

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Officer, MIDC, Office Complex Building, 1st floor, Near Wagale Estate,
Octroi Naka, Thane.

Tel : 022-25820703/25829539 Fax: 022-25821886 Email : rothane1@midcindia.org

By R.P.A.D.

No. MIDC/ROT/THN/A-69 & A-70/ Unit NO.208/ 1829

Date :-

17 JUN 2020

Sub: - **THANE INDUSTRIAL AREA.**

Request for grant of consent for transfer of
Unit No.208, admeasuring 74.02 m2 on 2nd Floor
on Plot No. A-69 & A-70 in respect of..

Read: Letter dated 05/06/2020 from M/s. Dream Business Ventures.

ORDER

Lease dated the 1st day of September, 1969, Read with Tr. Order dtd-25/08/2015 &
Deed of Assignment Dtd-01/09/2015.

LESSEES :-

Shri. Hiren Hansraj Chheda,
Shri. Navin Velji Baurva,
Shri. Jignesh Rupshi Satra &
Shri. Shamprat Damodar Mhatre Partners of M/s. DREAM BUISINESS VENTURES

TRANSFEEE/UNIT HOLDER:-

Mr. Suresh R. Itkapalle & Mr. Ashok R.Pal
(Unit No.208, admeasuring 74.02 m2 on 2nd Floor)

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee the Corporation in consideration of the stipulations and conditions on the part of the Lessee therein contained, granted in favour of the Lessee a Lease of above plot of land bearing No. A-69 & A-70 admeasuring 2545 m2 (1258 + 1288) and the building erected thereon in the manner specified in the said Lease.

The Lessee in pursuance of Sub-clause (q) of the clause 2 of the said Lease represented to the Corporation for grant to it of consent for transfer & assignment of Unit No.208, admeasuring 74.02 m2 on 2nd Floor in favour of Mr. Suresh R. Itkapalle & Mr. Ashok R.Pal for setting up IT/ITES Services i.e. Engineering & Designing & Back Office Operations on Plot No. No. A-69 & A-70 in Thane Industrial Area under or the benefit of the said lease and retained balance area with itself. (hereinafter called "the Transferee/Unit Holders") under or the benefit of the said lease for "I.T. Park" and retained balance area with itself under the said Lease subject to following conditions.

- (a) The Consent hereby granted is subject to the payment to the Corporation by the First Transferee/Unit Holders of the sum of Rs. NIL being First Transfer.
- (b) The Lessee & Transferee/Unit Holder shall deliver at its own expense a copy of the Deed of Assignment of Buildup area as above send to the Corporation as provided in sub-clause (r) of clause 2 of the said Lease and such copy shall be furnished in duplicate.
- (c) The Consent is restricted to the transfer and assignment of the said Lease in favour of the Transferee/Unit Holder alone and in case the transferee/Unit Holder propose to make any further transfer of assignment of parting wholly or partially with the possession of the plot of land or any part thereof the Transferee/Unit Holder will have to make a fresh application for consent and that the application will be examined as per guide-lines prevailing at that time.
- (d) The Lessee shall produce the BCC/amended Building Plans before commencement of the activity of Transferee Company.
- (e) The Lessee/Plot holder shall provide all facilities to their unit-holders

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