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नोंदणी ३९ म
Regn. 39 m

दस्तावेजजाचा/अर्जाचा अनुक्रमांक ७६७ १२६३

दिनांक २२/६/२०१९ रान १९

दस्तावेजजाचा प्रकार— आडेपदा युक्ते, ७६७ १२६३

सादर करणाराचे नाव श्री. वि. विजयग जाधर हे

खानीलप्रमाणे फी मिळाली - शा.प. शुद्ध-३५५

- नोंदणी फी
- नकल फी (फोल्डिओ)
- पृष्ठांकनांची नकल फी
- स्पष्टीकरण
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड—कलम २१ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम १७) (फोल्डिओ)
- इतर फी (मागील पानावरील) बाबत

क	प
४२००	—
३६	—
२७	—
३०	—
२	—
२५	—
२०	—
३०	—
५०००/-	—

एकूण ... ५०००/-

दस्तावेज
नकल

गजरी नयार हार्डल व नादणीकृत डाकेने पाठवली जाईल
या कार्यालयाने देण्यात येईल

दुय्यम निबंधक
दुय्यम निबंधक, मुंबई

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या नावे नादणीकृत डाकेने पाठवावा
हवाली करावा

पाठवता

ग्रामपंचायत : अरावली

तालुका : पानधर, जिल्हा : ठाणे.

चेकबद्दल पावती

पावती नंबर : 6

दिनांक : 28/6/2013

श्री. शार्प ट्रस्ट अन्ड सूक्यरल्स प्रा. लि यांजकडून

घर क्रमांक : 524 याबद्दल सन : 2012 - 2013 करीता

नळ कनेक्शन क्रमांक : - याबद्दल सन : 201 - - 201.

करीता खाली नमूद कलेल्या रकमा करादाखल मिळाल्या.

कराचे नांव	मागील बाकी		चालू कर		एकूण रक्कम	
	रुपये	पैसे	रुपये	पैसे	रुपये	पैसे
घरपट्टी दिवाबत्ती पाणीपट्टी नोटीस फी	9664	00	-		9664	00
एकूण	9664	00	-		9664	00

एकूण अक्षरी रुपये 9664 स्वहस्ते 9664 रुपये मात्र भारतीय स्टेट बँक मुंबई बँकेच्या

चेक नंबर : 26880 C दिनांक : 20/6/2013 ने मिळाले.

चेकबद्दल कच्ची पावती दिली असे.

टीप : ग्रामपंचायत खात्यास रक्कम जमा झाल्यानंतर पक्की पावती ग्रामपंचायत कार्यालयातून घेऊन जाण्याची जबाबदारी आपली राहिल.

दिनांक : 28 - 6 - 2013

सही

CHALLAN
MTR Form Number-6



GRN	MH001133054202021E	BARCODE			Date	11/06/2020-12:16:39	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
Office Name	PLG_PALGHAR SUB REGISTRAR			PAN No.(If Applicable)			
Location	PALGHAR			Full Name	THE LEGALIST		
Year	2020-2021 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE		750.00	Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)	Plot No J-195 Tarapur Ind Area Village Saravali Taluka Palghar District Thane -Now Palghar			
			Amount In	Seven Hundred Fifty Rupees Only			
Total		750.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572020061156561	IK0AOGYQZ3	
Cheque/DD Details			Bank Date	RBI Date	11/06/2020-12:24:17	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9428491104
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

06-2020

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

Index-II

सूची क्र.2

दुय्यम निबंधक : S.R. Palghar

फाईल क्रमांक : 309/2017

नोदणी :

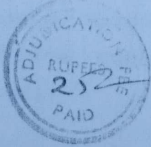
Regn:63m

गावाचे (Village Name) : **Tarapur**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.150000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: पालघर Other details: Building Name:PLOT NO J-195 MIDC AREA , Flat No:, Road:, Block Sector:, Landmark: (Plot Number: J 195 ;)
(4) क्षेत्रफळ (Area)	1) Open Area :4076.00 Square Meter
(5) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: SHARP TANKS AND STRUCTURALS PVT LTD TARPHE V VIJAYAN NAIR Age: 29, Address: Building Name:803 ANTRIKSH MAKWANA ROAD MAROL ANDHERI EAST, City:ANDHERI EAST, State:MAHARASHTRA, District:MUMBAI, Pin:400059 ,PAN: AABCS1445B
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: SME MIDC ANDHERI EAST BRANCH
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	07/01/2017
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	06/02/2017
(9) फायलींग नंबर (Filing No.)	309/2017
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.300100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	04/02/2017
(13) शेरा (Remark)	-

1320518: 283/227
Receipt No. 1324224 16 Jan
No. 7422/93 1704
GENERAL STAMP OFFICE
Bombay, 18-5-19 27

RECEIVED from
Mrs. Sharp Tanks & Structural
Fifteen thousand three hundred
Stamp duty Rupees 15315
CERTIFIED by Section 32 of the Bombay
Stamp Act, 1958, that the full Stamp duty Rupees
15315 Fifteen thousand three
Hundred fifteen only
of this instrument
is charged to have been paid. Article 36(a)(c)



Collector 18/5

THIS LEASE made at Thane the 16th day of June One thousand nine hundred and ninety four BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH. III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Bombay 400 038, hereinafter called "the Lessor" (which expression shall unless the context does not so admit, include its successors and assigns) of the One Part: AND Messrs Sharp Tanks & Structurals Private Limited, a Company incorporated under the Companies Act 1956, and having its registered office at 301, White Rose Apartment, Shriniwas Bagarka Marg, J.B. Nagar, Ancheri (East), Bombay 400 059, 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.

WHEREAS by an Agreement dated the 6th day of July 1972 and made between the Lessor of the One Part and the Lessee of the Other Part the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned;

Recitals.

1

Handwritten signatures and initials.

AND WHEREAS although the work of construction of the factory building and other structures agreed to be constructed by the Lessee on the said land is still in progress the Lessee has requested the Lessor to grant to the Lessee a Lease of the said land which the Lessor has agreed to do on the Lessee undertaking to complete the said factory building and other structures on or before the **SIX** day of July 1975 in all respects to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned);

AND WHEREAS, for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. 8,160/- approximately per annum.

NOW THIS LEASE WITNESSETH as follows:

- | | |
|--|----------------------|
| 1. In consideration of the premises and of the sum of Rs. 4,07,600/- (Rupees Four Lakhs Seven Thousands Six Hundreds only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land known as Plot No. J-195 in the Tarapur Industrial Area, within the village limits of Saravali and outside the limits of Municipal Council in rural area, Taluka and Registration Sub-District Palghar District and Registration District Thane containing by admeasurement 4,076 square meters or thereabouts and more particularly described in the First Schedule hereunderwritten and shown surrounded by red colored boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and | Description of Land. |
|--|----------------------|

minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of Ninety Five years computed from the first day of July 1992 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer" 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 the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the first day of January in each and every year.

2. The Lessee with intent to bind all persons into whosoever hands the demised premises may come doth hereby covenant with the Lessor as follows:-

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

b) To pay all existing and future taxes, rates, assessments and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs.2050/- approximately per annum.

Covenants by the Lessee.

To pay rent.

To pay rates and taxes.

To pay fees or service charges.

That the Lessee shall on or before the 31st day of July 1995 at its own expense and in substantial and workmanlike manner and in strict accordance with the plans, elevations, details and specifications approved by the Executive Engineer, in-charge of the said Industrial Area and the Building Regulations set out in Second Schedule hereunderwritten built and completely finish fit for occupation to the satisfaction of the Executive Engineer the said building and the other structures thereon ^{on} at least 756.09 square meters of built up area for the use as an industrial factory with all requisite drains and proper convenience thereto and shall obtain from the Executive Engineer a Building Completion Certificate to that effect.

Completion of factory building.

The Lessee shall construct the further built up area in phases as under :-

- | | |
|-----------------------------|--|
| (i) On or before 31.3.1998 | Built up area 500 Sq. mtr. in addition to the existing area. |
| (ii) On or before 31.3.2001 | Built up area 800 sq. mtr. in addition to (i) above. |

e) The Lessee shall at its own expenses within a period of one year from the date hereof plant trees in the open space of the said land within the demised premises and shall 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 premises.

Planting of trees in the periphery of the plot.

f) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay, or earth therefrom except for the purpose of forming foundations or building or for the purpose of executing any work pursuant to the terms of this lease.

Not to excavate

g) Not to erect any building erection or structure except a compound wall and steps and garages and necessary adjuncts there to as hereinafter provided on

Not to erect beyond building line.

any portion of the said land outside the building line shown upon the said plan hereto annexed.

h) The Lessee having at its own expenses constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned).

Access Road.

i) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 and the rules made thereunder as also with any condition which may, from time to time be imposed by the Maharashtra Pollution Control Board Constituted under the said Acts, as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Lessor against the consequences or any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the provision of water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.

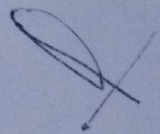
j) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto.

To build as per Agreement.

k) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the Executive Engineer, and a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

Plans to be submitted before building.

3



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To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid work 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.

Indemnity.

m) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other works.

Fencing during construction.

n) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said Building Regulations and to all bye-laws, rules and regulations of the Municipality or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

To build according to rules.

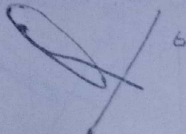
o) To observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous approval in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such approval being given shall comply strictly with the terms thereof.

Sanitation.

p) That no alterations or additions shall at any time be made to the facade 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 Executive Engineer.

Alterations.

2



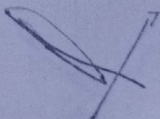
Throughout the said term at the Lessee's expense will and substantially to repair, pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto. To repair.

r) To permit the lessor or the Chief Executive Officer or the Executive Engineer 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 weeks previous notice to enter into and upon the demised premises and to inspect the state of repair thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice in writing to the Lessee call upon it to execute the repairs and upon its failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee. To enter and inspect.

s) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity. Nuisance.

t) To use the demised premises only for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunderwritten and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by the 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 Maharashtra Pollution Control 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.

u) To keep the building already erected or which may hereafter be erected on the said land excluding Insurance.

3.


foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer 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 land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer 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 will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

v) At the expiration or sooner determination of the said term quietly to deliver-up to the Lessor the demised premises and all erection and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if it 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 itself all buildings, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver-up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

Delivery of possession after expiration.

w) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such

Not to assign.

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

x) If the Lessee shall sell assign or part with the demised premises for the then residue of the said term to deliver at Lessee's expense 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 other officer or person on behalf of the Lessor as the Lessor shall from time to time require.

Assignments to be registered with Lessor.

y) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said Industrial Area.

To give preference in employment of Labour.

z) And in the event of the death of any of the permitted assigns of the Lessee being a natural person the Lessee, 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.

Notice in Case of death.

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears the same may be recovered from the Lessee as an arrear of Land Revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

Recovery of Rent, Fees etc. as Land Revenue.

4. (a) If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name

Rent, Fees etc. in arrear.

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of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee 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 hereinbefore 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 or left on some part of the demised premises 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 in remedying such breach or breaches within three months after the giving or leaving of such notice.

(b)(i) Without prejudice to the generality of the foregoing provision in case the Lessee shall fail to complete the said factory building and other works agreed by the Lessee to be constructed on the demised premises within the time aforesaid and in accordance with the stipulations hereinbefore contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or if the Lessee shall commit default in payment to the Lessor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on its part herein contained then the lease shall determine and all erections, and material, plant and things upon the demised premises shall notwithstanding any provision to the contrary contained in any agreement or understanding between the parties hereto belong and stand appropriated to the Lessor without making any compensation or allowance to the Lessee for the same without making any payment to the Lessee 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 Lessor against the Lessee.

(ii) In the alternative but without prejudice to sub-clause (i) above the Lessor may permit the Lessee to continue the demised premises in the Lessee's occupation on payment of such additional premium as may be decided upon by the Lessor or and;

(iii) In the alternative but without prejudice to sub-clauses (i) and (ii) the Lessor may direct removal or alteration of any building or structure erected or used contrary to the conditions of the grant within time prescribed in that behalf, such removal or alteration not being carried out and recover the cost of carrying out the same from the Lessee as an arrear of land revenue.

c) All building material and plant which shall have been brought upon the demised premises by or for the Lessee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the demised premises and no part thereof other than defective or improper material (removed for the purpose of being replaced by proper material) shall be removed from the demised premises without the previous consent of the Chief Executive Officer of the Lessor until after the grant of the Completion Certificate mentioned in clause 2(d) hereof.

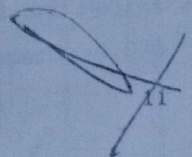
5) The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from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

Lessor's
covenant for
peaceful
enjoyment.

6) The Layout of the Tarapur Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as Lessor thinks fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Alteration of
Estate Rules.

3.



7) If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a new lease of the demised premises for a further term of Ninety Five years on payment of premium as may be determined by Lessor and with covenants, provisos and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

Renewal of
Lease.

8) The stamp duty and registration charges in respect of the preparation and executions of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid by wholly and exclusively by the Lessee.

Costs and
charges to be
borne by the
Lessee.

9) 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 KAMLAKAR G. SAWANT the Regional Officer, Thane of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Lessee hath caused its Common Seal to be affixed hereto the day and year first abovewritten.

FIRST SCHEDULE

(Description of Land)

All that piece or parcel of land known as Plot No. J-195 in the Tarapur Industrial Area, within the village limits of Saravali and outside the limits of Municipal Council in rural area, Taluka and Registration sub-District Palghar District and Registration District Thane containing by admeasurement 4,076 square meters or

thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

On or towards the North by Plot No. J-173.

On or towards the South by Plot No. J-240.

On or towards the East by Estate Road.

On or towards the West by Plot No. J-194 & J-237.

SECOND SCHEDULE
(Building Regulations)

1. The Building Regulations of 'A' class Municipal Council or the Building Regulations of the respective Local Authority/Planning Authority as amended from time to time will be Building Regulations applicable for development of the Plots in Industrial Area.

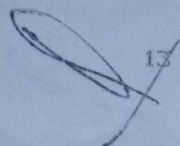
2. Periphery of the plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.

3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries a list whereof is attached.

4. The Lessee shall obtain a No Objection Certificate from the 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 the water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Board for the purpose of preventing any water or Air Pollution and 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 authorised by the Lessor, and no additions or alterations 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.

M.


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6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee. Where more than one Lessee is concerned with same boundary mark the Officer authorised by the Lessor shall allocate this obligation suitably.

7. Three sets of the specifications, plans, elevations and sections as approved by the Local Authority/ Planning Authority shall be submitted to the Executive Engineer for record and to enable him to grant no objection.

THIRD SCHEDULE

(List of Obnoxious Industries)

1. Fertiliser Manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilisers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.
3. Ammonia Manufacture.
4. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire works.
11. Fat rendering.
12. Fat, tallows, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products or pyroxylin.
14. Pyroxylin manufacture.
15. Dye-Staff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.

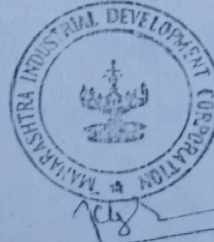
3.

14



18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon.
26. 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 & DELIVERED BY
 SHRI KAMLAKAR G. SAWANT THE
 REGIONAL OFFICER, THANE of
 the within named Maharashtra
 Industrial Development
 Corporation in the presence of



(K. G. SAWANT)
 Regional Officer,
 M. I. D. C. THANE-400 604.

1. Seed
 C.S.H. Kamble
2. Amh
 (P.Y. Havelcar)

The Common Seal of the
 abovenamed Lessee Messrs
 Sharp Tank & Structural Pvt.
 Limited was, pursuant to a
 Resolution of its Board of
 Directors passed in that
 behalf on the 12th day
 of MAY 1994
 affixed hereto in the
 presence of Shri V. Vijayan
 Nair
 Director of the Company who,
 in token of having affixed
 the Company's Seal hereto,
 has set his hand hereto, in
 the presence of :-

1. HK
2. RAwari

15

TRUE COPY

Seed
 AREA MANAGER
 REGIONAL OFFICE,
 M. I. D. C., THANE-400 604.

: महाराष्ट्र औद्योगिक विकास महामंडळ :

(महाराष्ट्र शासनाचा उपक्रम)

Possession Receipt

कब्जा पावतो

महाराष्ट्र औद्योगिक विकास महामंडळाच्या वतीने मी श्री. A. G. Gamare
आणि श्री/मेसर्स Sharp Tanks & Structures Private V. Vijayan Nair
Tarapur च्या वतीने श्री. Thane
यांनी आज Tarapur औद्योगिक क्षेत्राच्या J-195 जिल्हा
मधील 4076-02 चौरस मिटर क्षेत्रफळ असलेला भूखंड क्रमांक — हा, त्याची
भूखंडाच्या जागेवर प्रत्यक्ष मोजणी व सीमांकन केल्यानंतर, त्याचा कब्जा अनुक्रमे स्वाधीन केला व घेतला
आहे.

ठिकाण : Tarapur

दिनांक : 5-7-1992

श्री. A. G. Gamare यांनी ताबा दिला श्री. V. Vijayan Nair यांनी ताबा घेतला

SURVEYOR
Regional Office, I.D.C.,
MUMBAI-400 604.



[वाटपग्राही किंवा त्याच्या प्रतिनिधीची
सही व पदनाम]

१) स्वप्ना म. प्रपत्र खण्ड भूखंड रुद्रचरल प्र. प्र. लि.

या नावाच्या व वर्णनाच्या संस्थेच्या नावाने भागीदारीत धंदा करित असून त्यांचे नोंदणीकृत कार्यालय
~~३०१/व्हाइट रोज अपार्टमेंट, जेबी नगर, अधरी (पूर्व) मुंबई-५९~~ येथे आहे.

२) मेसर्स शार्प टँक्स अँड स्ट्रक्चरल प्रा. लि.

ही कंपनी, कंपनी अधिनियम, १९५६ साली नोंदणी केलेली कंपनी असून जिचे नोंदणीकृत कार्यालय
३०१/व्हाइट रोज अपार्टमेंट, जेबी नगर, अधरी (पूर्व) मुंबई-५९ येथे आहे.

या जमिनीचे वाटप दर चौरस मीटरला रु. १००/- या दराने संगणित करून अधिमुल्याची
रक्कम रु. ४०६६००/- यावयाच्या शर्तीस अधीन राहून आणि पुढील शर्तीना अधीन राहून
करण्यात येत आहे.

१) अर्जासोबत मिळालेली इसाऱ्याची रक्कम अधिमुल्याच्या रकमेत विनियोजित करण्यांत येईल.
वाटपप्राप्त प्लॉट मिळालेल्या व्यक्तिला हा आदेश मिळाल्यापासून ३० दिवसांच्या आंत अधिमुल्याची
राहिलेली रक्कम रु. १०६६००/- (रुपये एक लाख सात हजार सहाशे मात्र)
भरणी करावी.

म.औ.वि.म.



तीन

ex-K

महाराष्ट्र औद्योगिक विकास महामंडळ

[महाराष्ट्र शासनाचा उपक्रम]

दूरध्वनी : ६३२ ५४ ५१ / ५३

तार : परियाडेव्ह.

टेलिफॅक्स : ०११-३७८९

: पोचदेय नोंदणीकृत डाकेने :

मरोळ औद्योगिक क्षेत्र,
महाकाली रोड, अंधेरी (पूर्व),
मुंबई-४०० ०९३.

जावक क्रमांक : म.औ.वि.म. तारापूर/जे-१९५ / १५७६

दिनांक : - 4 JUN 1992

विषय : तारापूर औद्योगिक क्षेत्र.

येथील भूखंडाचे वाटप

संदर्भ : श्रीयुत/श्रीमती/सर्वश्री मे. झार्प टॅक्स अँड ट्रॅक्चरल प्रा. लि.

यांच्याकडून मिळालेले दिनांक १३-३-१९९२ चा अर्ज.

आदेश :

तारापूर औद्योगिक क्षेत्रातील भूखंड क्रमांक जे-१९५ चा / चे ४०७६.० चौरस मीटर क्षेत्रफळाच्या जमिनीचे वाटप पुढील व्यक्तित्ना करण्यास याद्वारे मान्यता देण्यांत येत आहे.

१) श्रीयुत/श्रीमती / कुमारी

हे सर्वश्री या नावाने मालक म्हणून व्यापार करित असून त्यांचे/तीचे कार्यालय येथे आहे.

२) सर्वश्री मे. झार्प टॅक्स अँड ट्रॅक्चरल प्रा. लि.

या नावाच्या व वर्णनाच्या संस्थेच्या नावाने भागीदारीत घंदा करित असून त्यांचे नोंदणीकृत कार्यालय ~~३०१/व्हाइट रोज अपार्टमेंट, जेबी नगर, अंधेरी (पूर्व) मुंबई-५९~~ येथे आहे.

३) मेसर्स झार्प टॅक्स अँड ट्रॅक्चरल प्रा. लि.

ही कंपनी, कंपनी अधिनियम, १९५६ साली नोंदणी केलेली कंपनी असून जिचे नोंदणीकृत कार्यालय ~~३०१/व्हाइट रोज अपार्टमेंट, जेबी नगर, अंधेरी (पूर्व) मुंबई-५९~~ येथे आहे.

या जमिनीचे वाटप दर चौरस मीटरला रु. १००/- या दराने संगणित करून अधिमूल्याची रक्कम रु. ४०७६००/- यावयाच्या शर्तीस अधीन राहून आणि पुढील शर्तीना अधीन राहून करण्यात येत आहे.

१) अर्जासोबत मिळालेली इवाच्याची रक्कम अधिमूल्याच्या रकमेत विनियोजित करण्यांत येईल. वाटपप्राप्त प्लॉट मिळालेल्या व्यक्तित्ना हा आदेश मिळाल्यापासून ३० दिवसांच्या आंत अधिमूल्याची राहिलेली रक्कम रु. १०७६००/- (रुपये एक लाख सात हजार सहाशे मात्र) भरावी लागेल.

२) वाटपप्राप्त व्यक्तित्ने अधिमूल्याची रक्कम वर नमूद केलेल्या कालावधीत भरण्यामध्ये कमीर केल्यास, कोणत्याही प्रकारची नोटीस न देता वाटप रद्द ठरविले जाईल.

३) वर उद्घृत केल्याप्रमाणे जर वाटप रद्द करण्यांत आले तर अर्जासोबत मिळालेली इवाच्याची संपूर्ण रक्कम जप्त करण्याचा महामंडळाचा अधिकार राहिल.

४) जमिन वाटपासाठी भाडेपट्ट्याच्या कराराच्या व त्यांच्या भाडेपट्ट्याच्या जोडण्यांत अंतर्भूत असलेल्या शर्ती व अटी लागू करण्यांत येतील आणि सारांशरूपाने त्या पुढील प्रमाणे आहेत.

1
MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Address :- Regional Office,
MIDC, Thane Region,
Office Complex Building,
1st floor, Near Wagle Estate,
Octroi Naka, Thane-400 604.

Phone : 5320703

No. MIDC/ROT/TRP/J-195/ 5527

Dated: 07 JUL 1994

Sub : Plot No. J-195

From Tarapur

Industrial Area-creation of mortgage / charge in respect of - -

Read : Letter dated the 2.2.94

from M/s Sharp Tanks &
Structurals Pvt. Ltd.

: CONSENT :

In pursuance of sub-clause (W) of clause 2 of the marginally

Lease dated the 16th day of
June 19 94

Lessee/

M/s Sharp Tanks & Structures
Structurals Pvt. Ltd.

Financial Institution :

Maharashtra State Financial Corporation

noted Lease dated the 16th
day of June 1994

executed by Maharashtra Industrial
Development Corporation in favour
of the Lessee/s consent is hereby
accorded to the mortgage/charge
by the Lessee/s of the Lessee's/
~~Lessee's~~ interest under the
aforesaid lease in favour of the marginally noted Financial Institution subject

to the following conditions :-

- (a) This Consent hereby granted is restricted for raising loan from MSFC. In case the Lessee/s proposes to raise any further or other loan on the security of the demised premises from any of the Financial Institutions / Banks or otherwise transfer or assign the same subject to what is stated in para 3 here under the Lessee/s shall have to make a fresh application for Consent.
- (b) That in the event of the Financial Institution selling the demised premises or any part thereof or having the same sold as aforesaid for realisation of the security the Financial Institution shall pay to the Corporation the entire amount of unearned income from the said plot of land (excluding the

..... 2



MIDC

No. MIDC/ROT/TRP/J-195/ 5528

Regional Office,
MIDC, Thane Region,
Office Complex Building,
1st floor, Near Wagle Estate,
Octroi Naka, Thane-400 604.

Date:- 7 JUL 1994

✓
To,

M/s Sharp Tanks & Structural Pvt. Ltd.
301, White Rose Apartments,
Shri Niwas Bagarka Marg,
J.B. Nagar, Andheri (East),
Bombay-400059.

Sub:- Tarapur Indl. Area

Plot No. J-195

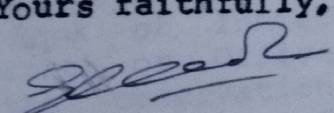
Deed of Confirmation.

Sir,

The Deed of Confirmation in respect of Plot No. J-195
in the Tarapur Industrial Area to be executed by and
between the Government of Maharashtra, M.I.D.C. and yourself
will be executed in due course.

Thanking you,

Yours faithfully,


(S.H. Kamble)
Area Manager.

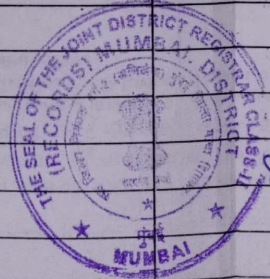
ये. का. मु. - २,००,०००/- E-2000 असेसमेंट अर्क (ई.३) २७
 शा. नि. म. वि., क्र. १९८४, दि. १०-१०-१४;
 गो. म. पुणे. क्र. अभिलेख/नोदणी/९३ मई/२०१९, दि. १८-१-२३ व
 क. का. ७/१५१६/१९ दि. २१-१-१९]

जि. ठोणे

सूची क्र. दोन INDEX No. II



१	२	३		४	५	६	दिनांक Date of		९	१०	११	१२
		हे./H.	आ./A				कलन दिल्याचा Execution	नोंदणीचा Registration				
आडेपट्टा	४०६६००/-	जमिन	जे १९६	मे. महाराष्ट्र इंडस्ट्रियल	मे. शोप टेक्स ऑन्स	१६/६/२०१९	२०१९	१९६३	१०	११	१२	
काढलधोरपुर्व	१८०२	तरापुर इंडस्ट्रियल	जे १९६	इंजलपमेंट कांप्युटेशन	स्क्रिप्टरलस प्रा. लि. च			१९६३				
X	X	जे १९६	जे १९६	चे रिजिनल ऑफिसर	सेचलक म्हणून -							
		जे १९६	जे १९६	म्हणून श्री. के. जी. सावंत	श्री. वि. विजयन नायर							
					श्री. १०२ इनमोड का.							
					ऑप. प्रो. जे. को. नागर							
					अंधेरी (पूर्व) मु. १९							
					X							



सत्य प्रत
 मलबरो १६/११/१९
 सहायक जिल्हा निबंधक
 वग-२ (अभिलेख),
 मुंबई जिल्हा.

अर्ज क्रमांक १००६२
 नांव...
 याचा त्वचे ता...
 अर्जांनुसारे मुंबई जिल्हा...
 दिनांक २६/६/१९५५
 मलबरो १६/११/१९
 सहायक जिल्हा निबंधक (अभिलेख)
 मुंबई जिल्हा