretion either give show cause notice to the Licensee of his intention to terminate the Licensee's Agreement herein contained and after giving it a reasonable opportunity if the Licensee fails to show sufficient cause to the



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satisfaction of the Chief Executive Officer then the Chief Executive Officer shall be entitled to terminate the Agreement or the Grantor or may fix any extended period for the completion of the factory building and the works for said period mentioned in this Agreement if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee or force Majeure events such as floods, earthquake, storms and such other natural disasters and thereupon the obligations there under of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period without charging any additional premium. However, in the event the Licensee is unable to complete the building and works within the prescribed time for reasons other than situation beyond the control of the Licensee or the Force Majeure events then the Grantor shall be entitled to charge additional premium at the rate to be determined by the Grantor at the relevant time.

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7. As soon as the SPA has certified that the factory building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said Demised Land for the term of **Ninety Five Years** from the date of possession at the yearly rent of Rupee one.

Grant of Lease

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Annexure annex hereto written with such modifications, conditions and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate also the lease and its duplicate shall be borne and paid by the Licensee alone.

Form of Lease

9. All notices, consents, approvals be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the

Notices



11. *[Signature]*

Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said Demise Land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said Demised Land.

Grantor may alter Estate Rules

10. The Grantor in the capacity of Special Planning Authority may at any time and from time to time alter the layout, Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said Demised Land forms part and the Licensee shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor:



Provisions of MID Act applicable

11. That the Licensee shall observe and conform the provisions of MID Act, 1961 as well as all rules, regulations and policies of the Grantor framed under the said Act from time to time.

Cost and Charges to be borne by the Licensee.

12. The stamp duty and registration charges in respect of the preparation and execution of this Agreement and its duplicate including the costs, charges and expenses of attorneys of the Grantor shall be born and paid wholly and exclusively by the Licensee.



Marginal Notes.

13. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

Conflict between Agreement and Rules.

14. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Grantors Development Control Regulations the latter shall prevail.

15. For the purpose of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/Regional Officer/Area Manager and any other officer specially authorized by the Chief Executive Officer.



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

4. The Licensee shall obtain a No Objection Certificate from the Department of Environment/Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Grantor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.

6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorized by the Grantor shall allocate this obligation suitably.

7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).

8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

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THIRD SCHEDULE
(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fire-works.
5. Fat rendering.
6. Fat, tallow, grease or lard refining or manufacture.
7. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



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SIGNED, SEALED AND DELIVERED BY

DR. SANTOSH M. THITE,

THE REGIONAL OFFICER,

of the withinnamed Maharashtra Industrial

Development Corporation in the presence of :-

Santosh M. Thite
Regional Officer
M.I.D.C. Panvel

1) Mr. P. D. Patil, A.M. *P.D. Patil*

2) Mr. S. S. Pate, A.M. *S.S. Pate*



THE COMMON SEAL OF THE
ABOVENAMED LICENSEE
M/s. STAR ALUCAST PRIVATE
LIMITED

For STAR ALUCAST PRIVATE LIMITED

Santosh M. Thite
Authorised Signatory / Director

was, pursuant to a Resolution Of its Board
of Directors passed in that behalf on the 21st
day of December, 2022 affixed hereto in
the presence of :

Mr. Balkrishna Sakharam Mandavkar,

(Authorized Person)



of the Company Who, in token of having
affixed the Company's Seal set his hand
hereto, in presence of : *Balkrishna Sakharam Mandavkar*

1) Balkrishna Sakharam Mandavkar



Dr. Santosh M. Thite



Annexure
(Form of Lease)

THIS LEASE made at _____ the
_____ day of _____ Two Thousand
_____ 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) श्री. व. व.
of the One Part. ६०० / २०२३
२६ / ६०
carrying on a business

AND

Shri/Smt. _____ carrying on a business
as Proprietor in the name and style of
M/s. _____ having his/her place of business at
_____ hereinafter called the "Lessee" (which
expression shall, unless the context does not so admit include his
heirs, executors, administrator and permitted assigns) of the Other
Part .



OR

Sarvashri _____ & _____
carrying on a business in partnership in the name and style of M/s _____
having their Office/place of business at _____
hereinafter called the "Lessee" (which
expression shall, unless the context does not so admit include
partners of the firm for the time being and from time to time, their
survivors or survivor, and their respective heirs, executors,
administrator and permitted assigns) of the Other Part.

OR

M/s. _____ a Company incorporated
under the Companies Act 1956/Companies Act, 2013 and
having its registered office at _____ hereinafter
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 Other Part .

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OR

WHEREAS

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

(B) By an Agreement to Lease dated the _____ day

Recitals

of _____ 20 _____ and made between the Lessor of the One Part and Lessee/Lessees of the Other Part. The Lessor agreed to grant to the Lessee/Lessees upon the performance and observance by the Lessee/Lessees 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 _____ square meters or thereabouts in _____ industrial Area bearing Plot/ Shed/Gala/Unit No. _____ 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.

The said Agreement to Lease is registered with the Sub-Registrar of Assurances, _____, Under Serial No. _____ on _____ day of _____.

(C) The Lessee/Lessees has/have paid the Stamp Duty of Rs. _____ (Rupees _____ only) on the _____ day of _____ 20 _____ on the Agreement to Lease dated _____ on the amount of the premium of Rs. _____ (Rupees _____ only)



_____ during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lessor. The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

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

To pay Rent.

(a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

To pay rates and taxes

(b) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments or other outgoings of every description whatsoever for the time being payable either by Grantor/ Lessor/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/license thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the lease deed or Agreement to lease.



To pay fees or service charges

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



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(ii) All charges including rent, recurring fees, service charges due and payable by Lessee/Lesseees, if not paid within the stipulated time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Lessor from time to time.

(d) The Lessee shall at its own expense maintain the trees so planted in good condition throughout the Term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Land.

Planting of trees in the periphery of the plot.

(e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

Not to excavate

(f) Not to erect any building, erection or structure except compound wall, steps, garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA " which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

Not to erect beyond building line



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(g) The Lessee/Lesseees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA

Access Road

(h) (i) The Lessee shall duly comply with the provision of the Water (Prevention & Control of Pollution) Act, 1974. The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 as may be amended from time to time and the rules made thereunder as also with any other conditions which may from time to time be imposed by any

To comply with the Provision of the Water (Prevention of pollution) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protection) Act, 1986 and amendments issued from time to time.



concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

Membership of CETP

(ii) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/ Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

To build as per agreement

(i) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations setout in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

Plans to be submitted before building

(j) That no additional building or erection to be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee/Lessees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

Indemnity

(k) To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Not to cause any damage.

(l) Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of



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damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees.

(m) The Lessee shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

*Completion of
balance
construction.*

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

*To build
according to
rules*

(o) To observe and confirm to all rules, regulations and

Sanitation

bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.



M. N. M.,
22/02/2023
BY / 100

(p) That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA.

Alterations

(q) Throughout the said Term at the Lessee/Lessees expense well and substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and

To repair



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

(r) To permit the Lessor or the Chief Executive Officer or the SPA and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the Demised Land and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee/Lessees call upon him/it/them to execute the repairs and upon Lessee's failure to do so within a reasonable time the Lessor may do such repairs at the expense in all respect of the Lessee/Lessees.

(s) Not to do or permit any thing to be done on the demises premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity:
To enter and inspect

(t) (i) To use the Demised Land only for the purpose of _____ as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder- written and not to use the Demised Land or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever.

User



(ii) The Lessee also agrees that in the event during the term of the lease the Lessee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.



Handwritten registration details in a rectangular box, including the number 34/50.

Insurance

(u) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in name of the Lessee/Lesseees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee/Lesseees will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.



Delivery of possession after expiration

म. न. न.
२६/००
२०२३

(v) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee/Lesseees shall be at liberty if Lessee/Lesseees shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee/Lesseees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

(w) (i) Not to assign, underlet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive

Not to assign



Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessee/Lessees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

(ii) If the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised I and in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee/Lessees for termination of this Lease unilaterally.

(x) Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee/Lessees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessee/Lessor's expenses within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

(y) (i) That In employing skilled and unskilled labour, the Lessee/Lessees shall give first preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industrial.

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

(z) In the event of death of the Lessee/Lessees permitted assignee or assignees of the Lessee/Lessees being a natural the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Assignments to be registered with Lessor

To give preference in employment of Labour

Notice in case of death.



Provision of
EHV
Sub-station

(zz) In the event the power requirement of the Lessee/Lesseees is more than 5 MVA, the Lessee/Lesseees shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee/Lesseees shall plan the land requirement considering the land requirement of EHV Sub-Station.

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

4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee/Lesseees hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the

Lessee/Lesseees hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and Lease shall be determined and in that case no compensation shall be payable to the Lessee/Lesseees

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₹ 500 / 2023
₹ 60

on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee/Lesseees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee/Lesseees or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee/Lesseees in remedying such breach or breaches within three months after the giving or leaving of such notice.



5. The Lessor doth hereby covenant with the Lessor's
Lessee/Lessees that the Lessee/Lessees paying the rent hereby Covenant for
reserved and performing the covenants hereinbefore on the peaceful
Lessee/Lessees part contained shall and may peaceably enjoy the enjoyment
Demised Land or the said term hereby granted without any
interruption or disturbance from or by the Lessor or any person or
persons lawfully claiming by from or under the Lessor.

6. The layout of the _____ Industrial
Area and the Building and other Regulations and covenants
relating thereto other than the premises hereby Demised Land may
be altered by the Lessor in the capacity of Special Planning
Authority from time to time as the Lessor, thinks fit and the
Lessee/Lessees shall have no right to require the enforcement
thereof or any of them against the Lessor or any person claiming
under the Lessor.

7. That the Lessee shall observe and conform the Provisions
provisions of Maharashtra Industrial Development Act, 1961 as of MID Act
well all rules, regulations and policies of the Lessor framed under applicable
the said act from time to time.

8. All notices, consents, approvals and no objection
certificates to be given under this Lease shall be in writing and
shall unless otherwise provided herein be signed by the CEO or
any other Officer authorized by him and any notice to be given to
the Lessee/Lessees shall be considered as duly served if the same
shall have been delivered to, left, or posted, addressed to the
Lessee/Lessees.

9. If the Lessee/Lessees duly performed and observed the
covenants and conditions on the part of the Lessee/Lessees
hereinbefore contained and shall at the end of the said term hereby
granted be desirous of receiving a new Lease of the Demised Land
premises then Lessee shall give notice in writing of such desire
to the Lessor at least six months before the expiration of the Term
hereby granted. The Lessor shall and will at the cost and expense
in every respect of the Lessee/Lessees grant to the Lessee/Lessees
a new Lease of the Demised Land for a further term of 95
years/ _____ years on payment of rent as may be determined by



Handwritten stamp box containing:
T. T. T.
E.P.O. 12023
S. W.



ADJ/R/ 159 2023
Page/ 32 / 40

the Lessor and on such changes in existing Lease as agreed upon between the parties.

10. The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee/Lessees.

Cost and charges to be borne by the Lessee.

11. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

Marginal Notes.

IN WITNESS WHEREOF SHRI/SMT. _____, the _____ 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 SHRI/SMT. _____, has for and on behalf of the aforesaid M/s. _____ the Lessee/Lessees hath hereunto set his/their hand/affixed the common seal of the Company the day and year first above written.

FIRST SCHEDULE

(Description of land)

All the piece or parcel of land known as Plot /Shed/Gala/Unit No.(s)- _____ in the _____ and Industrial Area, within the village limits of - _____ and outside the limit of _____ Municipal Council _____ Taluka and Registration, Sub-District _____ and Registration District _____ containing by admeasurement _____ Sq.Mtrs. or thereabouts and bounded by _____ coloured boundary lines on the plan annexed hereto, that is to say:

- On or towards the North by :
- On or towards the South by :
- On or towards the East by :
- On or towards the West by :



M. K. K.
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SECOND SCHEDULE
(Building Regulations)

1. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
2. The Lessee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries; an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.



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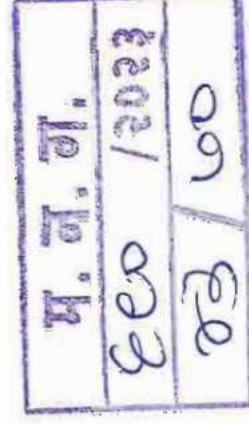
7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).

8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fire-works.
5. Fat rendering.
6. Fat, tallow, grease or lard refining or manufacture.
7. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



SIGNED, SEALED AND DELIVERED

BY
SHRI

The Chief Executive Officer/ Dy.Chief Executive Officer/ Regional Officer/Area Manager of the withinnamed Maharashtra Industrial Development Corporation in the presence of :-

- 1) _____
- 2) _____

SINGNED, SEALED AND DELIVERED
BY The abovenamed Lessee/Lessees

In the presence of

- 1) _____
- 2) _____

The Common Seal of the Abovenamed Lessee was, pursuant to a Resolution Of its Board of Directors passed in that behalf on the _____ day of _____ 20 _____ affixed hereto in the presence of :

- 1) _____
- 2) _____

Director (s) of the Company

Who, in token of having affixed the Company's Seal set his hand/their respective hands hereto, in presence of :

- 1) _____
- 2) _____

The End



उद्योग संचालनालय

क्र.उससं/कोविठा/मु.शु.मा.प्र/साप्रौद्यो-२०१९/२०२३/२४१

दिनांक:-०१/०२/२०२३

प्र मा ण प त्र

M/s. Star Alucast Pvt Ltd. हा नवीन उद्योग घटक प्लॉट नं. सी - ३६/४, एम.आय.डी.सी. विले भागड इंडस्ट्रियल एरिया, तालुका माणगाव, जिल्हा रायगड -४०२ ३०८ (एकूण जमीन क्षेत्र ३०००० चौ.मी.) येथे नवीन उद्योग प्रस्थापित करित आहे. सदर घटकास महाराष्ट्र मुद्रांक शुल्क अधिनियम-१९५८ अंतर्गत क्र.मुद्रांक-२०१९/ अनौ.सं.क्र.२३/ प्र.क्र.३२८/म-१ (धोरण), दिनांक २०/०९/२०१९ अंतर्गत अनुसूचीतील अनुक्रमांक १ नुसार "नवीन उद्योग घटक" म्हणून प्रमाणित करण्यात येत आहे.

सदर मुद्रांक शुल्क सवलत प्रमाणपत्र हे सामूहिक प्रोत्साहन योजना-२०१९ अंतर्गत उपरोल्लेखित प्लॉट नं. सी - ३६/४ (एकूण जमीन क्षेत्र ३०००० चौ.मी) च्या भाडेपट्टाचे हस्तांतरणासाठी महाराष्ट्र मुद्रांक शुल्क अधिनियम - १९५८ चा अधिनियम ६०) यांचे कलम ९ च्या खंड (अ) प्रमाणे (अनुच्छेद ३६ खालील) भाडेपट्टाचे हस्तांतरण निष्पादित करणेसाठी देण्यात येत आहे. (बांधकाम वगळून)

सदर दस्तऐवज निष्पादित केल्यानंतर माहिती तात्काळ या कार्यालयास सादर करावी.

घटकाचा गुंतवणूक कालावधी दि ०१.११.२०२२ ते ३१.१०.२०२५

उद्योग सह संचालक
कोकण विभाग, ठाणे

कार्यालय पत्ता :-

M/s. Star Alucast Pvt Ltd., Office No. 305, 311, 312, 3rd Floor, Industrial Estate, S.K Ahire Marg, Worli, Mumbai -400 030

कारखान्याचा पत्ता :-

M/s. Star Alucast Pvt Ltd., Plot No. C-36/4, MIDC - Vile Parane Industrial Area, Tal Mangaon, District Raigad - 402 308.

प्रत :-

- १) जिल्हा सह निबंधक तथा मुद्रांक जिल्हा अधिकारी, जिल्हा-रायगड.
- २) निवड नस्ती (मुद्रांक शुल्क माफी प्रमाणपत्र)

नवीन प्रशासन भवन, दुसरा मजला, मंत्रालयासमोर, मादाम कामा मार्ग, मुंबई - ४०० ०३२.

New Administrative Building, 2nd Floor, Opp. Mantralaya, Madam Cama Road, Mumbai -400 032.

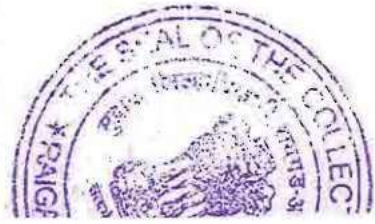
दूरध्वनी : 02202 8100 E-mail: dipsi@maharashtra.gov.in

फॅक्स नंबर : 2202 6826



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| म. न. न. | |
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| ६६ | ०० |

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Corp. of Maharashtra Undertaking)

Regional Office, MIDC, Opp. Khanda Colony, Near Flyover Bridge
New Panvel, Dist. Raigad -410206

Email: myefc@mids.india.org ☎ 022-27483647

No.MIDC/RO/PNL/VLB/C-36/4/A31676

B./R.P.A.D./Courier

Date :- 25/01/2023



AD/JR/ 159 2023
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To,

M/s. Star Alucast Private Limited,
At: 5, 3rd Floor, T V Industrial Estate,
Sudam Kaju Ahire Marg, Worli, Colony,
Mumbai, Mumbai City, Maharashtra,
India-400 030

श. नं. नं.,
६६० / २०२३
६६० / ६०

Subject :- Vile-Bhagad Industrial Area
Plot No.C-36/4

Execution of Agreement to Lease.

Sir/Madam,

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

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

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

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

After the documents and copy are checked by us please get the documents adjudicated by regarding the same to the Office of the Collector of stamps Raigad.

After the documents and copy are checked by us please get the documents adjudicated by referring since your company is Private Ltd/Public Ltd. Co. registered under the companies Act 1956, we would request you kindly to send us a copy of the Memorandum and Articles of Association and Certificate of incorporation together with a certified copy of the Resolution of Board of Directors authorizing one or more of them to sign the Lease and to affix the Company's seal to the Agreement to Lease as per provision in Article of Association for our Record.

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

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

The Agreement to Lease in your favour sanctioned subject to condition that, you have to pay Legal Fee of Rs.2,000/- (Rupees Two Thousand Only.) + 18% GST on the said amount i.e. Rs.360/- (Rupees Three Hundred Sixty Only.) The Amount to be paid by a Bank RTGS details as (Beneficiary Name :- Executive Engineer, Div-II, MIDC, Mahape, Name of Bank :- Bank Of Maharashtra, Branch :- Panvel, A/C No.20121600503, IFSC:- MAHB 000027, GST No. 27AAACM3560CIZV). Application received with D.D./Cheque will not be entertained.

Thanking you,



Yours faithfully,
SANTOSH
Digitally signed by
SANTOSH
MACHHINDR MACHHINDRA THITE
A THITE
Regional Officer,
Regional Office, MIDC, Panvel

Date: 2023.01.25
14:01:32 +05'30'

D.A. Above



| |
|------------|
| म. नं. अ. |
| ६६० / २०२३ |
| ६८ / ६० |



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)



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|| ADVANCE POSSESSION RECEIPT ||

Office reference letter no:- MIDC/R.O.PANVEL/A31676/2023. Dated 25.01.2023

I, Shri. Sandip N.Wagh,"Surveyor" on the behalf of the Maharashtra Industrial Development Corporation and Mr.Balkrushna Sakharam Mandavkar (Authorized Person) on behalf of M/s.Star Alucast Pvt Ltd. Have this day respectively handed over and taken over the possession "As is where is basis" of Plot No.C-36/4 admeasuring 30000.00 Sq.mtrs. In Vile-Bhagad Industrial Area, Taluka - Mangaon, District- Raigad. After actual measurement and demarcation of the plot on the site.

"Though the physical possession of the Plot No. C-36/4 is handed over today, on 25/01/2023 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: Bhagad

Handed over by:


SURVEYOR
REGIONAL OFFICE
M. P. S. PANVEL

(Officer Signature with Designation)



म. व. क.
३०० / २०२३
३८ / ००



Date: 25/01/2023

Taken over by:



(Signature with designation)



ROYALTY
REGISTRATION OFFICE
MANGACH



| | |
|-----------|--------|
| T. of. T. | |
| ১৫০ | / ২০২৩ |
| ১০ | / ৬০ |



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Maharashtra Undertaking)

Regional Office, MIDC, Opp. Khanda Colony, Near Flyover Bridge
New Panvel. Dist. Raigad -410206
Email-ropanvel@midcindia.org ☎022-27483647

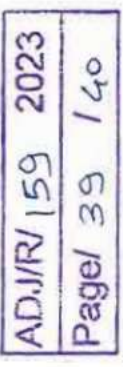
No.MIDC/RO/PNL/VLB/C-36/4/A31676
By R.P.A.D./Courier

Date :-25/01/2023



To,

M/s. Star Alucast Private Limited,
At-305, 3rd Floor, T V Industrial Estate,
Sudam Kalu Ahire Marg, Worli, Colony,
Mumbai, Mumbai City, Maharashtra,
India-400 030



Subject :- Vile-Bhagad Industrial Area
Plot No.C-36/4

Handing over possession of the plot.

Sir/Madam,

Since you paid total land premium of the Plot No.C-36/4 area admeasuring 30000 sq.mtr.
from Vile-Bhagad Industrial Area.

In this connection, the Corporation has been decided to hand over advance possession of
the plot to you. **Shri. S. N.Wagh, Surveyor** from this office has been deputed to hand over
possession of the subject plot on **25/01/2023 at 11.00 am**, you are requested to attend the site on
aforesaid date & time for taking over possession of the plot.

Thanking you,



Yours faithfully
SANTOSH
MACHHINDRA
THITE
Digitally signed by
SANTOSH MACHHINDRA
THITE
Date: 2023.01.25 13:57:31
+05'30'

Regional Officer,
Regional Office MIDC Panvel.

Copy to : Shri. S. N. Wagh, Surveyor, MIDC Regional Office Panvel. He is directed to hand over
the advance possession to allottee & submit compliance report.





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| M. J. J. |
| 300 / 2023 |
| 98 / 60 |



VILE BHAGAD INDUSTRIAL AREA

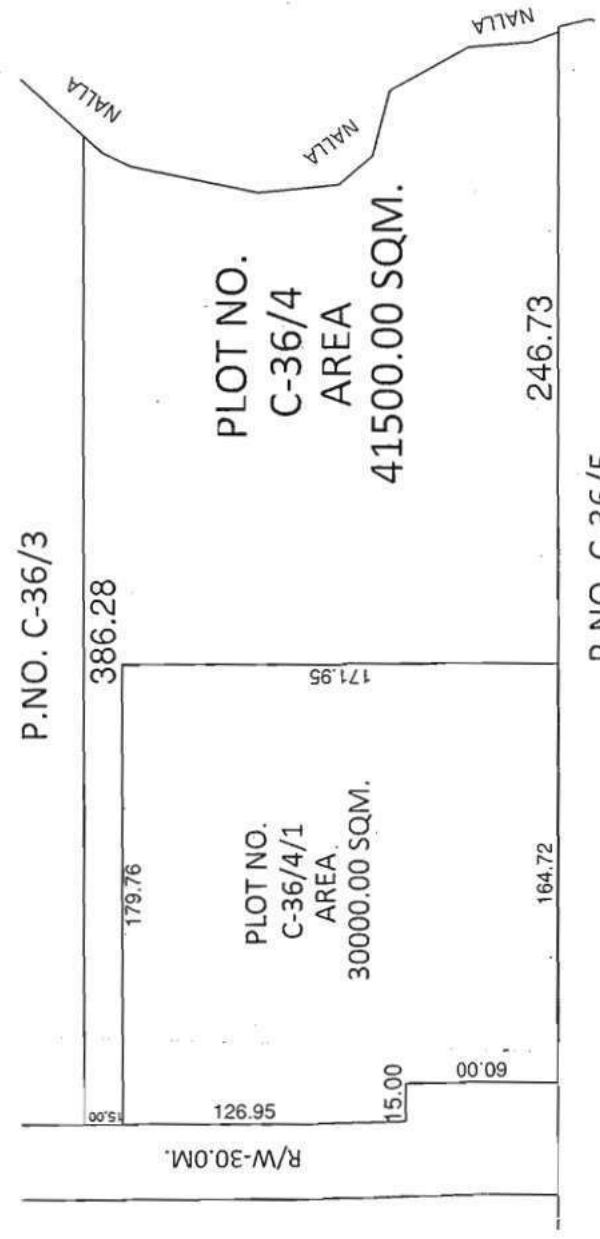
VILL - BHAGAD, TAL - MANGAON, DIST - RAIGAD

ADJ/R/ 159 2023

Page/ 40 / 60



SCALE : 1CM : 30 M.



P.NO. C-36/5



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| ६६० / २०२३ |
| ५३ / ७० |





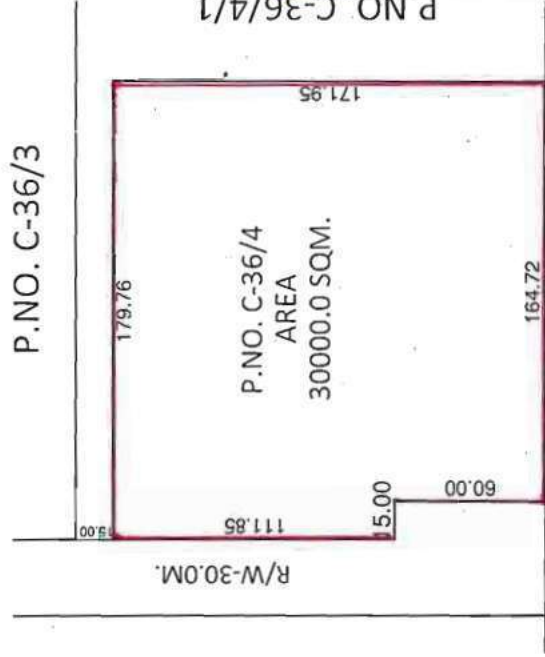
| | | |
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| १४ / ०० | ६०० / २०२३ | १२.०१.२१. |
|---------|------------|-----------|

VILE BHAGAD INDUSTRIAL AREA

VILL - TASGAON, TAL - MANGAON, DIST - RAIGAD



SCALE :- 1CM : 30 M.



P.NO. C-36/4/1

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| म. न. वी. |
| ६६० / २०२३ |
| ५५ / ७० |

P.NO. C-36/5



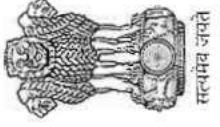
(Signature)
भूमापक
म.ओ.वि. म. प्रादेशिक कार्यालय
पुनवेल



(Signature)
Regional Officer
M.I.D.C. Panvel



For STAR ALUCAST PRIVATE LIMITED
(Signature)
Authorized Signatory / Director



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that STAR ALUCAST PRIVATE LIMITED is incorporated on this Fifteenth day of June Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U37100MH2022PTC384625.

The Permanent Account Number (PAN) of the company is **ABICS7390H** *

The Tax Deduction and Collection Account Number (TAN) of the company is **MUMS22918H** *

Given under my hand at Manesar this Fifteenth day of June Two thousand twenty-two .



Digital Signature Certificate
Mr RAJENDER KUMAR

DEPUTY REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies

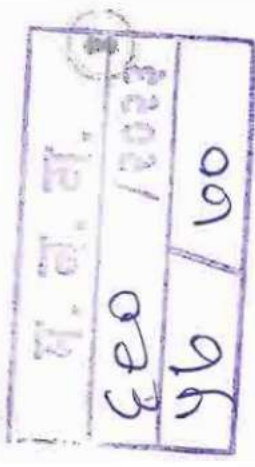
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

STAR ALUCAST PRIVATE LIMITED
305, 3rd Floor, T V Industrial Estate,, Sudam Kalu Ahire Marg, Worli
Colony,, Mumbai, Mumbai City, Maharashtra, India, 400030

* as issued by the Income Tax Department





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| म. नं. नं. |
| ६६० / २०२३ |
| १६ / ७० |



Certified True Copy of the Resolution passed at the Meeting of the Board of Directors of the Company held on 31st January 2023 at the Registered Office of the Company.

"Resolved that the Company do take on Lease for a Term of 95 Years Plot No. C 36 / 4 bearing approx 30,000 Sq. Mtrs. situated at MIDC Vile-Bhagad Industrial Area.

Resolved further that Agreement to Lease to be executed between Maharashtra Industrial Development Corporation and the Company, as tabled before the Board, be and is hereby approved.

Resolved further that Parthiv Rokadia (DIN: 07057848), Director, be and is hereby authorized to sign & execute the Agreement to Lease and all other ancillary and incidental documents, letters, etc., for and on behalf of the Company.

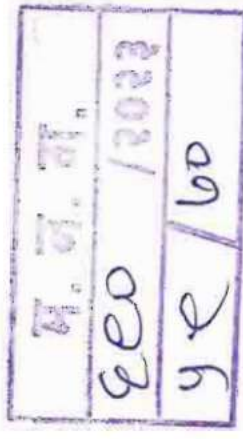
Resolved further that Parthiv Rokadia (DIN: 07057848), Director, be and is hereby authorized to get the Agreement to Lease adjudicated in the Office of the Collector of Stamps at Raigad, for and on behalf of the Company.

Resolved further that all the Directors be and are hereby authorized to issue certified true copy of this resolution."

Certified to be true
For Star Alucast Private Limited

Parthiv Rokadia (DIN: 07057848)
Director

Parul Rokadia (DIN: 07057848)
Director





| | |
|----------|-------|
| M. H. J. | |
| ६६० | /२०२३ |
| ६० | /७० |

PLATE


भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता:
 एस/ओ समीर रोकडिया, मी अड्डा-2902 परमथन इरी,
 गणपती राजी कदम मार्ग, लोवर परेल, मुंबई, महाराष्ट्र - 400013
Address:
 S/O Samir Rokadia, ME IV-2902 Marathon
 Era, Ganpat Rao Kadam Marg, Lower Parel,
 Mumbai, Mumbai City,
 Maharashtra - 400013



7527 5874 5221
 VID : 9161 1042 2096 2953

1947 | www.uidai.gov.in | help@uidai.gov.in

७.११.२१
 ६३ / २०२३
 ०१ / ६३

Handwritten signature




भारत सरकार
 Government of India

प्राधिव समीर रोकडिया
 Parthiv Samir Rokadia
 जन्म तारीख/DOB: 09/08/1986
 लिंग/ GENDER: MALE



7527 5874 5221
 VID : 9161 1042 2096 2953

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

Issue Date: 18/09/2021

Download Date: 19/09/2021



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| ५. ७. ७१. |
| ६६० / २०२३ |
| ६२ / ७० |



Chakr. J. C.

| |
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| म. न. नं. |
| ६६० / २०२३ |
| ६३२ / ७०० |





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| H. G. G. |
| ३६० / १०२३ |
| ३४ / ०० |



भारतीय रिजिस्ट्रार लोकसुधार प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/00053/01783

To,

बाळकृष्णा सखाराम मांडवकर

Balkrishna Sakharam Mandavkar

S/O Sakharam

C.711 OM SADGURU NAGAR CHS LIMITED HOLY

CROSS ROAD

IC COLONY NEAR RISHI COMPLEX

Borivli West

Mandapeshwar Mumbai

Maharashtra 400103

9930414790

12/10/2011

Ref. 370 / 13E / 668861 / 668869 / P



UE456601452IN



म. न. न.

६६० / २०२३

६५ / ७०

आपला आधार क्रमांक / Your Aadhaar No. :

4321 5078 8039

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



बाळकृष्णा सखाराम मांडवकर

Balkrishna Sakharam Mandavkar

जन्म वर्ष / Year of Birth : 1955

पुरुष / Male



4321 5078 8039

आधार — सामान्य माणसाचा अधिकार

Balkrishna Sakharam Mandavkar




भारत सरकार
GOVERNMENT OF INDIA

आधार
आधार पता:

जानेश्वर नामदेव मुरकर
Dnyaneshwar Namdev Murkar.

जन्म तारीख / DOB: 10/12/1991
पुरुष / MALE

Mobile No.: 9664596087
9516 2668 0459
VID : 9176 4895 8448 9756

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार पता:

रूम नं-105 शिवतेज सॉल्यूशंस, दैनिक शिवनेर मार्ग, साई सविस् समीर, कास्तुरबा गांधी नगर, मुंबई, पुणेई, महाराष्ट्र - 400018

Address:
Room no-105 Shivtej CHS, Dainik Shivner Marg, Opp Sai Service, Kasturaba Gandhi Nagar, Mumbai, Mumbai, Maharashtra - 400018

9516 2668 0459
VID : 9176 4895 8448 9756

1800 300 1947
1947
help@uidai.gov.in
www.uidai.gov.in

म. नं. व.
६०० / २०२३
६६ / १००

Handwritten signature



| | |
|--|-------------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 0903202315642 | Date 09/03/2023 |
| <p>Received from , Mobile number 9820645441, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Mangaon of the District Raigarh.</p> | |
| Payment Details | |
| Bank Name SBIN | Date 09/03/2023 |
| Bank CIN 10004152023030913938 | REF No. 306825393766 |
| <p>This is computer generated receipt, hence no signature is required.</p> | |

म. र. र.
 ५२० / २०२३
 ०९ / ०३



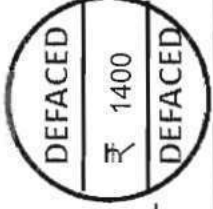


Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0903202315642 Receipt Date 10/03/2023

Received from , Mobile number 9820645441, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 690 dated 10/03/2023 at the Sub Registrar office S.R. Mangaon of the District Raigarh.



Payment Details

Bank Name SBIN Payment Date 09/03/2023

Bank CIN 10004152023030913938 REF No. 306825393766

Deface No 0903202315642D Deface Date 10/03/2023

This is computer generated receipt, hence no signature is required.

7.7.23
₹ 1400
9820645441



92/690

शुक्रवार, 10 मार्च 2023 12:59 म.नं.

दस्त गोपवारा भाग-1

मनग

दस्त क्रमांक: 690/2023

दस्त क्रमांक: मनग /690/2023

बाजार मुल्य: रु. 00/-

मोबदला: रु. 1,99,65,000/-

भरलेले मुद्रांक शुल्क: रु.00/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) अ.क्र.(1)सामुहिक प्रोत्साहन योजना, 2013 मध्ये वर्गीकृत 'अ' आणि 'ब' क्षेत्रे वगळून, इतर वर्गीकृत क्षेत्रांमधील सर्व सूक्ष्म, लघु, मध्यम, मोठे, विशाल आणि अतिविशाल युनिटे. : क्रमांक मुद्रांक 2013 /अनौ. सं. क्र.19 /प्र.क्र.235/म-1, दि. 16/10/2017अ.क्र.(1)

दु. नि. सह. दु. नि. मनग यांचे कार्यालयात

पावती:1165

पावती दिनांक: 10/03/2023

अ. क्रं. 690 वर दि.10-03-2023

सादरकरणाचे नाव: मे. स्टार अँल्युकास्ट प्रा. लि. तर्फे अधिकृत सहीकर्ता पार्थिव समीर रोकाडिया --

रोजी 12:53 म.नं. वा. हजर केला.



नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

दस्त हजर करणाऱ्याची सही:

एकुण: 31400.00


Sub Registrar Mangon
प्रमुख निबंधक माणगांव


प्रमुख निबंधक माणगांव

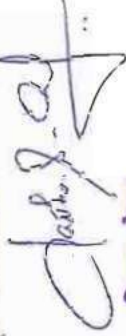
दस्ताचा प्रकार: अॅग्रीमेंट टू लीज

मुद्रांक शुल्क: (लीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिवका क्रं. 1 10 / 03 / 2023 12 : 53 : 22 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 10 / 03 / 2023 12 : 54 : 20 PM ची वेळ: (फी)

दस्ताऐवज सोबत जोडलेली कागदपत्रे
कुळमुखत्यासपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकांची राहिल.



लिहून देणार

लिहून देणार





10/03/2023 1 00:29 PM

दस्त गोपवारा भाग-2

मनाग

दस्त क्रमांक: 690/2023

00/00

दस्त क्रमांक : मनाग/690/2023
दस्ताचा प्रकार :- अॅग्रीमेंट टू लीज

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: मे. स्टार अॅल्युकास्ट प्रा. लि. तर्फे अधिकृत सहीकर्ता
पार्थिव समीर रोकाडिया - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस-
305, 3 रा मजला, टी व्ही इंडस्ट्रीयल इस्टेट, सुदाम काळू
अहिरे मार्ग, वरळी कॉलनी, मुंबई., ब्लॉक नं: -, रोड नं: -,
महाराष्ट्र, मुंबई.
पॅन नंबर: ABICS7390H

पक्षकाराचा प्रकार

भाडेकरू
वय :- 36
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



वरील दस्ताऐवज करून देणार तथाकथित अॅग्रीमेंट टू लीज चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र. 3 ची वेळ: 10 / 03 / 2023 12 : 55 : 26 PM

ओळख:-

दस्ताऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त
माहिती पुढीलप्रमाणे आहे,

| Sr. No. | Type of Party & Name | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|---------|--|--|--|
| 1 | भाडेकरू मे. स्टार अॅल्युकास्ट प्रा. लि. तर्फे अधिकृत सहीकर्ता पार्थिव समीर रोकाडिया - - | 10/03/2023 12:55:56 PM | पार्थिव समीर रोकाडिया M XXXX XXXX 5221 |

शिकका क्र. 4 ची वेळ: 10 / 03 / 2023 12 : 56 : 02 PM

Lichh
प्रमुख निवृत्त अधिकारी मंगगांव

Payment Details.

| sr. | Purchaser Type | Verification no./Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|----------------|-------------------------|--------------------|--------|---------|------------------|-------------|
| 1 | DHC | | 0903202315642 | 1400 | RF | 0903202315642D | 10/03/2023 |
| 2 | eChallan | | MH016507132202223E | 30000 | RF | 0008247900202223 | 10/03/2023 |

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

690 / 2023

Know Your Rights as Registrants

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

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

प्रमाणित दस्तऐवज ठीकी वरताना
मलाचे पत्ता ७०, पाने उभेत.

Lichh
प्रमुख निवृत्त अधिकारी मंगगांव,

१२९ नं. बराचे हुताचे ६६० नं. बरी
नौदला.

Lichh
प्रमुख निवृत्त अधिकारी मंगगांव
माहे. १११९ सन २०२३

तारीख १०

