

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

Phone: 27781602



No. DE/SPA/A-172/ <sup>B96069</sup> /2014,  
Office of the Deputy Engineer &  
Special Planning Authority,  
MIDC Sub-Dn. I (Civil), Mahape.  
Date:- 03/07/2014

To,  
M/s. Process Construction & Technical Services P. Ltd.,  
Plot No A-172,  
TTC Indl Area, Navi Mumbai.

Sub :- B.C.C. & D.C.C. for Factory Building,  
on Plot No. A-172 in T.T.C. Indl. Area,  
for M/s. Process Construction & Technical Services P.Ltd.  
Ref :- Your online application received  
through SWC vide tracking ID No.  
SWC/14/3/201400701/284644&  
Complied on 03/07/2014

Dear Sir,

Please find enclosed herewith following certificate: -

- Occupancy Certificate.
- Building Completion Certificate
- Drainage Completion Certificate

Please acknowledge the receipt of the same.  
Thanking you,

Your's faithfully,

DA : As above.



( S.P. Avhad )  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil) Mahape.

- **Copy submitted to**  
The Collector Thane, Dist. Thane for information.  
The Dy. Assessor & Collector, N.M.M.C., Turbhe for information.  
The Executive Engineer, MIDC Dn.No.II, Thane for information.
- **Copy f.w.c.'s to**  
Regional Officer, MIDC Mahape, for information.  
DIC Thane  
Architect M/s K. Thomas & Associates, E-1, Unit No.3 & 4 , Sector No.5, Vashi,  
New Mumbai.  
Water billing Section.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

Phone: 27781602

No.DE/SPA/Final-NOC/A-172/ 1396088 /2014,  
Office of the Deputy Engineer &  
Special Planning, Authority, MIDC Sub-  
Dn. I, (Civil), Mahape.  
Date: - 03/07/2014

To,  
M/s.Process Construction & Technical Services P.Ltd.,  
Plot No A-172,  
TTC Indl Area, Navi Mumbai

Sub : Grant of "Final No Objection Certificate"

- Ref
- 1) Fire Completion certificate from M/s. V-2 Fire Protection Dated 03/07/2014
  - 3) Your online application received through SWC vide tracking ID No. SWC/14/3/20140701/284644 & Complied on 03/07/2014

Dear Sir,

With reference to above representative this office has visited your factory building situated on above-mentioned address on 03/07/2014 for inspection of fire fighting arrangements provided by you. Since the fire fighting arrangements provided by you were found in satisfactory working conditions and as per provisional NOC this office is issuing "Final No Objection Certificate" for your Factory building bearing built up area of 3882.684 Sqm. This certificate shall be treated valid for the period of One year from the date of issue of this letter. It is your responsibility to get the same renewed every One year after inspection of fire fighting installation and arrangements provided for fire safety. The Fire fighting systems provided by you in the factory premises as per provisional No-Objection certificate shall be well maintained & shall be kept in tip-top working condition at all the time.

The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the factory from fire. If any change in Activity or Transfer of Plot or for any future expansion, No-Objection Certificate from this office or other competent authority is essential.

Thanking you.

Yours faithfully,

( S.P. Ayhad )

Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil) Mahape.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
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This letter is accompaniment to letter No.DE/SPA/A-172/ B 96069  
Dated 03/07/2018

OCCUPANCY CERTIFICATE.

This is to certify that the development work of Factory Building, on Plot No.A-172 for M/s. Process Construction & Technical Services P.Ltd., in TTC Indl.Area, completed under the supervision of M/s. K. Thomas & Associates, Architect Licence No.CA/83/7340 is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.

Thanking you,

Your's faithfully,



( S.P. Avhad )  
Deputy Engineer &  
Special Planning Authority  
TTC Sub Dn I (Civil), Mahape

- 7) Position of construction on site as on : 03/07/2014  
a) Built up area completed : 3882.684 m<sup>2</sup>  
in all respect.  
b) Area under construction : --  
c) Open area : 2162.40m<sup>2</sup>  
d) Remarks : ---
- 8) Remarks of Deputy Engineer, regarding : Construction completed  
observation of D.C.Rule (Deputy Engineer as per D.C. Rules.  
may indicate as to whether the construction  
has been in accordance with the approved  
plans and give any other observation which  
he considers necessary to give.)
- 9) Area that could be considered now : 3882.684 m<sup>2</sup>.
- 10) Actual utilization of plot in view of existing :  
construction in the form of utilization of FSI.  $\frac{3882.684}{4146.00} = 0.93 < 1.00$  O.K.
- 11) Do you recommended grant of final lease : Yes, subjects to fulfillment  
Of entire plot having regard to area of plot of other documents as per  
And construction carried out so far ? allotment order.



( S.P. Avhad )  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil) Mahape



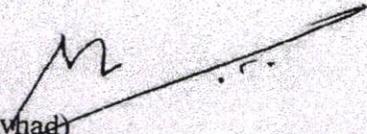
**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
**( A Government of Maharashtra Undertaking )**

This letter is accompaniment to letter No.DE/SPA/ A-172/ 1306069  
Dated 03/07/2014

DRAINAGE COMPLETION CERTIFICATE

This is to certify that, M/s.Process Construction & Technical Services P. Ltd. allottee of Plot No. A-172 in M.I.D.C. T.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their Factory building, as per this office Drainage plans approval vide letter No.DE/MHP(C)/IFMS/B-62311 dated 03 /06/2014 through the Licensed Architect, M/s. k. Thomas & Associates



  
( S.P. Avhad )  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil) Mahape.



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
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This letter is accompaniment to letter No.DE/SPA/A-172/ B 96069  
Dated 03/07/2014

**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s.Process Construction & Technical Services P. Ltd., of Plot No.A-172 in T.T.C. Indl.Area, have completed the Factory Building on the above said plot in accordance with the as built building plans approved by vide this office letter no. SPA/DE/MHP (C)/IFMS/B-62310 dt 03/06/2014 through the licensed Architect M/s. K. Thomas & Associates Regn. No. CA/ 83/7340.

Details of units constructed are as given below ;

- 1) Name of allottee : M/s. Process Construction & Technical Services P. Ltd.
- 2) Plot No. : A-172
- 3) Plot Area in Sqm. : 4146.00 m2
- 4) Date of Allotement : Transfer order No.1099 dt. 17/04/2014.
- 5) Date of possession :
- 6) Approval of plans : Vide No. B-62310 Dt. 03/06/2014.

Sr. No	Particular	Built up area in Sqm.					Total
		Stilt	Plinth	1 <sup>st</sup> fl.	2 <sup>nd</sup> fl.	3 <sup>rd</sup> fl.	
A	1 <sup>st</sup> BCC vide No.1888 dt. 06/03/1997	m2	m2	m2	m2	m2	m2
B	Demolition vide No.2747 dt. 20/06/2008	---	(-)495.95	(-)372.32	---	---	(-)867.27
C	Approval vide No.239 dt. 22/01/2009	1229.92 (Stilt)	256.55	1432.90	1477.57	978.75	4145.77
Treated as Cancelled							
D	Approval vide No.A83977 dt. 14/03/2014	---	712.865 + 99.094 (Ex. Ht)	514.064	712.866	---	2039.502
Treated as cancelled							
E	BCC As built NO.B-13440 dtd. 12/04/2014	---	712.865 + 99.094 (Ex. Ht)	341.064	---	---	1153.023
F	Approval No.B-62310 dtd. 03/06/2014	---	1228.788 + 614.394 (Ex. Ht)	173.613	712.866	---	2729.661
	Total	---	2655.14	514.677	712.866	---	3882.684
Grand Total 3882.684m2							



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

Regional Officer, MIDC, Mahape, Millennium Business Park, Sector-1, Bldg.-2, Unit No.204, T.T.C. Indl. Area, Post-  
Kopar Khairane, Navi Mumbai-400 709.

No.MIDC/RO/MHP/TTC/A-172/377

Date: 25 JAN 2008

Sub :- Trans-Thane Creek Industrial Area  
Plot No.A-172

Request for grant of consent for transfer of...

- Ref :-
- (i) Letters dated 08/10/2007 & 14/12/2007 from Shri. M. T. Kochukunju & 3 others Partners of M/s.Ray Constructions.
  - (ii) Letter dated 08/10/2007 from M/s.East Coast Distributors Pvt. Ltd.
  - (iii) This office letter No.MIDC/RO/Mahape/TTC/A-172/5128 dated 18/10/2007.
  - (iv) Letters dated 08/10/2007 & 15/01/2008, M/s.Shesha Sai Infraproject Pvt. Ltd.,

**ORDER**

Lease dated the 18<sup>th</sup> day of December 2000 -

**Lessees :**

- 1) Shri. M. T. Kochukunju,
  - 2) Shri George Cherian,
  - 3) Shri M. K. Thomas and
  - 4) Shri M. K. Varghese
- Partners of M/s.Ray Constructions.

**Transferee :**

M/s.Shesha Sai Infraprojects Pvt. Ltd.

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessees, the Corporation in consideration of the stipulations and conditions on the part of the Lessees therein contained, granted in favour of the Lessees, a Lease of the above plot of Land bearing No.A-172 admeasuring 4146 m<sup>2</sup> and the building & erections erected thereon in the manner specified in the said Lease.

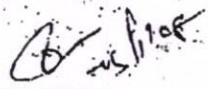
The Lessees in pursuance of Sub-clause (w) of the Clause 2 of the said Lease represented to the Corporation for grant to it of a consent for transfer and assignment of its interest under or the benefit of the said Lease in favour of M/s.Shesha Sai Infraproject Pvt. Ltd. (hereinafter called "the Transferee"). The Corporation has after due consideration of the said request of the Lessees decided to grant it consent to the transfer and assignment of its interest under the said Lease in favour of the Transferee for setting up unit of Asphaltic Concrete (as a mobile unit), Seal Coat, Steel Fabrication of shuttering plates, clams & spans subject to the following conditions:-

- a. The Lessees shall pay to the Corporation sum of Rs.13,68,200/- (Rupees Thirteen Lakhs Sixty Eight Thousand Two Hundred Only) towards process fee for Transfer which is paid on 14/012/2007 vide D.R. No.742410.
- b. The consent is restricted to the transfer and assignment of the said Lease in favour of the Transferee alone and in case the Transferee proposes to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any

3

part thereof the Transferee will have to make a fresh application for consent and that request will be examined as per guidelines of the Corporation prevailing at that time.

- c. The Transferee shall obtain & produce MPCB's Consent and N.O.C. from the Technical Advisor, MIDC and environment clearance prior to commencement of production.
- d. The Transferee shall pay outstanding dues of employees of Lessees Company, if any.

  
Area Manager  
MIDC, Mahape

To,  
Shri. M. T. Kochukunju & 3 others, Partners of  
M/s. Ray Construction  
Opp. IIT Market, Pawai,  
Mumbai-400 076.

Copy with compliments to:  
M/s. Shesha Sai Infraprojects Pvt. Ltd.,  
416, J. K. Chambers, Sector-17,  
Vashi, Navi Mumbai-400703.

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

Regional Officer, MIDC, Mahape, Millenium Business Park, Sector-1, Bldg.,2, Unit No.204, T.T.C. Indl. Area, Post-Kopar Khairane, Navi Mumbai-400 709.

No.MIDC/RO/MHP/TTC/A-172/

604

Date :

7 FEB 2008

Sub :- Trans Thane Creek Industrial Area  
Plot No.A-172  
Request for grant of consent for transfer of...

- Ref :- (i) Letters dated 18/12/2007, 15/01/2007 & 06/02/2008 from M/s.Shesha Sai Infraprojects Private Limited  
(ii) This office letter No.MIDC/RO/Mahape/TTC/A-172/379 dated 25/01/2008.  
(iii) Undertaking cum Indemnity Bond dated 06/02/2008 from M/s.Shesha Sai Infraprojects Private Limited and M/s.Gem Constructions.

**ORDER**

**Lease** dated the 18<sup>th</sup> day of December 2000

**Lessees :**

- 1) Shri. M. T. Kochukunju,
  - 2) Shri George Cherian,
  - 3) Shri M. K. Thomas and
  - 4) Shri M. K. Varghese
- Partners of M/s.Ray Constructions.

**1<sup>st</sup> Transferee :**

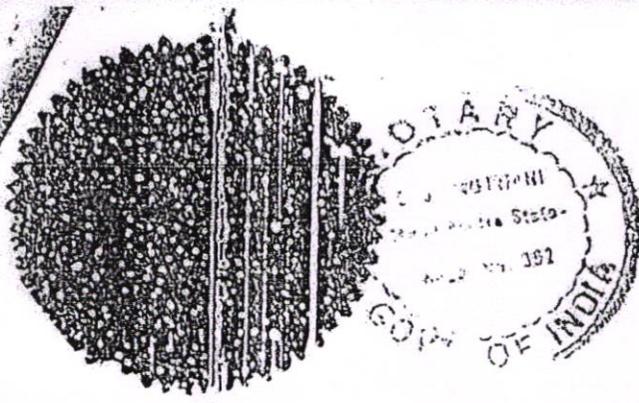
M/s.Shesha Sai Infraprojects Pvt. Ltd.

**2<sup>nd</sup> Transferee :**

- 1) Shri Harish C. Mirchandani,
  - 2) Shri Kishor H. Mirchandani (HUF),
  - 3) Shri Vijay H. Mirchandani,
  - 4) Shri Sanjay H. Mirchandani (HUF)
- Partners of M/s.Gem Constructions

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessees, the Corporation in consideration of the stipulations and conditions on the part of the Lessees therein contained, granted in favour of the Lessees, a Lease of the above plot of Land bearing No.A-172 admeasuring 4146 m<sup>2</sup> and the building & erections erected thereon in the manner specified in the said Lease.

The Lessees in pursuance of Sub-clause (w) of the Clause 2 of the said Lease represented to the Corporation for grant to it consent for transfer and assignment of their interest under or the benefit of the said Lease in favour of M/s.Shesha Sai Infraprojects Pvt. Ltd. (hereinafter called the "First Transferee"). The Corporation has after due consideration of the said request of the Lessees granted its consent to the transfer and assignment of its interest under the said Lease in favour of First Transferee vide order dated the 25<sup>th</sup> day of January 2008 on payment of Rs.13,68,200/- towards differential premium. By a Deed of Assignment dated 17<sup>th</sup> day of December 2007 made between the Lessees of the One Part & the First Transferee of the Other Part & lodged for registration with the Sub-Registrar of Assurances at Thane 3 Under Sr.No.TNN3-07962-2007 on the 17<sup>th</sup> day of December 2007, the Lessees did transfer & assign unto



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१६६ २२

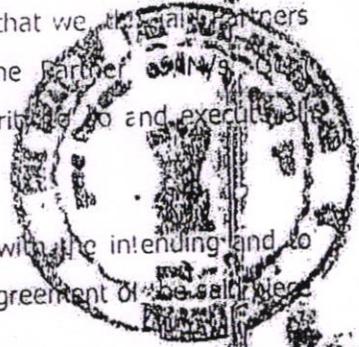
GENERAL POWER OF ATTORNEY

NOW ALL MEN BY these presents shall come, WE VIJAY Harish Mirchandani, SHOR HARISH MIRCHANDANI (HIUF), HARISH CHHABALDAS MIRCHANDANI AND SANJAY HARISH MIRCHANDANI (HIUF) THE PARTNERS OF Gem Construction having address at 505, Shalimar Flava Park, New Link Road, Andheri (W), Mumbai - 400 053 (hereinafter called and referred to as the "SAID PARTNERS") do hereby confirm:

WHEREAS M/S. Shesa Sai Infra Projects Pvt. Ltd. has agreed to sale its plot of land i.e. plots no. A/177, TTC MAHAPE NAVI MUMBAI hereinafter referred to as "the said piece of land" It is necessary and also expedient for us to appoint some fit and proper person to look after the said land and matters relating to the purchasing of the same.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that we, the said partners do hereby appoint Mr. Vijay Harish Mirchandani, one of the Partner of Gem Construction as our lawful Attorney with full power and authority to do and execute all acts, deeds, and things as hereinafter mentioned.

1. To negotiate for purchasing of the said piece of land with the intending and to conclude such negotiations and to enter into purchase agreement of the said piece of land and sign and execute the same
2. To appoint Advocates/Solicitors in connection with the Purchase of the said piece of land and to pay their remuneration and charges.
3. To sign and execute Purchase agreement and other documents and assurances in favour of the seller as the case may be and to sign and execute letters and all other writings and to do all other acts, deeds, matters and things in relation thereto for effectively purchasing the said piece of land.
4. And also to appear before the Registrar of any district or sub district, Registrar of deeds and to be appointed under any act or law for the time being in force or to advise for the registration of the Purchase Agreement and all other documents for registration and to admit execution of the same and to pay



Plumber and Architectural Firm  
 Bank Limited Construction  
 27/2, Amal Shah Building  
 Colaba, Mumbai - 400 005