

RENT AGREEMENT

MIRAYA INDUSTRIES

VS

Olympia INDUSTRIES
LTD.

05/07/2019

[55. Months]

(i.e.) Feb. 2024

542/3577

Friday, July 05, 2019

4:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3976 दिनांक: 05/07/2019

गावाचे नाव: माहिम (प्रभाव क्षेत्र)

दस्तऐवजाचा अनुक्रमांक: पत्तर2-3577-2019

दस्तऐवजाचा प्रकार: 36-अ-लिक्व्ह अँड लायसन्सेस

गादर करणाऱ्याचे नाव: मेसर्स मीराया इंडस्ट्रिज तर्फे प्रो. प्रा. श्री. भरत के. शाह एच. यू. एफ. --

नोंदणी फी	रु. 500.00
दस्त ह्याताळणी फी	रु. 500.00
पृष्ठाची संख्या: 25	

एकूण:	रु. 1000.00
-------	-------------

आपणाम मूळ दस्त, धंबनेल प्रिंट, नूची-२ अंदाजे
5:07 PM ह्या वेळेस मिळेल.

S.R. Fakhari

दुय्यम निबंधक, पालघर क.

बाजार मुल्य: रु. 240000/-

मोबदला रु. 46468/-

भरलेले मुद्रांक शुल्क: रु. 6700/-

1) देयकाचा प्रकार: eChallan रकम: रु. 500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003691865201920E दिनांक: 05/07/2019

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0507201908002 दिनांक: 05/07/2019

विक्रेते नाव व पत्ता:

मुळ दस्त परत केला
Bharat K. Shah
पक्षकाराची सही



05/07/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि.पालघर-2

दस्त क्रमांक : 3577/2019

नोंदणी :

Regn:63m

गावाचे नाव : माहिम (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार	36-अ-लिष्क अंड लायसन्सेस
(2) मोबदला	46468
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	240000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मीजे माहीम, ता. व जि. पालघर येथील सर्वे नं. 441, हिस्सा नं. 2,4,6 या जमिनीवर बांधण्यात आलेल्या शेड चे क्षेत्र 750 चौ. याड हा या 55 महिन्याचा परवानापत्राचा विषय आहे. ((Survey Number : सर्वे नं ४४१, हिस्सा नं. २,४,६;))
(5) क्षेत्रफळ	1) 750 हेक्टर आर
(6) आकारणी किंदा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स ओबीम्पिया इंडस्ट्रिज लिमिटेड तर्फे सहकर्ता श्री. विजय गुल. बभाई पटेल -- वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-२०५, सिम्बोफाईन इंडस्ट्रियल इस्टेट, विरवानी इंडस्ट्रियल इस्टेट च्या मागे, गोरेगाव (पूर्व), मुंबई, प्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AOJPP7329A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स मीराया इंडस्ट्रिज तर्फे प्रो. प्रा. श्री. भरत के. शाह एच. यू. एफ. -- वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ५, शंकर दर्शन, विठ्ठलभाई रोड, विले पार्ले (पश्चिम), मुंबई, प्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	05/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	05/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	3577/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	500
(14) शेरा	

दुय्यम निबंधक पालघर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण चा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

CHALLAN
MTR Form Number-6



SRN	MH003691865201920E	BARCODE		Date	05/07/2019-15:35:53	Form ID	36A
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID (If Any)			
				PAN No.(If Applicable)	AOJPP7329A		
Office Name PLG2_PALGHAR 2 JOINT SUB REGISTRAR				Full Name	Ms Olympia Industries Ltd		
Location PALGHAR				Flat/Block No.	441		
Year 2019-2020 One Time				Premises/Building	3400/2088		
Account Head Details		Amount In Rs.		Road/Street	Mahir		
030046401 Stamp Duty		6700.00		Area/Locality	Palghar		
030063301 Registration Fee		500.00		Town/City/District			
				PIN	4 0 1 4 0 4		
				Remarks (If Any)	SecondPartyName=Ms Miraya Industries-		
				Amount In	Seven Thousand Two Hundred Rupees Only		
Total				Words	7,200.00		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref No	69103332019070514144 22203/838	
Cheque/DD No.				Bank Date	RBI Date	05/07/2019-15:36:25 Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

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Department ID: [blank] Mobile No: 0000000000
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
गटलन कलकड दुव्यग नलवतक कलरललत लोदणी कलरलतल वललललली ललगु आल. लोदणी ल कलरलतल वललललली लददर वललन ललगु





महाराष्ट्र MAHARASHTRA

© 2018 ©

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प्रधान मुद्रांक कार्यालय, मुंबई प.सू.वि.क्र. ८०००००३
10 MAY 2019
३ सक्षम अधिकारी

श्री. दि. ल. गवई

AGREEMENT FOR LEAVE & LICENSE

This Agreement for Leave & License is made and entered into at Palghar on this 5th day of July, 2019 Between **M/s. Olympia Industries Limited**, a Company incorporated under the Companies Act, 1956 and having registered office at **C-205, Synthofine Industrial Estate, behind Virwani Industrial Estate, Goregaon (East), Mumbai-400063**, hereinafter called "**THE LICENSOR**" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include its, Executors, Administrators and Assignees) of the **ONE PART**.

AND



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M/S. Miraya Industries, a Proprietorship concern having its registered office at 5, Shankar Darshan, Vithalbai Road, Ville Parle (West), Mumbai - 400056, Maharashtra, India Hereinafter called "**THE LICENSEE**" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include its Executors, Administrators and Assignees of the **OTHER PART**).

WHEREAS the said **M/s. Olympia Industries Limited** is absolute owner of the property situated at Survey No. 441, H. No. 2,4,6 Village - Mahim, Tal - Palghar, Dist - Palghar, Maharashtra - 401404 (hereinafter referred as "**Premises**").

AND WHEREAS the said **M/S. Miraya Industries** are desirous of having the premises made available to them on "LEAVE & LICENSE" basis for their warehouse/factory purpose. The respective parties have mutually negotiated and finalized terms and conditions of this Agreement of Leave & License of the above said premises. This Agreement for Leave & License is signed by the respective Parties, the same is effective from 1st July, 2019 ("Commencement Date") as mutually agreed upon by both the parties on the basis of terms & condition as recorded here under.

1. This Leave & License Agreement of the said premises, the Licensee shall use only the shedded area i.e. 750 sq. yards (Constructed) and empty plot/space area shall not form part of this agreement. This Agreement will come in effect from 1st July, 2019 to and will remain valid for a period of Fifty five (55) months from the Date of commencement. There will be lock in period of Thirty Three (33) months from the date of commencement.
2. The License hereby accepts from the Licensor the permission of License purely on temporary basis to use and occupy the said premises for Fifty five (55) months commencing from 1st July, 2019.
3. The Leave & License hereby Granted is for a period of Fifty five (55) months only.
4. The Licensee agrees and bind themselves to pay to the Licensor a sum of Rs. 40,000/- (Rupees Forty thousand Only) monthly compensation and Government Tax extra like GST as applicable at the time of payment towards use and occupation of the said premises and/or earlier vacation thereof, payable in advance of every month on above registered office address of Licensor the said compensation/License fees are including of monthly maintenance charges. All other charges like electricity, telephone, water bills, water tankers etc., will be borne by Licensee at actual.



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The monthly license fees will commence from 1st July, 2019 and there will be 7.5 % increase in rent after every Eleven (11) months. The compensation / license fee shall be charged by 100% Penalty after completing period of Fifty five (55) months, when licensee does not vacate unit without prejudice to the right of the Licensor to have the Licensee summarily removed from the said premises along with its belongings and paraphernalia on expiry of the aforesaid license period or earlier determination thereof in the manner provided hereinbelow. In case, the Licensee commits default in payment of the monthly compensation as aforesaid or commits breach of any terms, condition and covenants of this agreement, the licensor shall be entitled to revoke forthwith this "Leave & License" on immediate basis and in such an event the Licensee shall forthwith vacate the said premises with all its belongings and paraphernalia and in the event the Licensee fails to do so within 15 (fifteen) days of the termination of this Leave and License, the Licensor shall be entitled to have the Licensee summarily removed from the said premises along with the Licensee's belongings and paraphernalia.

5. The Licensee agreed and bind themselves to keep with the Licensor a sum of Rs.2,40,000/- (Rupees Two lakhs forty Thousand Only) as an interest free security deposit which will be refundable to the licensee at the time of expiry/ termination of this contract and confirmation of the dues payable to the M.S.E.D.C.L and other such authorized and on vacating the premises in original condition, the Licensee will provide the Licensor with a proof of the payment of the electric bill, telephone bill and water bill the Licensee retains the right to keep vacant premises free of cost until the Licensor returns the Security deposit on expiry / termination of this contract.

6. The Licensor has provided 65 HP electric power connections for Lighting and Ind. Purpose within the premises as agreed upon. Any penalty for extra load imposed by M.S.E.D.C.L during the Licensed period for any reason will be paid by the Licensee.

7. The Licensee shall be allowed to make only such variation, alteration in the licensed premises which are not related to the main structure prior consent in written and approval / premises from the Licensor and other authority. The Licensee shall apply for necessary registration like sales tax, factory, shops and establishment Act with Government or private bodies and metal cutting License, Central excise as per required for their Business with intimation to the Licensor.

8. The Licensee shall not to keep the Hazardous or Inflammable or illegal Goods or articles in the said premises. The Licensee shall not cause any nuisance or annoyance to the occupation of the adjoining premises.

9. That this Agreement does not create nor it, is intended to create any tenancy or sub tenancy or the Licensee shall not claim any right to tenancy of any other rights in respect of the use of the said premises, it being hereby expressly agreed that the Licensee's status under this Agreement shall be that of mere "LICENSEE" and nothing more.



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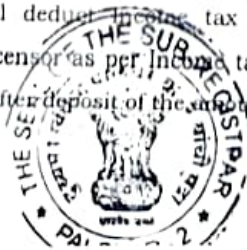
पत्र - २

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10. It is agreed by and between the Licensor and Licensee that both the parties are authorized to terminate this agreement by giving two (2) Month's notice to either parties, after completion of thirty three (33) months.
11. That the Licensee shall not do or cause to be done anything in the said premises which shall be breach of the terms and condition of the bye-laws, rules & regulation of the said Bldg or authorities. The Licensee shall not do or attempt to do or cause to be done anything, which may or is likely to jeopardize or prejudice the interest of the Licensor as the owner of the said premises.
12. The Licensee shall not assign or transfer the License granted here in or sub License or under let the use of the said premises or any part thereof to any person or any ground under any circumstance whatsoever during the continuation of this License. In this respect it is hereby expressly agreed that the License for the use of this said premises hereby granted to the Licensee is not transferable but it is personal and the Licensee's shall not acquire an interest or right in the said premises save and except as may be created only under this Agreement.
13. The Licensee hereby confirms that they have received the said premises in good order and condition. It is hereby agreed, confirmed and declared that the licensee is in formal possession of the said premises, however, the licensor alone is in physical and absolute control of the said Premises.
14. The Licensee indemnities the Licensor from all and any action arising out of any act of the Licensee and against any accidents, workers strike and any action initiated by Licensee's creditors or any of the statutory authorities, agencies etc. and agree to compensate for the monetary damages suffered by the Licensor. However the Licensee is not liable for any damages to the premises occurring from natural disasters or any acts beyond the Licensee's control like war earthquake, stroke etc., as well as from inevitable changes occurring from ordinary use and occupation.
15. The Licensee agrees to keep the licensed premises sufficiently insured against fire and accident by suitable insurance policy of and of the nationalized insurance company and indemnifies the licensor against any action/losses arising out of such causes.
16. The Licensor shall provide to the Licensee necessary documents, his consent and N.O.C. for obtaining any Industrial, Municipal etc. permission required for the Licensee's Business. The Licensee agreed to keep the Licensor indemnified, against any action arising out of License failure to fulfill any of obligations under the terms of such registration.
17. The licensee will deduct income tax (if applicable) from, the payment of compensation to the Licensor as per Income tax Act, 1961, and will issue I.T. T.D.S. certificate immediately after deposit of the amount with the Government.



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18. The Licensee confirms that the Licensee has no right, title or interest of any nature whatsoever in the Licensed premises of any part thereof which is given for use occupation by the licensor to the Licensee and his Licensee shall not now or at any time in future claim any tenancy rights or any other rights in the said licensed premises and it is very clearly agreed and understood between the parties that the Licensee is only entitled to use of the said premises as a Licensee and no other rights are created in the licensed premises.
19. It is further agreed that nothing in this Agreement shall be deemed to be constructed as subletting of the premises or creating any rights in the Licensed premises in favour of the Licensee. If any enactment comes in to force informing any rights, in favour of the Licensee this Agreement shall ipso facto come to an end one day prior to such enactment coming in to force.
20. The parties further agree that without prejudice to the rights and legal remedies the licensor shall be entitled to the extent of the actual loss, out of the security deposit amount of Rs.2,40,000/- (Rupees Two Lakhs and Forty Thousand only) on default or breach of the terms and condition of this Agreement committed by the Licensee in the event if breach is not rectified by him at his cost within period of Thirty days from the date of the Licensor giving notice to the Licensee to rectify the same. The Licensee shall make good all the losses to the Licensor arising out of such default or given repossession of unit.
21. The Licensee hereby confirm to give back unit possession in good conditions and repaired if it is damaged to floor, wall or shed etc., of unit or compensate for the same.
22. The Licensee shall allow free and uninterrupted access to Licensor through its Director(s), Executives or any other Authorized Representative after giving an advance intimation of 24 (twenty-four) hours and it is further agreed that the actual and juridical possession of the said premises shall always continue to remain with the Licensor. The Licensor can also have access to its documents or records maintained in the said premises.
23. Both the parties shall pay the Stamp duty and registration charges equally.
24. This Agreement is governed by the Maharashtra Rent control Act, 1999 insofar as they apply to leave and license arrangement.
25. The competent authority/courts of Mumbai will have exclusive jurisdiction over any dispute arising hereunder this agreement.

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पत्र - २
३५७/२०१९
७ - २५

18. The Licensee confirms that the Licensee has no right, title or interest of any nature whatsoever in the Licensed premises of any part thereof which is given for use occupation by the licensor to the Licensee and his Licensee shall not now or at any time in future claim any tenancy rights or any other rights in the said licensed premises and it is very clearly agreed and understood between the parties that the Licensee is only entitled to use of the said premises as a Licensee and no other rights are created in the licensed premises.
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पलर - २
३५५७/२०१९
८-२५

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands on the day and year first here above written.

SIGNED SEALED AND DELIVERED
BY within named LICENSOR
M/S. OLYMPIA INDUSTRIES LTD.
By Authorised Signatory,
MR. Vijay Gulabbhai Patel
In presence of


Vijay Patel



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SIGNED SEALED AND DELIVERED
BY within named LICENSEE
M/s. Miraya Industries
By its Proprietor,
MR. Bharat K Shah H.U.F
In presence of


Bharat K. Shah



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पलर - २
३५७७/२०१२
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RECEIPT

Received with thanks from **M/S. Miraya Industries**, a sum of Rs. 2,40,000/- (Rupees Two Lakhs and Forty Thousand only) as an interest free security deposit for hereinabove mentioned premises situated at Survey No. 441, H. No. 2,4,5 Village - Mahim, Tal - Palghar, Dist - Thane as per details given hereunder:-

Cheque No. 000250 Date: 25/06/2019 Drawn on Bank of Baroda

I say received



(M/s. Olympia Industries Limited)

WITNESS :-

1. *Pethum*
2. *M/S Olympia Industries*





Maharashtra State Electricity Distribution Co. Ltd.
BILL OF SUPPLY FOR THE MONTH OF May 2019

000000408379023
 GSTIN: 27AA ECM2933K1ZB Website: www.mahadiscom.in HSN CODE: 27160000
 PALGHAR CIRCLE : 541 PALGHAR DIVISION : 543 PALGHAR S/DN. : 162

Consumer No. : 004960009008
 Consumer Name : M/S OLYMPIA INDUSTRIES LIMITED.
 Address : SYNO441PLOTNO3BIDCO
 CHINTUPADATAL PLGD THANE

Village : CHINTUPADATAL Pincode : 401404

BILL DATE	06-05-2019	0,400.00
DUE DATE	20-05-2019	0,400.00
IF PAID-UP TO	13-05-2019	8,400.00
IF PAID-AFTER	20-05-2019	0,550.00
Last Receipt No./Date	/27-04-2019	
Last Month Payment	8,120.00	
Scale / Sector	Large Scale /Private Sector	

Email ID :	9324381314	Meter No.:	055-MHD07440	Activity :	
Mobile No. :	36 LT-V B II	Connected Load (KW):	65.00 HP	Seasonal :	N
Tariff :	54.00	50% of Con. Demand(KVA) :	27.00	Urban/Rural Flag :	U
Contract Demand (KVA) :	4162443	PC-MR-ROUTE-SEQ :	00-40-1000-2000	Feeder Voltage (KV) :	11
DTC :				BU :	4162
Date of Connection : 14-05-1999	Supply at : LT	Category :	Elec. Duty : 10	GSTIN :	
Prev. Highest (Mth) : Jan	Security Deposit Held Rs : 65,460.00	Bill Demand (KVA) :	22	PAN :	8466/2019
Bank Guarantee Rs. 0.00		Add. S.D. Demanded Rs :	00.00		
		S.D. Arrears Rs. :	00.00		

LIS Indicator :
पलर - २००
 PAN: 8466/2019
 90-24

BILLING HISTORY

Bill Month	Consumption (Units)	Bill Demand (KVA)	Bill Amount
Apr 2019	0		226,160.00
Mar 2019	2		226,531.50
Feb 2019	515		2211,835.88
Jan 2019	978		2215,974.65
Dec 2018	640		2212,103.89
Nov 2018	251		228,738.43
Oct 2018	180		228,121.52
Sep 2018	185		225,579.59
Aug 2018	244		225,988.59
Jul 2018	178		225,674.53
Jun 2018	127		225,149.60
May 2018	98		225,028.94

CUSTOMER CARE Toll Free

No.
 1912, 1800 102 3435,
 1800-233-3435

आता नवीन औद्योगिक वीज जोडणी अधिक सुलभतेने
Ease of doing business
मधीन वीज जोडणीसाठी
गटव करवळ घेऊन घटवणे वजादी
 मालकी हक्क / जोडणीसाठीचा पराम
 निव्वळ प्रतीक वेदाचे प्रमाणपर
 सर्व प्रक्रिया ऑनलाईन चालू पावू. (विशेष वीज जोडणी)

Important Message
 Consumers can pay online using Net Banking, Credit/Debit cards at <https://www.mahadiscom.in/wss/wss> for registration.
 Update your E-mail id and mobile number to Circle office for receiving prompt alerts through SMS.
 Update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
 HT Consumer is operational for HT Consumers. Please contact htconsumer@mahadiscom.in for any clarification/query.



ग्रामपंचायत कार्यालय माहीम

ता. व जि. पालघर.

चेक मिळाल्याची पावती

1-10 GHARPATTA -
PALGHAR -
- 2018 -

पावती नंबर 289

श्री. से. डालमिया इंडस्ट्रीज लि घर नं. 3011
वेमना/घरपट्टी/पाळगाड साठी भारतीय स्टेट बँक मुंबई

पलर - 3
34001 22
याजफेडून
92 - 54

या बँकेचा चेकचा चेक नं. 828/02 दिनांक 24/12/09/10 रक्कम रु. 93820/-

(अक्षरी रु. तेरा हजार चारशे कोणशे मोल) मात्र या चेक मिळाला.

चेक बटल्यानंतर ही पावती हजर केल्यावर पक्की पावती मिळेल. आमासी आहोत!

दिनांक 24/12/09/10

ग्रा. वि. अ. / लिपिक
ग्रामपंचायत माहीम

ग्रामपंचायत टॅक्स फी अगार येण असलेल्या रकमाबाबत वील
मुदतीत ग्रामपंचायत कार्यालय 1994 कलम 129 (1) अन्वये

58

ग्रामपंचायत माहीम, तालुका व जिल्हा पालघर

श्री. से. डालमिया इंडस्ट्रीज लि
घर नं. 3011

टॅक्स फी अगार	ज्या मुदतीत आपणास असेल ती मुदत	टॅक्स फी अगार इतर येण्याची फी		
		आगील	चालू	एकूण
घरपट्टी	1 एप्रिल 96		93820	93820
			24	24
			24	24
			93848	93848



1) वर नमूद केलेली टॅक्स फी अगार इतर येण्याची रक्कम आपलेकडून पंचायतीस
जम आहे त्याची कृपया देखील घ्यावी. वील मिळाल्यापासून पंधरा (15) दिवसांचे
आपण सदर रक्कम पंचायतीस द्यावी, अशी आपणास विनंती आहे.
2) जर सदर रक्कम आपण वर निर्दिष्ट केलेल्या मुदतीत दिली नाही तर सन
1994 च्या मुदतीत ग्रामपंचायत कार्यालय 1994 च्या कलम 129 (2) अन्वये मागणी
द्वारे तुमचे वजावण्यात येईल आणि त्यावरून सदर रक्कम तुम्ही पंचायतीस
द्वारे वजावण्यात येईल आणि त्यावरून सदर रक्कम तुम्ही पंचायतीस

गाव नमुना सात

५।

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदबद्धा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

तालुका :- पालघर

जिल्हा :- पालघर

दिनांक :- 05/07/2017 पर्यंत अदयावत

गाव :- माहीम

गट क्रमांक व उपविभाग 441/3	मुघाळा पद्धती भोगवट्याचे वर्ग - 1	भोगवट्याचे नाव	क्षेत्र	आकार आणि पै	पो.छ.	फे.फा	छाते क्रमांक	
शेतदार स्वामिनीक नाव	मे. ऑलम्पीया इन्स्ट्रुमेंट लिमिटेड		0.12.75			29926	3376	
क्षेत्र एकक	हे.आर.ची.मी						कुळाचे नाव	
बिन रोटी	0.12.75						इतर अधिकार	
बिन रोटी	133.90						इतर	
आकारणी							बिनरोटी आवेशातील अटी व शर्ती लागू (1)	
केम्पल क्रमांक	20791						इतर	
विरासत	-						जुना सं.नं./हिस्सा नं.4411 (23474)	
बलासत	-							
तरी	-							
सकल	-							
इतर	-							
रुग्ण क्षेत्र	-							
पोस्टकार्ड (सागबंदीस अयोग्य)								
वर्ग (म)	-							
वर्ग (श)	-							
रुग्ण पो.छ	0.00.00							
दुसरी किंवा तिसरी								
अकारणी								
							सीमा आणि भुमापन चिन्हे	
(20796),(20919),(20920),(29926)								

गाव नमुना बारा

दिनांक :- 05/07/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदबद्धा (करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

जिल्हा :- पालघर

गाव :- माहीम

तालुका :- पालघर

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र				
		जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित					पिकाचे नाव	जल सिंचित	अजल सिंचित
2013-14	संपूर्ण वर्ष									बिनरोती	0.1275		
2014-15	संपूर्ण वर्ष									बिनरोती	0.1275		
2015-16	संपूर्ण वर्ष									बिनरोती	0.1275		



तलाठी सजा माहीम
ता. पालघर

28-Nov-18

SALE DEED - II

[Transferred from
Director's Name into
Company Name]

नवकाल अर्ज क्रमांक: 4.1.32.1901

84/0

इतर पावती

Original/Duplicate

05/05/1988

Tuesday, 17 November 2015 4:33

नोंदणी क्र.: 39म

PM

Regn.: 39M

पावती क्र.: 9903 दिनांक: 17/11/2015

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पलर-0-2015

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: विजय पटेल

वर्णन 467/1988 पाने 22

दासताचे परत

रु. 110.00

एकूण:

रु. 110.00

Sub Registrar Palghar

दुय्यम निबंधक पालघर

1); देयकाचा प्रकार: By Cash रकम: रु 110/-

ET
CC

(Stamp & Seal)

विषयी कळविले गेलेल्या न. ३९९... दिनांक र... पत्रावर
अन्वित बलवेक कपूर पुणे... असे. के. पी. कुंभार
ता. २०... माहे... ३... सन १९८८

दि. ०.०. शुभसादे
हेंच पत्र...

sd -
st -
sd -

BENAMI TRANSFER FORM, 1,22,000/-

THIS INDENTURE made at Palghar, this 5th
day of May 1988 BETWEEN 1) Shri Somchand
Bhimai Visaria, 2) Shri Anil Somchand
Visaria 3) Shri Ashwin Baldev Kapoor &
4) Shri Anil Baldev Kapoor, 88 Vithal Wadi,
1st Floor, Room No.5, Kalbadevi, Bombay-
400 002, hereinafter called the "TRANSFERORS
(which expression shall unless repugnant
to the context or meaning thereof, be deemed
to mean and include the said firm and the
Partners from time to time and at all times

- 2 -

constituting the said firm, the survivor
or survivors, their heirs, executors,
administrators of such survivors, their
his or her assigns) of the ONE PART

AND M/s. Double A. Twisters Pvt. Ltd.,

88 Vichalwadi Kurlbade' 4

Bombay 40002

hereinafter called the "TRANSFEREE" (which
expression shall unless repugnant to the
context or meaning thereof, be deemed to
mean and include his/her/their heirs,
executors and assigns, on execution of
these presents the survivor/s of them and
their heirs, executors, administrators of
such survivors, their, his, her assigns)
of the ONE PART,

..3/-



+ 31 2215

R

Can stamp Rs. 50/-

विद्यो कचेरी वाठारा प्र.सं. 304... किल्ला व. पन्नामी
अनील बलदेव कुमारे पुनर्वास्तो के पी. कपूर
हा. ... 6... गहरे ... 2... एत 1977

50/- D.D. Ahmed
हस्त बंध



-3-

WHEREAS:

5/-
2/-
5/-

- 1) The Transferor are absolutely seized and possessed of or otherwise well and sufficiently entitled to all non-agricultural piece or parcels of land, hereditaments and premises situate, lying and being at Village Mahim, Taluka Palghar, Dist-Thane and more particularly described in the First Schedule written (hereinafter referred to as "the said premises").
- 2) The Transferor have purchased the said property from the Original Vendor M/s. Palghar Land Development Corporation by a Registered Deed of conveyance

... 4/-

slr bearing S.No.1060/87 dt.7th October
1987 and more particularly described
slr in the Second Schedule hereunder and
slr to execute these presents in respect
of the said premises alongwith the
approved plinth area as per the Plan
approved by the Additional Collector
Thane, for Industrial use vide Order
No.REV/DESK/Y/E/VIII/MAP/SR/11/87
dt.22nd May 1987.

- 3). As per the said order dated 22nd May
1987, the said lands more particular
ly described in the First Schedule
hereunder written are sub-divided in-
to several plots for Industrial use
gardens, C.F.C. with provisions of
Roads etc.,



3) The Transferors are the Directors/
/Promoters M/s. Double A. Twisters Pvt
Ltd., The conveyance was made by the
st transferee, namely, (1) Shri Somchand
st Bhismi Visaria (2) Shri Anil Somchand
st Visaria (3) Shri Ashwin Baldev Kapoor
& (4) Shri Anil Baldev Kapoor, and
payment of Rs. 1,22,000/- was paid by the
by the Transferees (i.e. M/s. Double

A. Twisters Pvt. Ltd.) firm to M/s. and
it was purchased in the name of Transfers some
Palghar Land Development Corporation,
Circum as now it is being transfer by the
for the sake of brevity.
my of Bureau transferred the deed.

The Transferor doth hereby admit and acknow-
-ledge and of and from the same and every
part thereof doth forever acquit, release
and discharge the Transferee. The Transferor
doth hereby grant, sell, release, convey and
assure unto the Transferee/s forever all the
said sub-divided Plot No. 3 situate at Village
Main, Taluka Palghar, in the Registration
District and SubDistrict of Thane, in the
State of Maharashtra and more particularly
described in the Second Schedule hereunder
written TOGETHER WITH all the singular hou-
-ses, outhouses, edifices, building, courts
way paths, passages, common gullies, wells,
waters, water-courses, advantages, rights
members and appurtenances whatsoever to the
said sub-divided Plot No. 3 or any part
thereof belonging to or in anywise appearing
to or with the same or any part thereof
now at any time heretofore usually held, used
occupied or enjoyed therewith or reputed or
known as part or member thereof to belong
or be appurtenant thereto, AND ALL the estate

ISIRAR
★

right, benefits, claims and demands whatsoever at law and in equity of the Transferor into out of or upon the said Sub-divided Plot No.3 or any part thereof TO HAVE AND TO HOLD all and singular the said sub-divided Plot No.3 hereby granted released, conveyed and assured or intended or expressed so as to be with their and every of their rights, members and appurtenances unto and to the use and benefits of the Transferee/s forever SUBJECT TO the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or the Gram Panchayat or other Local Bodies or any other Public Body or Authority in respect thereof AND ALSO SUBJECT TO the terms and conditions of the said Order dt.22nd May 1987 passed by the Additional Collector, Thane AND the Transferor doth hereby for themselves for their heirs, executors and administrators, covenant with the Transferee/ that notwithstanding any act, deed, matter or thing whatsoever by Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary they the Transferor now hath in themselves good right, full power and absolute authority to grant, release, and assure

the said Sub-divided Plot No.3 hereby granted, released by way of Benami Transfers assured or intended and to be unto and to the use of the Transferee/s in manner aforesaid AND THAT it shall be lawful for the Transferee/s and from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy and possess and enjoy the said sub-divided Plot No.3; hereby granted with their appurtenances and receive the rents, issue and profits thereof and of every part thereof and for and to their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Transferor of, from or by any person or persons, lawfully or equitably claiming or to claim by, from under or in trust for them and further that the Transferor and all persons having or lawfully or equitably claiming any estate right, title or interest at Law or in equity of the said Sub-Divided Plot No.3 hereby granted, released, conveyed, assured or intended so to be or in any part thereof by, from under or in trust for them the transferor shall and will from time to time and at all times hereafter at the request and cost of the Transferee/s do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the better, further and more

sd/
sd/
sd/

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sd/



particularly and absolutely granting, releasing, conveying and assuring the said Sub-Divided Plot No.3 and every part thereof hereby granted, released, conveyed and assured unto and to the use of the Transferee in manner aforesaid of as shall or may be reasonably required by the Transferee, their heirs, executors, administrators or assigns or his or their counsel in law and the Transferees do hereby covenant with the Transferors and said M/s. Palghar Land Development Corporation., that the Transferees/s shall at their own costs duly and comply with the terms and conditions of the said Order dated 22nd May 1987 of the Additional Collector, Thane.

st-
st-
st-

IN WITNESS WHEREOF the Transferor have hereto set and subscribed their hands and seals the day and year first hereinabove mention.

st-
st-
st-

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of grass land situate, lying and being at Mouje/Village Mahim, Taluka Palghar, Dist-Thane and admeasuring about 27734 Sq.Mtrs. and bearing Survey No.441, H.No.2,4,6 of Village Mahim, Taluka Palghar, Dist-Thane.

st-
st-
st-

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces of land, situate, lying and being at Mouje/Village Mahim, Tal-Palghar, Dist-Thane, bearing Sub-divided Plot No.3, admeasuring 1275 Sq.Mtrs, or thereabouts which interlia forms part of



sd-
sd-
sd-

land described in the First Schedule here-
-inabove written with the limits of Gram
Panchayat at Mahim, Registration Sub-
District and District of Thane, approved
by the Additional Collector, Thane, vide
Order No. REV/DESK/I/T/VIII/MAP/SR/11/87
dated 22nd May 1987 and bounded as under:

- On or towards the EAST by : Road
- On or towards the WEST by : Road
- On or towards the NORTH by : Road
- On or towards the SOUTH by : Open Land

sd-
sd-
sd-

SIGNED SEALED AND DELIVERED BY)
the withinnamed, TRANSFERORS)
Shri Somchand B. Visaria, s.d. Somchand Visaria
Shri Anil S. Visaria, s.d. Anil S. Visaria
Shri Ashwin B. Kapoor, & s.d. Ashwin B. Kapoor
Shri Anil B. Kapoor s.d. Anil B. Kapoor
in the presence of
s.d. D. K. Bane



SIGNED SEALED AND DELIVERED BY)
the withinnamed, the TRANSFEREE)
M/s. Double A. Twisters Pvt. Ltd.)
in the presence of)
s.d. D. K. Bane
Double A. Twisters Pvt. Ltd.
s.d. A. B. Kapur
Directr

संख्या नं०-४६२-४६३
 सन १९८८ जे. ६
 तारखेत १० २ दरम्यान
 जाल सारणी बुध्यम निबंधक याचे
 फंक्शरीत आणून दिला.
 Double A डिपॉझिटर फ्ल ५०.
 स/ A. B. Kuper
 Director

स/ C. P. PATIL
 बुध्यम निबंधक-पालक

प्रमाण	६. ४३
.....
.....	..... १२४०-००
.....
(.....)
.....	..... ८-००
.....	..... १-००
.....	..... १-००
.....	..... १०-००
.....	..... १२६०-००

स/ C. P. PATIL
 बुध्यम निबंधक पालक

- १) श्री सोमचंद भिमेशी विकारिया ५१
 - २) श्री कनक सोमचंद विकारिया २७
 - ३) श्री. हाशिके बाळुदेव कपूर ३८
 - ४) " कनक बाळुदेव कपूर ३० व १०
- व्यापार २१० ८८ विठ्ठलवाडी काठबादेवी.
 मुंबई ४०००२.
- ५) मेजर डबल स्विकर ५१० लिचे
 डायरेक्टर श्री. कनक कपूर व. मुंबई.
 ४०००२.



स्तंभेज करून देणार

 वास्तविक खेळानी

- १) स/ - Sum Chand Bhimji
- २) श्री - कनक कपूर सोमचंद
- ३) स/ - A. B. Kuper
- ४) स/ - A. B. Kuper

10
दो वर लव बाग

न्योन नानघट वसईरोटे

अस निवेदन करीत आहोती
की, ते दफतरेवज करून
इनामदा उपरोक्त इनामदा
व्यावहारिक: जाणतात व त्यांचे
ओळख वाढवितात.

स- D. L. Bane

21/11/15

Sd/- C. P. PATIL

दुय्यम निबंधक पालघर

पुरतक क्रमांक.....चे

११०० क्रमांकाचे २...ते

१०...३५५५

असावेकर सोदता.

श्री. नि. म. पाटील
दुय्यम निबंधक,

सारीस ३० जाहेप

सन १९८८



खरी नव

दुय्यम निबंधक पालघर

सदरहु नक्कल श्री. नि. म. पाटील

याचा अर्ज क्र. १९३२/२००५ अन्वये

यांना दिली असे 17 NOV 2015

MW

दुय्यम निबंधक पालघर 12/11/15

खरी नक्कल

दुय्यम निबंधक पालघर 12/11/15



PROPERTY TAX
2020



नमुना ९ (क)
[नियम ३२(५) पहा]
करांची मागणी पावती

ग्रामपंचायत : माहीम, ता.पालघर, जि.पालघर
सन : २०१९-२०२०

वुक नं : ४५ वील नं : ३१
घर क्र : ३९८८ दिनांक : १८/०६/२०१९
श्री/श्रीमती ऑल्पीया इंडस्ट्रिज लि.

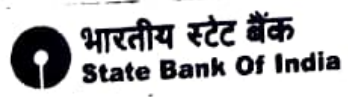
अ.नं	कराचे नांव	वसूल पात्र रकमा		
		मागील वाकी	घालू कर	एकूण रक्कम
१	घरपट्टी	१३४२९.००	१३४२९.००	२६८५८.००
२	सा.आ.रक्षण कर	२५.००	२५.००	५०.००
३	दिवावती कर	२५.००	२५.००	५०.००
४	सार्व/पाणीपट्टी	०.००	०.००	०.००
५	५ टक्के दंड	०.००	०.००	०.००
६		०१-०५-२०१८	०१-०५-२०१९	
७		३१-०३-२०१९	३१-०३-२०२०	
८				
९				
१०				
११	एकूण	२६९५८.००	१३४७९.००	२६९५८.००

हे विल आपणास प्राप्त झाल्यापासून देय रकमांचे भरणे दिवसांचे आत करावा अन्यथा ग्रामपंचायत अधिनियमाच्या कलम क.१२९(२) अन्वये आपल्यावर मागणी वजावण्यात येईल

ग्रामविकास अधिकारी
ग्रामपंचायत माहीम

सरपंच

Software Designed by Affinity Software For any Software Solution Please contact : 0022482706



(31282) - COMMERCIAL BR. FORT MUMBAI
GROUND FLOOR, GRESHAM HOUSE SIR PM ROAD
MUMBAI 400001
Tel: 22-22660814 Fax: 22660875 IFS Code: SBIN0031282

21/02/19
D D M M Y Y Y Y

PAY Grampanchayat mahim
रुपये RUPEES Twenty Six Thousand Nine hundred
fifty eight only
अदा करे ₹ 26,958.00

VALID UPTO ₹ 50 LACS AT NON-HOME BRANCH

62450473857

CC ACCOUNT
PREFIX:
0438200012

Airforce

OLYMPIA INDUSTRIES LIMITED

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI



ग्रामपंचायत कार्यालय माहीम

ता. पालघर, जि. ठाणे

चेक मिळाल्याची पावती

पावती नंबर

165

श्री. अल्पीया इंडस्ट्रिज लि. घर: 3222 यांजकडून

देणगी/घरपट्टी/गाळाभाई साठी भारतीय स्टेट बँक - ठाणे

या बँकेचा चेकचा चेक नं. 332882 दिनांक 20/02/2020 रक्कम रु. 28,942/-

(अक्षरी रु. स्वीस हजार नऊशे अष्टावगण मूण) मात्र चा चेक मिळाला.

चेक वटल्यानंतर ही पावती हजर केल्यावर पक्की पावती मिळेल. आभारी आहोत!

दिनांक 28/02/2020

ग्रा. नि. अ. लिपिक
ग्रामपंचायत माहीम

PROPERTY TA
PAID 2019
2020



नमुना ९ (क)

[नियम ३२(५) पहा]

करांची मागणी पावती

ग्रामपंचायत ४ माहीम, ता.पालघर, जि.पालघर

सन २०१९-२०२०

वुक नं : ४५ वील नं : ३१
घर क्र : ३९८८ दिनांक : १८/०६/२०१९
श्री/श्रीमती ऑल्पीया इंडस्ट्रिज लि.

अ.नं	कराचे नांव	वसूल पात्र रकमा		
		मागील वाकी	चालू कर	एकूण रक्कम
१	घरपट्टी	१३४२९.००	१३४२९.००	२६८५८.००
२	सा.आ.रक्षण कर	२५.००	२५.००	५०.००
३	दिवावती कर	२५.००	२५.००	५०.००
४	सार्व/पाणीपट्टी	०.००	०.००	०.००
५	५ टक्के दंड	०.००	०.००	०.००
६		०१-०५-२०१८	०१-०५-२०१९	
७		३१-०३-२०१९	३१-०३-२०२०	
८				
९				
१०				
११	एकूण	२६९५८.००	१३४७९.००	२६९५८.००

हे विल आपणास प्राप्त झाल्यापासून देय रकमांचे भरणा दिवसांचे आत करावा अन्यथा ग्रामपंचायत अधिनियमाच्या कलम क्र.१२९(२) अन्वये आपल्यावर मागणी बजावण्यात येईल

नोटीस

[OFF. COPY]

तलाठी कार्यालय माहीम

ता.जि. पालघर

दि. २६/१२/२०१९

MEHSUL TAX
2020

श्री. मे. डॉल्मपिया इंडस्ट्रीज लि.
रा. दिवाण उद्योग नगर

आपणांस याद्वारे नोटीस देणेत येते की, आपले नावे मोजे - माहीम
ता. पालघर, येथे खाते क्र. २३३८...सं. ५५१/३ ची बिनशेती जमीन आहे. सदर
जमिनीचा बिनशेती जमीन महसुल सन २०१९-२० चे रक्कम रु. ३४५२००/- येणे बाकी
आहे. तरी सदर रक्कम त्वरीत भरणेस विनंती. अन्यथा सक्तीचे उपायाने वसुल करणेत येईल
याची नोंद घ्यावी. वसुलीची रक्कम रोख अथवा चेकने Govt. Maha Grass यांचे नावे देणेत
यावी.

तलाठी सजा माहीम
ता. पालघर



(31282) - COMMERCIAL BR. FORT MUMBAI
GROUND FLOOR, GRESHAM HOUSE SIR PM ROAD
MUMBAI 400001
Tel: 22-22660814 Fax: 22660875 IFS Code: SBIN0031282

वैधता ३ महिने ३ महिने वैधता ३ महिने
09 01 20 20
D D M M Y Y Y Y

PAY Govt Maha Grass
रुपये RUPEES Thirty four thousand four
hundred seventy only

को या उनके आदेश पर OR ORDER

अदा करे ₹ 3442000

VALID UPTO ₹ 50 LACS AT NON-HOME BRANCH

62450473857

CC ACCOUNT
PREFIX:
0438200012

Handwritten signature

OLYMPIA INDUSTRIES LIMITED

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 338305⑈ 400002399⑈ 000037⑈ 30

Handwritten signature
31/12/20
तलाठी सजा माहीम
ता. पालघर
DANDEEP DALVE

13-09-2019

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- माहीम

तालुका :- पालघर

जिल्हा :- पालघर

दिनांक:- 05/07/2017 पर्यंत अद्ययावत

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नाव	क्षेत्र	आकार आणि पै	पो.ख.	फ.फा	खाते क्रमांक
441/3	भोगवटदार वर्ग - 1	मे. ऑलम्पीया इन्स्ट्रोज लिमिटेड	0.12.75	(29926)			3376
शेतीचे स्थानिक नांव							कुळाचे नाव
क्षेत्र एकक	हे.आर.चौ.मी						इतर अधिकार
बिन शेती	0.12.75						इतर
बिन शेती	133.90						बिनशेती आदेशातील अटी व शर्ती लागू (1)
आकारणी							इतर
फेरफार क्रमांक	20791						जुना स.न./हिस्सा न.441१ (23474)
जिरायत	-						
भागायत	-						
तरी	-						
वकस	-						
इतर	-						
एकुण क्षेत्र	-						
पोटाबराव (लागवडीस अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुण पो ख	0.00.00						
बुडी किंवा विरोध	-						
आकारणी							
		(20796),(20919),(20920),(29926)					सीमा आणि भुमापन विन्हे

गाव नमुना बारा

दिनांक:- 05/07/2017 पर्यंत अद्ययावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव: माहीम

तालुका: पालघर

जिल्हा: पालघर

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील							निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित					
2013-14	संपूर्ण वर्ष									बिनशेती	0.1275		
2014-15	संपूर्ण वर्ष									बिनशेती	0.1275		
2015-16	संपूर्ण वर्ष									बिनशेती	0.1275		

तालाठी सजा माहीम
ता. पालघर

DALEKAR - PROTECTION FOR CONSTRUCTION
 July-2021 Bill
 ELECTRICITY



Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF Jul 2021

000001240270258

GSTIN: 27AA ECM2933K1ZB

Website: www.mahadiscom.in

HSN CODE 27160000

PALGHAR CIRCLE : 541

PALGHAR DIVISION : 543

PALGHAR S/DN. : 162 1

Consumer No. : 004960009008
 Consumer Name : M/S OLYMPIA INDUSTRIES LIMITED.
 Address : SYNO441PLOTNO3BIDCO
 CHINTUPADATAL PLGD THANE

Village : CHINTUPADATAL Pincode : 401404

BILL DATE	07-07-2021	1,16,750.00
DUE DATE	22-07-2021	
IF PAID UPTO	13-07-2021	1,15,680.00
IF PAID AFTER	22-07-2021	1,18,210.00
Last Receipt No./Date	/21-06-2021	
Last Month Payment	1,03,800.00	
Scale / Sector	Large Scale /Private Sector	

Email ID :	Activity :		
Mobile No. : 98*****56	Meter No.: 055-MHD07440	Seasonal : N	Load Shed Ind :
Tariff : 36 LT-V B II	Connected Load (KW): 165.01 HP	Urban/Rural Flag : U	Express Feeder Flag : N
Contract Demand (KVA) : 138.00	50% of Con. Demand(KVA) : 69.00	Feeder Voltage (KV) : 11	LIS Indicator :
Sanctioned load (KW) : 165.01			
DTC : 4162443	PC-MR-ROUTE-SEQ : 00-40-1000-2000	BU : 4162	PC : 00
Date of Connection : 14-05-1999	Category : LT Industry General above 20 KW	GSTIN :	
Supply at : LT	Elec. Duty : 10	PAN :	
Prev. Highest (Mth) :	Prev. Highest Bill Demand (KVA) :		
Security Deposit Held Rs. : 1,65,460.00	Addl. S.D. Demanded Rs. : 00.00		
Bank Guarantee Rs. : 0.00	S.D. Arrears Rs. : 00.00		

BILLING HISTORY

Bill Month	Consumption (Units)	Bill Demand (KVA)	Bill Amount
Jun 2021	9,658	55	1,03,963.60
May 2021	5,981	55	69,635.25
Apr 2021	7,838	55	88,227.62
Mar 2021	7,128	55	81,556.33
Feb 2021	4,608	55	59,912.85
Jan 2021	6,081	55	70,573.88
Dec 2020	1,814	55	35,292.06
Nov 2020	2,658	55	41,868.72
Oct 2020	3,966	55	74,590.54
Sep 2020	3,405	55	71,396.60
Aug 2020	5,557	55	92,859.91
Jul 2020	7,446	55	67,425.29

CUSTOMER CARE Toll Free

No.
1912, 1800-102-3435,
1800-233-3435

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in > consumer portal > CGRF Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount. For registration visit at www.mahadiscom.in > consumer portal > Quick access > Go-green request

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01004960009008**
- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Bill Amount: **1,16,750.00**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

Palghar Land Development Corporation

[PALGHAR CC-N.A.]

*Dis send glia
to Bll over 15*

Kacheri Road, Palghar (W. Rly.) Dist. Thane [] Phone : 464

Date 8/10/87

Shri. and Shrimati Visaria
Shri. and Shrimati Visaria
Shri. Baldev Kapoor & Shri. Shri. Mail Baldev Kapoor
Flat, 1st floor, K. No. 5,
Mumbai - 40002.

Reference is made to the Sale Deed executed by us for
Plot No. 3 in S.No. 441, 440, of Village Mahim
for Industrial purpose.

Reference to the Sale Deed executed by us for
Plot No. 3 in S.No. 441, 440, of Village Mahim
Palghar, Dist. Thane.

To place it on record that we have given you possession
of the said plot which is free from all encumbrances and hence-
forth we have no right, title or interest in the said property
and you have received the full and final payment and have
obtained the title deed in your favour.

You will be liable to pay all the necessary charges
of the municipality or of the local bodies and of association
for the benefit of the said plot in that

Sincerely,
PALGHAR DEVELOPMENT CORP.

W. C. Kulkarni

Having received the possession to our full

Office: Deonar Tower, Bassein Road, Dist. Thane Phone: 4442644

N.A.
Palghar

PALGHAR

NO. REV. DESK. 11. VIII. N.P. SR. 11/87
Office of the Collector, Thane.
Dated :- 15/5/1987.

- READ :-
1. Application dated 10.3.1987. From M/c. Palghar Land Development Corporation of Palghar Taluka Palghar District Thane.
 2. letter No. MAP/Layout/Navali/Mahim/Palghar/AD Thane 1604 dated 10-4-1987 from the Director of Town Planning, Thane.
 3. Correspondance ending with letter No. N.O.C. 87/2867 dated 21-4-1987 from the Panchayat Mahim and Navali.
 4. Letter No. MAP/SR dated 20-4-1987 from the Tahsildar Palghar.
 5. N.O.C. dated 22-4-1987 and 5-5-1987 from the Development Officer, Z.P. Thane.

ORDER

In exercise of the powers vested in me under sub-section 4(1) read with para 16 of Part II of Schedule I of the Maharashtra Land Revenue Code and N.A.A. Rules, 1966, the Additional collector of Thane is pleased to approve the accompanying layout for 27 plots for industrial use for the land admeasuring 52520 sq.mts. in respect of plots 39 pt., 37/6 of Village Navali and Sr. No. 441/1, 2, 3 of Village Mahim Taluka Palghar owned by M/c. Palghar Land Dev. Corporation of Palghar.

The layout is approved subject to the provisions of Maharashtra Land Revenue Code and Rules made thereunder and also subject to the provisions of Bombay Agricultural Lands Act, 1948 and Rules made thereunder the following conditions.

1. The layout permission and the layout plan permission will be subject to the provisions of Maharashtra Land Revenue Code, 1966 Maharashtra Land Revenue Code, 1965 and Bombay Agency and Agricultural Lands Act, 1948 and Rules framed thereunder.
2. All the plots open spaces, internal roads shown in the layout shall be demarcated on the ground. The Inspector of Land Records, Thane and the Surveyor shall also be ascertained from the Dist. Survey Records, Thane. The width of the road and the open space shall be strictly be adhere to.
3. The layout roads shall be allowed to be used by the adjacent holder for the purpose of access if required.
4. No plot shall be disposed of unless the plot in the layout actually constructed on site and handed over to the concerned local authority alongwith open spaces for the public purpose.
5. All the plots shall be disposed of within a period of one year from the date of this order and if the plots

8

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In case the above said conditions are not adhered to and a purchaser of an open plot is done without other proper plan and is not enclosed with the vendor of a purchaser shall be liable for action under the provisions of Land Ceiling and Agricultural Lands, Act, 1948. Consequently, the vendor shall be liable to the penalty of the said Act and the purchaser shall be liable to the penalty of the said Act as well as of the plot to Government.

In case the Urban holding of the purchaser exceed the limit as prescribed in Urban Land (Ceiling and Regulation) Act, 1976, the purchaser shall file necessary return in Form 6 of the Act with the Competent Authority under that Act.

If the purchaser fails to do so he will be liable for penal action under the Act as well as the purchase of the plot will be declared null and void by the undersigned.

The occupant shall give a copy of the approved layout plan and copy of this order to every plot holder without fail at the time of sale or agreement to sale.

The grantee purchaser of a plot will put the plot to N.A. use within one year from the date of purchase after obtaining requisite building permission from the appropriate revenue and local authorities respectively, failing which the sale/purchase permission unless extended will be deemed to have been cancelled.

No plot shall further be subdivided or amalgamated without obtaining the prior permission of the collector of land.

Buildings shall be constructed on the plots unless the approve of building plan is obtained from the appropriate i.e. both the Revenue Authority and the local authority. The building construction shall be in accordance with the Panchayat/Land Revenue Rule and the rules framed by the local authority.

All the plots in the layout shall be used for residential purposes of which the plot holder shall apply for building permission with the site plans and building plans within a period of one year from the date of the order of allotment and subject to which it shall be deemed to have been reserved.

Minor structures shall be allowed to be constructed on lands within an open space in the layout. The open spaces within the land shall be properly developed and maintained by the holder and it is handed over to the appropriate authority for a purpose where ever required.

The purchaser shall be liable to pay the amount of the ...
... of the ...
... of the ...
... of the ...
... of the ...

4

तलाठी कार्यालय ~~सकलघर~~ माहीन

पत्ता : भारत छात्रालय आर्यन शाळे समोर ता. जि. पालघर

जा.क्र./त.पा./कायी-	दि.
---------------------	-----

नोटीस

तलाठी कार्यालय माहीन
ता.जि. पालघर
दिनांक : 12/10/18

17 OCT 2018
20/11/18

श्री. मे. ० आलमपिजा इस्खान लि

रा. दिवान इन्डोग जगर


आपणांस याद्वारे नोटीस देणेंस यंतें की, आपले नांवें मौजे - माहीन

ता. पालघर, येथे खाते क्र. 2331 ची बिनशेती जमीन आहे.


सदर जमिनीचा बिनशेती जमीन महसुल सग २०१६-१७ चे रक्कम रु. 103410/- वेंग बाकी आहे. तरी सदर रक्कम त्वरीत भरणेस विनंती.

अन्यथा सक्तीचे उपायाने वसुल करणेत येईल याची नोंद घ्यावी. वसुलीची रक्कम रोख अथवा चेकने Govt Maha Grass यांचे नावे देणेत यावी.

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17118	34420
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हलाठी सजा भालुजी,
ता. जि. पालघर

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तलाठी सजा भालुजी,
ता. पालघर

तलाठी कार्यालय ~~सालघर~~ माहीम

पत्ता : भारत छात्रालय आर्यन शाळे समोर ता. जि. पालघर

जा.क्र./त.पा./कार्या-

दि.

नोटीस

तलाठी कार्यालय ~~सालघर~~ माहीम

ता.जि. पालघर

दिनांक :

12/10
17 OCT 2018
20/11/18

श्री. ~~मे ० आलमपिजा इडखीन लि~~

रा. ~~दिवान इम्रोग नगर~~

आपणांस याद्वारं नोटीस देणेंस यंतें की, आपलें नांवें मोजे - ~~माहीम~~

ता. पालघर, येथे खाते क्र. 2332 ची विनशेती जमीन आहे.


सदर जमिनीचा विनशेती जमीन महसुल सन २०१६-१७ चे रक्कम रु. 103410/- देणें बाकी आहे. तरी सदर रक्कम त्वरीत भरणेंस विनंती.

अन्यथा भक्तीचे उपायाने वसुल करणेत येईल याची नोंद घ्यावी. वसुलीची रक्कम रोख

अथवा चेकने Govt Maha Grass यांचे नावे देणेत यावी.

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17118 34420
18119 34420

103410/-


तलाठी सजा ~~सालघर~~ माहीम
ता. जि. पालघर



05/07/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि.पालघर-2

दस्त क्रमांक : 3577/2019

नोंदणी :

Regn:63m

गावाचे नाव : माहिम (प्रभाव क्षेत्र)

(1)विशेषाचा प्रकार	36-अ-लिम्बू अंड सायसन्नेस
(2)मोबदला	46468
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	240000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मीजे माहीम, ता. व जि. पालघर येथील सर्वे नं. 441, हिस्सा नं. 2,4,6 या जमिनीवर बांधण्यात आलेल्या शेड चे क्षेत्र 750 चौ. पाड. हा या 55 महिन्याचा परवानापत्राचा विषय आहे. (Survey Number : सर्वे नं ४४१, हिस्सा नं. २,४,६ ;)
(5) क्षेत्रफळ	1) 750 हेक्टर. आर
(6)आकारणी किंदा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिम्बून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वेसलॉ ओसीएचए इंडस्ट्रिज लिमिटेड सर्वे सहकारिता श्री. विजय गुल. बमाई पटेल -- बच:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-२०५, सिन्धोका ईन इंडस्ट्रियल इस्टेट, बिरवानी इंडस्ट्रियल इस्टेट च्या मागे, मोरेगाव (पूर्व), मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AOJPP7329A
(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नेसलॉ मीराया इंडस्ट्रिज सर्वे प्रो. प्रा. श्री. अरत के. साह एच. यू. एफ. -- बच:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ५, शंकर दर्शन, विठ्ठलमाई रोड, विले पार्ले (पश्चिम), मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	05/07/2019
(10)दस्त नोंदणी केल्याचा दिनांक	05/07/2019
(11)अनुक्रमांक, खंड व पृष्ठ	3577/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	500
(14)वेरा	

दुय्यम निबंधक पालघर तः

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तो तपशील दस्तप्रकारानुसार आवश्यक नाही

Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.



CHALLAN
MTR Form Number-6



GRN	MH003691866201920E	BARCODE	Date		05/07/2019-15:35:53	Form ID	36A
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			PLG2_PALGHAR 2 JOINT SUB REGISTRAR				
Location			PALGHAR				
Year			2019-2020 One Time				
Account Head Details			Amount in Rs.				
0030046401 Stamp Duty			6700.00				
0030063301 Registration Fee			500.00				
Payer Details			TAX ID (If Any)				
			PAN No (If Applicable)				
			AOJPP7329A				
Full Name			Ms Olympia Industries Ltd				
Flat/Block No.			441				
Premises/Building			पलार - २				
Road/Street			३५००/००९२				
Area/Locality			९ २५				
Town/City/District			Palghar				
PIN			4 0 1 4 0 4				
Remarks (If Any)			SecondPartyName=Ms Miraya Industries-				
Amount In			Seven Thousand Two Hundred Rupees Only				
Words			7,200.00				
Payment Details			IDBI BANK				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Bank CIN			Ref No		69103332019070514144 22203-838		
Bank Date			RBI Date		05/07/2019-15:36:25 Not Verified with RBI		
Bank-Branch			IDBI BANK				
Scroll No. , Date			Not Verified with Scroll				

Department ID: 0000000000 Mobile No.: 0000000000
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी कर घटक दुयान निलयक कार्यालय नोंदणी कार्यालय दस्तऐवजी लागू आहे. नोंदणी न कार्यालय दस्तऐवजी सादर घडन लागू आहे.





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प्रधान मुद्रांक कार्यालय, मुंबई प.मु.वि.क्र. ८०००००२
10 MAY 2019
३ सहायक अधिकारी

श्री. दि. ल. गवई

AGREEMENT FOR LEAVE & LICENSE

This Agreement for Leave & License is made and entered into at Palghar on this 5th day of July, 2019 Between M/s. Olympia Industries Limited, a Company incorporated under the Companies Act, 1956 and having registered office at C-205, Synthofine Industrial Estate, behind Virwani Industrial Estate, Goregaon (East), Mumbai-400063, hereinafter called "THE LICENSOR" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include its, Executors, Administrators and Assignees) of the ONE PART.

AND



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M/S. Miraya Industries, a Proprietorship concern having its registered office at 5, Shankar Darshan, Vithalbhai Road, Ville Parle (West), Mumbai - 400056, Maharashtra, India Hereinafter called "THE LICENSEE" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include its Executors, Administrators and Assignees of the OTHER PART.

WHEREAS the said M/s. Olympia Industries Limited is absolute owner of the property situated at Survey No. 441, H. No: 2,4,6 Village - Mahim, Tal - Palghar, Dist - Palghar, Maharashtra - 401404 (hereinafter referred as "Promises").

AND WHEREAS the said M/S. Miraya Industries are desirous of having the premises made available to them on "LEAVE & LICENSE" basis for their warehouse/factory purpose. The respective parties have mutually negotiated and finalized terms and conditions of this Agreement of Leave & License of the above said premises. This Agreement for Leave & License is signed by the respective Parties, the same is effective from 1st July, 2019 ("Commencement Date") as mutually agreed upon by both the parties on the basis of terms & condition as recorded here under.

1. This Leave & License Agreement of the said premises, the Licensee shall use only the shedded area i.e. 750 sq. yards (Constructed) and empty plot/space area shall not form part of this agreement. This Agreement will come in effect from 1st July, 2019 to and will remain valid for a period of Fifty five (55) months from the Date of commencement. There will be lock in period of Thirty Three (33) months from the date of commencement.
2. The License hereby accepts from the Licensor the permission of License purely on temporary basis to use and occupy the said premises for Fifty five (55) months commencing from 1st July, 2019.
3. The Leave & License hereby Granted is for a period of Fifty five (55) months only.
4. The Licensee agrees and bind themselves to pay to the Licensor a sum of Rs. 40,000/- (Rupees Forty thousand Only) monthly compensation and Government Tax extra like GST as applicable at the time of payment towards use and occupation of the said premises and/or earlier vacation thereof, payable in advance of every month on above registered office address of Licensor the said compensation/Licence fees are including of monthly maintenance charges. All other charges like electricity, telephone, water bills, water tankers etc., will be paid by Licensee at actual.



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The monthly license fees will commence from 1st July, 2019 and there will be 7.5% increase in rent after every Eleven (11) months. The compensation / license fee shall be charged by 100% Penalty after completing period of Fifty five (55) months, when licensee does not vacate unit without prejudice to the right of the Licensor to have the license summarily removed from the said premises along with its belongings and paraphernalia on expiry of the aforesaid license period or earlier determination thereof in the manner provided hereinbelow. In case, the licensee commits default in payment of the monthly compensation as aforesaid or commits breach of any terms, condition and covenants of this agreement, the licensor shall be entitled to revoke forthwith this "Leave & License" on immediate basis and in such an event the licensee shall forthwith vacate the said premises with all its belongings and paraphernalia and in the event the licensee fails to do so within 15 (fifteen) days of the termination of this Leave and License, the Licensor shall be entitled to have the License summarily removed from the said premises along with the Licensee's belongings and paraphernalia.

5. The Licensee agreed and bind themselves to keep with the Licensor a sum of Rs.2,40,000/- (Rupees Two lakhs forty thousand Only) as an interest free security deposit which will be refundable to the licensee at the time of expiry / termination of this contract and confirmation of the dues payable to the M.S.E.D.C.L and other such authorized and on vacating the premises in original condition, the Licensee will provide the Licensor with a proof of the payment of the electric bill, telephone bill and water bill the Licensee retains the right to keep vacant premises free of cost until the Licensor returns the Security deposit on expiry / termination of this contract.

6. The Licensor has provided 65 HP electric power connections for Lighting and Ind. Purpose within the premises as agreed upon. Any penalty for extra load imposed by M.S.E.D.C.L during the licensed period for any reason will be paid by the Licensee. 7. The Licensee shall be allowed to make only such variation, alteration in the licensed premises which are not related to the main structure prior consent in written and approval / premises from the Licensor and other authority. The Licensee shall apply for necessary registration like sales tax, factory, shops and establishment Act with Government or private bodies and metal cutting License, Central excise as per required for their Business with intimation to the Licensor. 8. The Licensee shall not to keep the Hazardous or Inflammable or illegal Goods or articles in the said premises. The Licensee shall not cause any nuisance or annoyance to the occupation of the adjoining premises.

9. That this Agreement does not create nor it, is intended to create any tenancy or sub tenancy or the Licensee shall not claim any right to tenancy of any other rights in respect of the use of the said premises, it being hereby expressly agreed that the Licensee's status under this Agreement shall be that of mere "LICENSEE" and nothing more.



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The monthly license fees will commence from 1st July, 2019 and there will be 7.5 % increase in rent after every Eleven (11) months. The compensation / license fee shall be charged by 100% Penalty after completing period of Fifty five (55) months, when licensee does not vacate unit without prejudice to the right of the Licensor to have the Licensee summarily removed from the said premises along with its belongings and paraphernalia on expiry of the aforesaid license period or earlier determination thereof in the manner provided hereinbelow. In case, the Licensee commits default in payment of the monthly compensation as aforesaid or commits breach of any terms, condition and covenants of this agreement, the licensor shall be entitled to revoke forthwith this "Leave & License" on immediate basis and in such an event the Licensee shall forthwith vacate the said premises with all its belongings and paraphernalia and in the event the Licensee fails to do so within 15 (fifteen) days of the termination of this Leave and License, the Licensor shall be entitled to have the Licensee summarily removed from the said premises along with the Licensee's belongings and paraphernalia.

5. The Licensee agreed and bind themselves to keep with the Licensor a sum of Rs.2,40,000/- (Rupees Two lakhs forty Thousand Only) as an interest free security deposit which will be refundable to the licensee at the time of expiry/ termination of this contract and confirmation of the dues payable to the M.S.E.D.C.L and other such authorized and on vacating the premises in original condition, the Licensee will provide the Licensor with a proof of the payment of the electric bill, telephone bill and water bill the Licensee retains the right to keep vacant premises free of cost until the Licensor returns the Security deposit on expiry / termination of this contract.

6. The Licensor has provided 65 HP electric power connections for Lighting and Ind. Purpose within the premises as agreed upon. Any penalty for extra load imposed by M.S.E.D.C.L during the Licensed period for any reason will be paid by the Licensee.

7. The Licensee shall be allowed to make only such variation, alteration in the licensed premises which are not related to the main structure prior consent in written and approval / premises from the Licensor and other authority. The Licensee shall apply for necessary registration like sales tax, factory, shops and establishment Act with Government or private bodies and metal cutting License, Central excise as per required for their Business with intimation to the Licensor.

8. The Licensee shall not to keep the Hazardous or Inflammable or illegal Goods or articles in the said premises. The Licensee shall not cause any nuisance or annoyance to the occupation of the adjoining premises.

9. That this Agreement does not create nor it, is intended to create any tenancy or sub tenancy or the Licensee shall not claim any right to tenancy of any other rights in respect of the use of the said premises, it being hereby expressly agreed that the Licensee's status under this Agreement shall be that of mere "LICENSEE" and nothing more.



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10. It is agreed by and between the Licensor and Licensee that both the parties are authorized to terminate this agreement by giving two (2) Month's notice to either parties, after completion of thirty three (33) months.
11. That the Licensee shall not do or cause to be done anything in the said premises which shall be breach of the terms and condition of the bye-laws, rules & regulation of the said Bldg or authorities. The Licensee shall not do or attempt to do or cause to be done anything, which may or is likely to jeopardize or prejudice the interest of the Licensor as the owner of the said premises.
12. The Licensee shall not assign or transfer the License granted here in or sub License or under let the use of the said premises or any part thereof to any person or any ground under any circumstance whatsoever during the continuation of this License. In this respect it is hereby expressly agreed that the License for the use of this said premises hereby granted to the Licensee is not transferable but it is personal and the Licensee's shall not acquire an interest or right in the said premises save and except as may be created only under this Agreement.
13. The Licensee hereby confirms that they have received the said premises in good order and condition. It is hereby agreed, confirmed and declared that the licensee is in formal possession of the said premises, however, the licensor alone is in physical and absolute control of the said Premises.
14. The Licensee indemnities the Licensor from all and any action arising out of any act of the Licensee and against any accidents, workers strike and any action initiated by Licensee's creditors or any of the statutory authorities, agencies etc. and agree to compensate for the monetary damages suffered by the Licensor. However the Licensee is not liable for any damages to the premises occurring from natural disasters or any acts beyond the Licensee's control like war earthquake, stroke etc., as well as from inevitable changes occurring from ordinary use and occupation.
15. The Licensee agrees to keep the licensed premises sufficiently insured against fire and accident by suitable insurance policy of and of the nationalized insurance company and indemnifies the licensor against any action/losses arising out of such causes.
16. The Licensor shall provide to the Licensee necessary documents, his consent and N.O.C. for obtaining any Industrial, Municipal etc. permission required for the Licensee's Business. The Licensee agreed to keep the Licensor indemnified, against any action arising out of License failure to fulfill any of obligations under the terms of such registration.
17. The licensee will deduct the tax (if applicable) from, the payment of compensation to the Licensor as per Income tax Act, 1961, and will issue I.T. T.D.S. certificate immediately after deposit of the amount with the Government.



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18. The Licensee confirms that the Licensee has no right, title or interest of any nature whatsoever in the Licensed premises of any part thereof which is given for use occupation by the licensor to the Licensee and his Licensee shall not now or at any time in future claim any tenancy rights or any other rights in the said licensed premises and it is very clearly agreed and understood between the parties that the Licensee is only entitled to use of the said premises as a Licensee and no other rights are created in the licensed premises.
19. It is further agreed that nothing in this Agreement shall be deemed to be constructed as subletting of the premises or creating any rights in the Licensed premises in favour of the Licensee. If any enactment comes in to force informing any rights, in favour of the Licensee this Agreement shall ipso facto come to an end one day prior to such enactment coming in to force.
20. The parties further agree that without prejudice to the rights and legal remedies the licensor shall be entitled to the extent of the actual loss, out of the security deposit amount of Rs.2,40,000/- (Rupees Two Lakhs and Forty Thousand only) on default or breach of the terms and condition of this Agreement committed by the Licensee in the event if breach is not rectified by him at his cost within period of Thirty days from the date of the Licensor giving notice to the Licensee to rectify the same. The Licensee shall make good all the losses to the Licensor arising out of such default or given repossession of unit.
21. The Licensee hereby confirm to give back unit possession in good conditions and repaired if it is damaged to floor, wall or shed etc., of unit or compensate for the same.
22. The Licensee shall allow free and uninterrupted access to Licensor through its Director(s), Executives or any other Authorized Representative after giving an advance intimation of 24 (twenty-four) hours and it is further agreed that the actual and juridical possession of the said premises shall always continue to remain with the Licensor. The Licensor can also have access to its documents or records maintained in the said premises.
23. Both the parties shall pay the Stamp duty and registration charges equally.
24. This Agreement is governed by the Maharashtra Rent control Act, 1999 insofar as they apply to leave and license arrangement.
25. The competent authority/courts of Mumbai will have exclusive jurisdiction over any dispute arising hereunder this agreement.

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IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands on the day and year first here above written.

SIGNED SEALED AND DELIVERED
BY within named LICENSOR
M/S. OLYMPIA INDUSTRIES LTD.
By Authorised Signatory,
MR. Manoj Gulabbhai Patel
In presence of



Manoj Patel



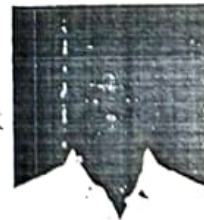
Manoj Patel

Manoj Patel

SIGNED SEALED AND DELIVERED
BY within named LICENSEE
M/s. Miraya Industries
By its Proprietor,
MR. Bharat K Shah H.U.F
In presence of



Bharat K. Shah



Bharat K. Shah

Bharat K. Shah





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बस्तऐवजाचा/अर्जाचा अनुक्रमांक
दिनांक ६ स १९८८
०९/१२/८८
१२२००५

त ह... पांच...
४२ हसे... ६.१८.१९८८
माहे २... सन १९८८

दस्तऐवजाचा प्रकार—

सादर करणाऱ्याचे नाव—

Double A. Fwisters Pvt. Ltd.

या निवडणाऱ्याची मिळाली—

१६ अर्जा २५८
Director.

हॅण्डव्हाईल... R.P. Chivale

वर्णन	रु.	पै.
नोंदणी फी	१२२०	००
नक्कल फी (कोलिओ)		
पुढाऱ्याची नक्कल फी		
वकालत		
नक्कल किंवा जापने (कलम १४ ते १७)		
शोध किंवा निरीक्षण		
बंड—कलम १९ अन्वये		
कलम २० अन्वये		
प्रमाणित नक्कल (कलम १७) (कोलिओ)		
इतर फी (मागील गणनावरील) वा १०		
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दस्तऐवज
मागवले

नोंदणी व्हावे पाठवली जाईल
या कारणास्तून प्राप्त व्हाईल

ORs. 1,22,000/-

Palghar, this 5th

WEEN 1) Shri Somchand

1 Anil Somchand

Baldev Kapoor &

Box, 88 Vithal Wadi,

Calbadevi, Bombay-

called the "TRANSFERORS"

unless repugnant

ing thereof, be deemed

to mean and include the said firm and the
Partners from time to time and at all times

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AND
his or her assigns) of the ONE PART

AND M/s. Double A. Twisters Pvt. Ltd.,

88, Vikhalwadi, Kalabadevi
Bombay - 400002

hereinafter called the "TRANSFEREE" (which expression shall unless repugnant to the context or meaning thereof, be deemed to

mean and include his/her/their heirs, executors and assigns, on execution of these presents the survivor/s of them and their heirs, executors, administrators of such survivors, their, his, her assigns) of the OTHER PART,



मुलकी कचेरी पालघर व. नं २२४१ किंमत रु. पांच पैसे.....
 Palghar Land Development Corporation पालघर इस्टे ६.१३.५१०
 वा २३ माहे २ सन १९८६

सॅपवेंडर... *[Signature]*

-3-

WHEREAS:

- 1) The Transferor are absolutely seized and possessed of or otherwise well and sufficiently entitled to all non-agricultural piece or parcels of land, hereditaments and premises situate, lying and being at Village Mahim, Taluka Palghar, Dist-Thane and more particularly described in the First Schedule written (hereinafter referred to as "the said premises").,
- 2) The Transferor have purchased the said property from the Original Vendors M/s. Palghar Land Development Corporation by a Registered Deed of conveyance

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bearing S.No.1060/87 dt.7th October 1987 and more particularly described in the Second Schedule hereunder and to execute these presents in respect of the said premises alongwith the approved plinth area as per the Plan approved by the Additional Collector Thane, for Industrial use vide Order No.REV/DESK/I/T/VIII/NAP/SR/11/87 dt.22nd May 1987.

3)
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As per the said order dated 22nd May 1987, the said lands more particular ly described in the First Schedule hereunder written are sub-divided in- to several plots for Industrial use gardens, C.F.C. with provisions of Roads etc.,

3) The Transferors are the Directors/
 /Promoters M/s. Double A. Twisters Pvt
 Ltd., The conveyance was made by the
 transferees, namely, (1) Shri Somchand
 Bhisani Visaria (2) Shri Anil Somchand
 Visaria (3) Shri Ashwin Baldev Kapoor
 & (4) Shri Anil Baldev Kapoor, and
 payment of Rs.1,22,000/- was paid by the
 by the Transferees (i.e. M/s. Double
 A. Twisters Pvt.Ltd.,) firm to M/s.

Palghar Land Development Corporation., and
 it was purchased in the name of Prasanna
 for the sake of brevity.
 The same circumstances and now in being
 Pratiksha by the way of Demari Pratiksha
 deed.

The Transferors doth hereby admit and acknow-
 ledge and of and from the same and every
 part thereof doth forever acquit, release
 and discharge the Transferee. The Transferor
 doth hereby grant, sell, release, convey and
 assure unto the Transferee/s forever all the
 said sub-divided Plot No.3 situate at Village
 Mahim, Taluka Palghar, in the Registration
 District and Sub-District of Thane, in the
 State of Maharashtra and more particularly
 described in the Second Schedule hereunder
 written TOGETHER WITH all the singular hou-
 ses, outhouses, edifices, building, courts
 way paths, passages, common gullies, wells,
 waters, water-courses, advantages, rights
 members and appurtenances whatsoever to the
 said sub-divided Plot No.3 or a feree/s do and
 thereof belonging to or in or and executed
 to or with the same or any lawful and
 now at any time by or things, matters,
 occupancies and assurances in the law
 known whatsoever for the better, further and more
 ..8/-
 or 1

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right, benefits, claims and demands whatsoever at law and in equity of the Transferor into out of or upon the said Sub-divided Plot No.3 or any part thereof TO HAVE AND TO HOLD all and singular the said sub-divided Plot No.3 hereby granted released, conveyed and assured or intended or expressed so as to be with their and every of their rights, members and appurtenances unto and to the use and benefits of the Transferee/s forever SUBJECT TO the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or the Gram Panchayat or other Local Bodies or any other Public Body or Authority in respect thereof AND ALSO SUBJECT TO the terms and conditions of the said Order dt.22nd May 1987 passed by the Additional Collector, Thane AND the Transferor doth hereby for themselves for their heirs, executors and administrators, convenient with the Transferee/ that notwithstanding any act, deed, matter or thing whatsoever by Vendors or by any person or persons lawfully or equitably claiming by, from, through or in trust for them made, gardens, C. omitted or knowingly or Roads etc., and to the contrary they hath in themselves

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[Signature]

the said Sub-divided Plot No.3 hereby granted, released by way of Benami Transfers assured or intended and to be unto and to the use of the Transferee/s in manner aforesaid AND THAT it shall be lawful for the Transferee/s and from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy and possess and enjoy the said sub-divided Plot No.3, hereby granted with their

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[Signature]

appurtenances and receive the rents, issue and profits thereof and of every part thereof and for and to their own use and benefit without any suit lawful eviction interruption, claim and demand whatsoever from or by the Transferor of, from or by any person or persons, lawfully or equit-

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[Signature]

ably claiming or to claim by from under or in trust for them and further that the Transferor and all persons having or lawfully or equitably claiming any estate right, title or interest at Law or in equity of the said Sub-Divided Plot No.3 hereby granted, released, conveyed, assured or intended so to be or in any part thereof by, from under or in trust for them the

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[Signature]

Transferor shall and will from time to time and at all times hereafter at the request and cost of the Transferee/s do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the better, further and more

particularly and absolutely granting, releasing, conveying and assuring the said Sub-Divided Plot No.3 and every part thereof hereby granted, released, conveyed and assured unto and to the use of the Transferee in manner aforesaid of as shall or may be reasonably required by the Transferee, their heirs, executors, administrators or assigns or his or their counsel in law and the Transferee do hereby covenant with the Transferors and said M/s. Palghar Land Development Corporation, that the Transferee/s shall at their own costs duly and comply with the terms and conditions of the said Order dated 22nd May 1987 of the Additional Collector, Thane.

IN WITNESS WHEREOF the Transferor have hereto set and subscribed their hands and seals the day and year first hereinabove mention.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of grass land situate, lying and being at Mouje/Village Mahim, Taluka Palghar, Dist-Thane and admeasuring about 27734 Sq.Mtrs. and bearing Survey No.441, H.No.2,3,5 of Village Mahim, Taluka Palghar, Dist-Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces of land, situate, lying and being at Mouje/Village Mahim, Tal-Palghar, Dist-Thane, bearing Sub-divided Plot No.3, admeasuring 1275 Sq.Mtrs, or thereabouts which interlia forms part of

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land described in the First Schedule here-
-inabove written with the limits of Gram
Panchayat at Mahim, Registration Sub-
District and District of Thane, approved
by the Additional Collector, Thane, vide
Order No. REV/DESK/I/T/VIII/NAP/SR/11/87
dated 22nd May 1987 and bounded as under:

- On or towards the EAST by : Road
- On or towards the WEST by : Road
- On or towards the NORTH by : Road
- On or towards the SOUTH by : Open Land

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SIGNED SEALED AND DELIVERED BY)
 the withinnamed, TRANSFERORS)
 Shri Somchand B. Visaria,)
 Shri Anil S. Visaria,)
 Shri Ashwin B. Kapoor, &)
 Shri Anil B. Kapoor)
 in the presence of)

Handwritten notes and signatures on the right margin:
) Somchand B. Visaria
) Anil S. Visaria
) Ashwin B. Kapoor
) Anil B. Kapoor

Handwritten signature of a witness.

Double A. Twisters Pvt. Ltd.
Handwritten signature
 Director,

SIGNED SEALED AND DELIVERED BY)
 the withinnamed, the TRANSFEREE)
 M/s. Double A. Twisters Pvt. Ltd)
 in the presence of)

Handwritten signature of a witness.

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PALGHAR FACTOR

FORM NO. 7 7 12

IN NAME OF OLYMPIA.

dt. 18.11.2014

② ORIGINAL DIRECTORS NAME.

N.A.

गा. न. नं. ७, ७ - अवब - १२.

जट / स. नं. ४४१	खे. नं. ३	कब्जेदार २०७९६	गांव माहीम
२, ४, ६	हेक्टर आर	२०९९९ २०९२०	तालुका पालघर
२०७९९	चौग मिटर	मे. आलम्पीया इंडस्ट्रीज लिमिटेड	इतर
क्षेत्र लावणी लायक ...	१२७५-००		
पोट खराब ...	—		
एकूण ...	१२७५-००		
	रुपये	पैसे	
आकार ...	१३३ = ९०		
जुडी अथवा ...			
जादा आकार ...			
पाणी ...			

वर्ष	कुल	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	शेरा
२०१४/२०१५	स्वतः	चौग मिटर	१२७५-००	वि. शे. खुला खेत	चौग मिटर	१२७५-००

अस्सल बरहुकूम खरी नक्कल दिली.

ता.

18 NOV 1114

श्री. बी. एम. सोगले
तलाठी सहा - माहीम
ता. पालघर, जि. पालघर.

श्री. बी. एम. सोगले
तलाठी सहा - माहीम
ता. पालघर, जि. पालघर.

फेरफारांची नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यारत]

गाव : माही तालुका : पालघर जिल्हा : पालघर

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	वाचणी अधिकाऱ्याची आद्याधरी किंवा शेरा
2222	फेरफाराचे स्वरूप = कंपनीचे नाव बदलणे बाबत दिनांक १/११/२०१० फेरफार	विनशेती स्वरूप	नोटिस नमू गुड्यानीच रज
K.No. 2338	नोदिया दिनांक २/११/२०१० बाजूस दाखल करणे विनशेती सर्व नोंदवही जमिन १)	४४१/२१८	पाहिले सहा भाडेकार्टे
	संपादन प्रमोटी कमिश्नर या अनील सोपट कमिश्नर या अदीनी वलदेव कपूर अदीनी वलदेव कपूर अदीनी ०११२ अदीनी नावे-वाळत अमुन क्र. १०१२ चे खानेदार २०११/१२२२ दिनांक ३०/११/२०११ रोजी कंपनीचा राजीनामा दिना क्र. १०१२ अदीनी अ. नं. ३०१२ चे खानेदार भागी देसाय कंपनीचा राजीनामा दिनांक ३०/११/२०११ रोजी दिनांक अमुन अदीनीच्या कंपनीची कंपनी रजिस्ट्रार कार्यालय नाव बदलणे कार्यालय रितसर परिपूर्ण पुनत कार्यालय अमुन No-11-45248 अदीनी वरील सर्व खानेदारांची नावे कार्यालय सर्व आवादीनाम अदीनीने म. अदीनीया इंडस्ट्रीज लिमिटेड नाव रजिस्ट्रार कार्यालय वरत अदीनी, (पदी अदीनी व रजिस्ट्रार कंपनीचा पंजा अदीनी नोंद कार्यालय अदीनी)	कार्यालय ३	कंपनी रजिस्ट्रार क्रमांक ११-१५२२८ रिकॉर्ड - २५२१९९३ रजिस्ट्रार कार्यालय नोदिया
22113	श्री. बी. एम. सोगले तलाठी सजा - माही तालुका, जि. पालघर.		१५/११/२०११

अस्सल बरहुकूम खरी तक्कल दिली असे.

18 NOV 2014

श्री. बी. एम. सोगले तलाठी सजा - माही तालुका, जि. पालघर.

N.A.

गा. न. नं. ७, ७ - अवब - १२.

गट / स. नं. ४११		खिस्ती नं. ३	कब्जेदार (२०७२१)	गांव माहीम
२/४६	हेक्टर	आर	सोमचंद्र त्रिमसी विसरिया	तालुका पालघर
(२०७२१)	जोगिटर		अनील सोमचंद्र विसरिया	इतर
क्षेत्र लावणी लायक ...	१२७५	००	अश्विनी बलदेव कपूर	
पोट खराब ...	—	—	अनिल बलदेव कपूर	
एकूण ...	१२७५	००	(२०७२१) (२०७२०)	
आकार ...	रुपये	पैसे		
जुडी अथवा ...	१३३	६०		
जादा आकार ...				
पाणी ...				

वर्ष	कुल	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	शेरा
२०७३/२०७४	रबत!	जोगिटर	१२७५-००	जि. शे. सुका लॉट	जोगिटर	१२७५-००

अस्सल बरहुकूम खरी नक्कल दिली.

ता. - 8 JUL 2014

श्री. बी. एम. सोगले
तलाठी सजा-माहीम
ता. पालघर, जि. ठाणे
०८/०७/२०१४