

A-9

RAJAN PILLAI
ADVOCATE

Ref: 2528/SBI/SME

06/11/2021

To,
State Bank of India,
Shivsagar Estate Branch,
Devchand House,
Dr. Annie Beasant road,
Worli 400 018

Annexure – B: Report of Investigation of Title in respect of immovable Property.

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Shivsagar Estate Branch, Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter dated 28.10.2021
	c) Name of the Borrower.	M/s. Shree Hari Chemicals Exports Ltd
2.	a) Name of the unit/concern company/person offering Property/(ies) as security.	M/s. Shree Hari Chemicals Exports Ltd
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Limited company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.).	Borrowers/Mortgagors
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	All that piece or parcel of land known as plot No. <u>A-9</u> admeasuring area of 3,600 Square meters or thereabouts together with buildings and structure standing therein being and situated at Mahad Industrial Area, within village limits of Kamble and outside the limits of Mahad Municipal Council, Taluka and Registration sub- District Mahad and Registration District Raigad and bounded as under:



Off.: 313/316, Biry House, 3rd Floor, 265 Bazargate Street, Fort, Mumbai - 400 001 • Tel.: 2269 3771/2262 3771

Res.: 503/A, Iris, Dosti Acres, S. M. Road, Wadala East, Mumbai - 400 037 • Tel.: 2415 4957

Mob.: 98194 74838 / 99877 14838 • E-mail: rajan.adv@gmail.com • Telefax : 2269 3771



so, please name all such offices?		
c) Whether search has been made at all the offices named at (b) above?	Yes	
d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not find any Multiple entries	
8. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance, such clog on the title. In case of property offered as security for loans of Rs.1,00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Search for 30 years from 1992 to 2021 and details mentioned in Annexure - 1	
9. Nature of Title of the intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Lease hold rights	
10. If leasehold, whether:		
a) lease Deed is duly stamped and registered	Yes.	
b) lessee is permitted to mortgage the Leasehold right,	Yes.	
c) duration of the Lease/unexpired period of lease,	95 years lease from 01.10.1993.	
d) if a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	Not Applicable	
e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Yes.	
f) Right to get renewal of the leasehold rights and nature thereof.	Yes	

11. If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether:	No	
a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.	Not Applicable	
b) the mortgagor is competent to create charge on such property,	Not Applicable	
c) whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.		
12. If occupancy right, whether:	Yes	
a) Such right is heritable and transferable.	Yes	
b) Mortgage can be created.	No Minor's Interest.	
13. Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the mode/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No Gift deed / Settlement Deed	
14. If the property has been transferred by way of Gift/Settlement Deed, whether:	Not Applicable	
a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable	
b) The Gift/Settlement Deed has been attested by two witnesses	Not Applicable	
c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable	
d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions.	Not Applicable	
e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	Not Applicable	
f) Whether the Donee is in possession of the gifted property;	Not Applicable	
g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage,		



15.	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not to create a valid and enforceable mortgage.	No, Family Settlement
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	(c) Whether the partition made is in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	(d) In respect of partition by a decree of court, whether such a decree has become final and all other conditions/formalities are completed/ complied with.	Not Applicable
	(e) Whether any of the documents or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents include any testamentary documents?	No any Testamentary documents / Wills
	(a) In case of wills, whether the will is registered or unregistered?	Not Applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original will is available of the testator is available?	Not Applicable
	(f) Whether the circumstances and/or documents to establish the final will of the testator?	Not Applicable

17.	(a) Whether the property is subject to any wakf rights?	No Wakf Rights
	(b) Whether the property belongs to any church/ temple or having religious/other institutions of charges any restriction in creation of charges on such properties?	Not Applicable
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Property Not belongs to any Trust
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable



20.	(a) If the property is Agricultural land, whether the local laws permit mortgage creation/enforcement of mortgage are any restrictions for	No	
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to enforce the validity of the title and right to local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage? Other	Not Applicable	
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether followed/permission obtained.	Not Applicable	
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation of security (viz. Agricultural Laws, Sections, minorites, Land Laws, weaker Regulations, Coastal Zone, SEZ Environmental Clearance, etc.)	No	
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No	
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N. A.	
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.	
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	litigation not pending	
	(c) Whether the title documents have any court seal/ marking points out any attachment/security to court in such case please comment on such seal/ marking.	Not Applicable	

24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Property Belongs to a Limited Company	
	(b) Property belonging to partners, thrown on hotchpot? the whether formalities for same have been completed as per applicable laws?	Not Applicable	
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Yes	Verify the powers, Branch, Borrowing resolution, Board authorisation to create of mortgage/execution of documents, of any Registration Charges with Registrar of Companies Articles/ provision for (ROC), Associates/ provision for common seal etc.
25.	Whether the property belongs to a Limited Company, check the authorisation of Board mortgage/execution of documents, Registration Registrar for Charges with Associates/ provision of Articles of common seal etc.	Not Applicable	
	(b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	Not Applicable	
	ii) If Yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company (seller) and the vendee company (purchaser)?	Not Applicable	
	iii) Whether the above search of charges/ encumbrances, on the property created by (proposed to be mortgaged) seller/ the vendor company (seller) ?	Not Applicable	
	iv) If the search reveals encumbrances/ charges/ encumbrances whether have been satisfied?	Not Applicable	
26.	In case of Societies, Association, whether the mortgage can be created, and the requisite resolutions, bye-laws.	No society / association is owner of the property owned by individual.	



27.	(a) Whether any POA is involved in the chain of title?	Not Applicable
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clearly document and hence is a registered builder/developer and as such is irrevocable as per law.	Not Applicable
	(c) In case the title document is executed by the POA holder, please clearly state whether the POA holder is (i) one of the Builders viz. their Proprietary Concerns/Individual Partners in favour of Authorized Representatives/ Employees/ or sign Office Premises to Sale, NOCs, Agreements of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and with the same has been verified/compared with the original POA.	Not Applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable
	ii. Whether the POA is a registered one?	Not Applicable
	iii. Whether the POA is a special one?	Not Applicable
	iv. Whether the POA contains a specific authority for execution of the document in question?	Not Applicable
	v. Whether the POA was in force and date of execution is clearly stated in question?	Not Applicable
	vi. Whether the POA is a special one?	Not Applicable
	vii. Whether the POA is a special one?	Not Applicable
	viii. Whether the POA is a special one?	Not Applicable
	ix. Whether the POA is a special one?	Not Applicable
	x. Whether the POA is a special one?	Not Applicable
	xi. Whether the POA is a special one?	Not Applicable
	xii. Whether the POA is a special one?	Not Applicable
	xiii. Whether the POA is a special one?	Not Applicable
	xiv. Whether the POA is a special one?	Not Applicable
	xv. Whether the POA is a special one?	Not Applicable
	xvi. Whether the POA is a special one?	Not Applicable
	xvii. Whether the POA is a special one?	Not Applicable
	xviii. Whether the POA is a special one?	Not Applicable
	xix. Whether the POA is a special one?	Not Applicable
	xx. Whether the POA is a special one?	Not Applicable

28.	(g) Please comment on the genuineness of the POA?	Not Applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
	Whether mortgage is being created by a POA holder, check genuineness of the power of Attorney and whether the powers given therein are stamped/ authenticated in terms of the Law of the place, where it is executed.	Plot No: A-9
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Not Applicable
a	Promoter's/Land owner's title to the land/ building; Development	Not Applicable
b	Agreement/Power of Attorney; of the	Not Applicable
c	Extent of authority of the Developer/builder.	Not Applicable
d	Independent title verification of the Land and/or building in question;	Not Applicable
e	Agreement for sale (duly registered);	Not Applicable
f	Agreement for sale (duly registered);	Not Applicable
g	Requirement of registration of sale agreement, POA etc.,	Not Applicable
h	Approval of building plan; agreement, POA etc.,	Not Applicable
i	Approval of appropriate/local authority, etc.;	Not Applicable
j	Approval in favour of Society/ Condominium Certificate/allotment Occupancy	Not Applicable
k	Condominium Certificate/allotment Possession letter	Not Applicable
l	Membership details in the Society etc.;	Not Applicable
m	Share Certificates;	Not Applicable
n	No Objection Letter from the Society;	Not Applicable

34.	Details of RTC extracts/mutation extracts/ kahta extracts pertaining to the property in question.	MIDC Land	No documents in respect of any pending Bank declaration to obtain and if any proceeding is pending under section 281 to be obtained.
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	No	No documents in respect of any pending Bank declaration to obtain and if any proceeding is pending under section 281 to be obtained.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not furnished	I have caused search for period from 1992 to 2021 as per available records.
31.	The period covered under the Encumbrances Certificate and the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Not found	encumbrances any
30.	Encumbrances, Attachments, and/or claims Government, Central or State or Local authorities or Third Party claims, Liens etc. and details thereof.	Not Applicable	
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable	
p	Bank charges for noting the the Housing Society, if any, and if the property is a vacant land approval of lay-out and other precautions, if any.	Not Applicable	
n	All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Apartments/ Control Regulations, Development Societies' Laws etc.; Requirements, for noting the Bank charges on the records of the Housing Society, if any, and if the property is a vacant land approval of lay-out and other precautions, if any.	Not Applicable	

35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes	No
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes	Yes, property can be identified from Electricity Bill / or Maintenance Bill.
37.	Whether the property can be identified from the following circumstances, if discrepancy/ doubtful scrutiny to any revealed on such scrutiny to documents in relation to electricity connection; Document in relation to water connection; Document in relation to Sales Tax Registration, if any applicable; Other utility bills, if any.	No	observed discrepancy
38.	In respect of the boundaries of the property, whether there is a discrepancy in any of the title documents, (discrepancy in any of the documents (such as difference report, utility bills, etc.) or as valuation report, undary? If so please elaborate comment on the same.	Not Provided	
39.	If Valuation report and/or approved/ sanctioned plans are made including please comment on the description and boundaries of the property on the document and that in the title deed. If the valuation report at the time of preparation of TTR, please provide the plan are not available at the time of preparation of TTR, please making the comments subsequently, on preparation of the advocate.)	No.	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper stamp of documents, payment of proper stamp duty etc.		



- a) Original Lease dated 26/08/2005 executed by and between Maharashtra Industrial Development Corporation, as the Corporation being the Lessor AND M/s. Shree Hari Chemical Export Ltd., as the Lessee
- b) Original Registration Receipt No: 1107 of 2005 issued by SRO, Mahad
- c) Original Index-II No: MHD/01106 of 2005 issued by SRO Mahad.
- d) Copy of the of Plan of said Plot
- e) Copy of the Occupancy/Building completion certificate issued by MIDC
- f) Copy of the latest property tax paid Receipt
- g) NOC issued by MIDC for creation of Mortgage
- h) Copy of the MOA and AOA of Borrower company
- i) Board resolution of the Borrower company
- j) ROC search of Borrower company

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY (IES)

All that piece or parcel of land known as plot No. A-9 admeasuring area of 3,600 Square meters or thereabouts together with buildings and structure standing therein being and situated at Mahad Industrial Area, within village limits of Kamble and outside the limits of Mahad Municipal Council, Taluka and Registration sub- District Mahad and Registration District Raigad and bounded as under:

Towards the North: Plot No. A-10.

Towards the South: Plot No. A-8.

Towards the East: Road.

Towards the West: Part of Plot No.A1.

Date: 06/11/2021



Rajan V. Pillai
Advocate

Note: The above Title Investigation report is issued upon perusal /scrutiny of the documents submitted to me and bonafide believed to be true and also based on the search report submitted by my Search Clerk. In order to corroborate the details mentioned in the report and the factual position, it is suggested that the Bank Official may visit the premises intended to be mortgaged or to the society where the flat is situated or the Builder in case of under construction building and confirm the factual position. Further, from the search conducted at the Sub-Registrar's Office at Mahad the search report reveals that some of the indexes are either torn or not maintained properly and the remaining index does not show any adverse encumbrance in respect of Captioned property.



Rajan V. Pillai
Advocate

सर्वसा. २६-म
Gen. 26-M

मि गेब रकमेचे चलन

Code No. 011179

10 (b)

Friday, August 26, 2005
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पावती

नांदणी 39 म.
Regn. 39 M

पावती क्र. : 1104

दिनांक 26/08/2005

(2)

गावाचे नाव कामथे

महड - 01103 - 2005

दस्ता ऐवजावा प्रकार

भाडेपट्टा

अशा प्रकारच्या भाडेपट्ट्याद्वारे भाडे निश्चित केले असेल आणि कोणतेही अधिमूल्य भरले किंवा सुपूर्द केले नसेल त्या बाबतीत

सादर करणाऱ्याचे नाव: श्री. हरी केमिकल एक्सपोर्ट लि. तर्फे ज्ञानदेवराव कृशोरीलाल रामुका - -

नोंदणी फी

: - 4540.00

नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)

एकूण रु. 4960.00

आपणास हा दस्त अंदाजे 5:40PM हा वेळेस मिळेल

[Handwritten signature]

पुणे महानगरपालिका
महानगर

वाजार मूल्य: 454000 रु. मोबदला: 439200रु.
भरलेले मुद्रांक शुल्क: 14000 रु.

For Shree Hari Chemicals Export Ltd.

[Handwritten signature]
Director,

Designed & developed by C-DAC, Pune

SAHITA REPORTS VERSION 5.2.8

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, Mumbai-400038 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 Shree Hari Chemical

Export Ltd., a Company incorporated under the companies Act 1956 & having its

registered office at Plot No. A-8, M.I.D.C. Mahad Industrial Area, Mahad, Dist.

shall, unless the



Two

RIAL DEVELOPMENT

Maharashtra Industrial

Development Act, 1961 (MAH-III of 1962)

and having its Principal office at Orient

House, Adi Marzban Path, Ballard Estate,

Mumbai-400038 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 Shree Hari Chemical

Export Ltd., a Company incorporated under

the companies Act 1956 & having its



Friday, August 26, 2005
6:33:17 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

सर्वसा. २६-म
Gen. 26-M

पावती क्र. : 1107

दिनांक 26/08/2005

नोंदणी क्र. 10 (6)

गावाचे नाव कावळ तर्फे विरवाडी
दस्तावेजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार

महड - 01106 - 2005

प्रतिलेख किंवा प्रतिलिपी

भारतीय रिझर्व बँकेने /
ने / हैद्राबाद स्टेट बँकेने

सादर करणाऱ्याचे नाव: श्री. हरी कमिकल एक्सपोर्ट लि. तर्फे जायरेकर किशोरीलाल रामुका - -

नोंदणी फी 420.00
नककल (अ. 11(1)), पुस्तकनाची नककल (आ. 11(2)), 520.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21) एकूण रु.

आपणास हा दस्त अंदाजे 6:48PM हा वेळेस मिळेल

दुयाम निबंधक
महाड

दुयाम निबंधक महाड

शिकारी / बँकेचा
141001
15/11/2005

भरणा तपरा
भरणा कर दिनांक
भरणा (अक्षरी)

बाजार मुल्या: 1 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

मोबदला: 1 रु.

for Shree Hari Chemicals Export Ltd
Director.

[Signature]
Director.

SARITA REPORTS VERSION 5.2.8

Designed & developed by C-DAC, Pune

thou.

copy of Aug Two

[Signature]

GREEN 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, Mumbai-400038 hereinafter called "the Lessor" (which expression shall, unless the contest does not so admit, include its successors and assigns) of the One Part AND MESSRS Shree Hari Chemical Export Ltd., a Company incorporated under the companies Act 1956 & having its registered office at Plot No. A-8, M.I.D.C. Mahad Industrial Area, Mahad, Dist. Raigad-402309, hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include / its successor or successors)

१,००,०००) - ११८७पीअ ५ एच १७५
त विभाग, क. संकीर्ण - १०८७ / प्रक८६ / कोष - ४,
२२ सप्टेंबर १९८७

नमुना म. को.नि. ६

(नियम ११२पहा)
चलन क्रमांक
CANCELLED

सर्वसा. २६-म
Gen. 26-M

या ठिकाणच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या गोख रकमेचे चलन

D.D.O. Code No. **011179**

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकाऱ्याने किंवा कोषागाराचे अधिकारीने भरावयाचे	कोषागाराने / उपकोषागाराने / भारतीय रिझर्व बँकेने / भारतीय स्टेट बँकेने / हैद्राबाद स्टेट बँकेने भरावयाचे
जिच्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव / पदनाम आणि पत्ता	लेखाचे वर्गीकरण विभागमुद्रांक व नोंदणी. प्रधानशीर्ष 30 मुद्रांक व नोंदणी. उपप्रधानशीर्ष मुद्रांक न्यायिकेतर 103 (1) दरतावर उमटविण्याचे मुद्रांक	रकम मिळाली. रुपये (आकड्यात) रुपये (अक्षरी)
भरणा करण्यासंबंधीच्या प्रधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश	गौणशीर्ष : संगणक संकेतांक : बरोबर आहे, पैसे स्वाकारावे व पावती. झमती. दिनांक	कोषापाल : लेखापाल : कोषागार / उपकोषागार अधिकारी / बँकेचा व्यवस्थापक दिनांक :
भरणा करणाऱ्याची स्वाक्षरी दिनांक	* स्वाक्षरी	दिनांक :

(कृपया मागे मळ)



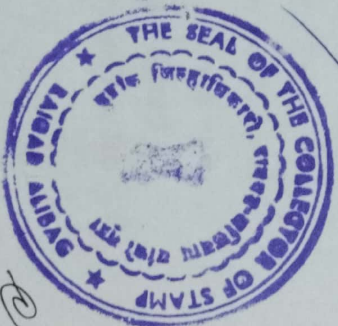
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Received Adj. Fee Rs. 100/-
vide challan No./Receipt No. 669 Date 24/8/05

Collector of Stamps Raigad

OFFICE OF THE COLLECTOR OF STAMPS

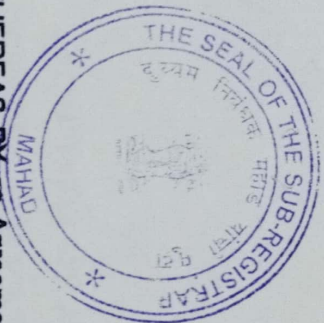
Case Adj. No. 282/05-06 Date: 24/8/05
Received from Shri M/S Shree Hari Chemical Export Ltd. residing at
Krushal Shri Hanumanprasad R. Ramulk Stamp Duty Rs. 14000/-
(Rupees: Fourteen thousand only) Only in the State Bank of
India Branch: Alibag vide Challan No. 031 Dated 25/8/05
Certified under Section 32(I)(b) of the Bombay Stamp Act 1958 that the full Stamp
Duty of Rs. 14000/- is with which this instrument is chargeable has been paid
vide Article No. 25 (a) of Schedule.
This certificate is subject to the provision of section 53(A) of Bombay Stamp Act, 1958
P.V. Rs. 4,54,000/-
Place: Alibag
Date: 25/8/05
Collector of Stamps Raigad



THIS LEASE made at Mahad the 26th day of Aug Two

thousand Five 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, Mumbai-400038 hereinafter called "the Lessor" (which expression shall, unless the contest does not so admit, include its successors and assigns) of the One Part AND MESSRS Shree Hari Chemical Export Ltd., a Company incorporated under the companies Act 1956 & having its registered office at Plot No. A-8, M.I.D.C. Mahad Industrial Area, Mahad, Dist. Raigad-402309, hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include / its successor or successors in business and permitted assigns) of the Other part;

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Recitals

AND WHEREAS BY an Agreement dated 18th day of October 1993 and made between the Lessor of the one part and Shri. Dattaram Bhikaji Dalvi, Proprietor of M/s. Gurudatta Paper Box Co. of the other part the Lessor agreed to grant to the Lessee upon the performance an observance by the Lessee of the obligations and conditions contained in the said agreement a Lease of piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

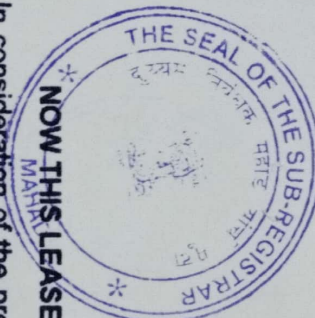
AND WHEREAS by a Supplemental Agreement dated the 7th day of December 2004 and made between the Lessor of the First Part Shri. Dattaram Bhikaji Dalvi, Proprietor of M/s. Gurudatta Paper Box Co. of the Second Part and the Lessee of the Third part, the Principal Agreement dated the 18th day of October 1993 was construed and declared as if the Lessor had entered into the said Agreement with the Lessee and the Lessee alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

AND WHEREAS pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted,

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. 8784/- approximately per annum.



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NOW THIS LEASE WITNESSETH as follows :-

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Description
of Land.

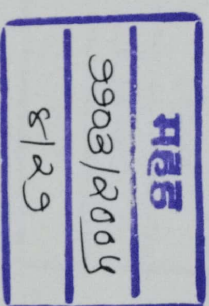
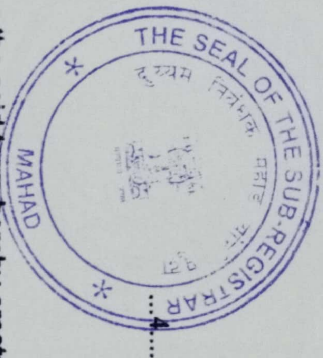
1) In consideration of the premises and of the sum of Rs. 4,32,000/- (Rs. Four Lakhs thirty two thousand only) and Rs. 7200/- (Rs. Seven thousand two hundred only) towards differential premium making together Rs. 4,39,200/- (Rs. Four Lakhs thirty nine thousand two hundred only) paid by the Lessee to 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 demised unto the Lessee all that piece of land known as plot No. A-9 in the Mahad Industrial Area, and within the village limits of Kamble and outside the limits of Mahad Municipal Council in rural area, Taluka and Registration Sub District Mahad District and Registration District Raigad containing by admeasurement 3600 square meters or thereabouts and more particularly described in the First Schedule hereunderwritten and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time here after standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESRVING unto the Lessor all mines and 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 year computed from the first day of October 1993 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 and other officer to whom the duties or function 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 1st day of January in each and every year.

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

Covenants
by the
Lessee.



[Handwritten signatures]



(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 deduction. To Pay rent.

(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. To pay rates and taxes.

(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 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. 3600/- approximately per annum. To pay fees or service charges.

(d) 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. Atleast 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

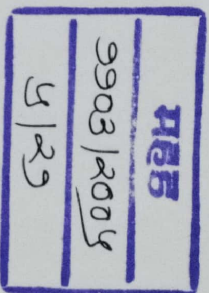
(e) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease. Not to excavate.

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(f) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Not to erect beyond building line.

(g) The Lessee having at its own expense 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 conditions to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of 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.

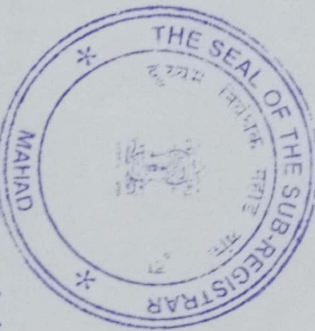
h) (i) The Lessee shall duly comply with the provision of the Water (Prevention & Control of pollution) Act, 1974. The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 and amendments issued from time to time and the rules made thereunder as also with any conditions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

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

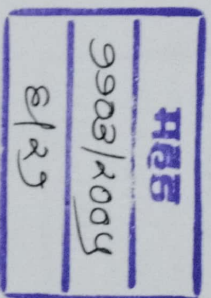
ii) The Lessee shall have to become a member of Common Effluent Treatment plant (CETP), and to observe the Criteria/Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Lessor.

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(i) 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

(j) 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 Regulation.

Plans to be submitted before building.

(k) 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 works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity.

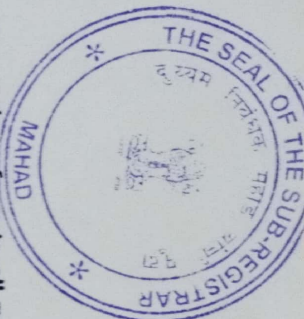
(l) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other works.

Fencing during construction.

(m) 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.

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Sanitation.

(m) To observe and conform to all rules, regulations and by-laws of the Local Authority concerned or any 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 arrangement 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 Consent 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.

Alterations.

(o) That no alterations or additions shall at any time be made to the façade or elevation of any buildings or erection erected and standing on the demised premises or architectural feature thereof except with the previous consent in writing of the Executive Engineer.

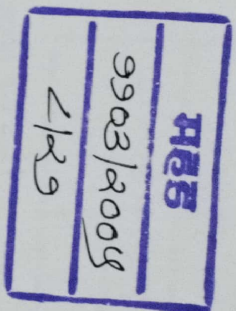
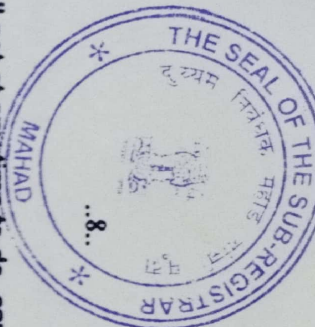
To repair.

(p) Throughout the said term at the Lessee's expense well and substantially to repair pave, cleanse and keep in good and substantial repair and condition (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 enter and inspect.

(q) To permit the Lessor of 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 time of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice in writing to the Lessee call upon him/ it /them 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 respects of the Lessee.

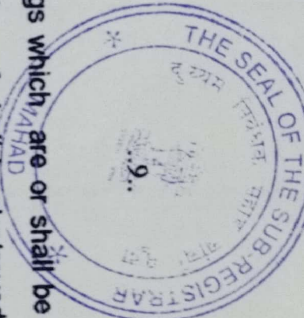




r) That it shall not at any time to do, cause or permit any nuisance, Nuisance. annoyance or disturbance to the owners occupiers or residents of other premises in the vicinity in or upon the demised premises and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunderwritten for any purpose which may be offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Boards, Central Pollution Control Board and Ministry of Environment & Forest, Govt. of India, with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever.

(s) To use the demised premises only for the purpose of a factory User. 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 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 Boards 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.

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



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as any of the buildings which are or shall be erected upon the said land or any part of 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 damage 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.

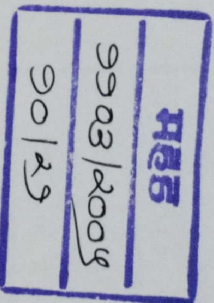
Delivery of possession after expiration.

(u) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised premises and all erections and building 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, erection or structures may have been removed.

(v) Not so 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 consent or grant the same subject to such condition 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 mates and bounds or otherwise to alter the nature of this present demise.

Not to assign

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(w) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee 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 officer or person on behalf of the Lessor as the Lessor shall from time to time require.

Assignment to be registered with the Lessor.

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

To give preference in employment of Labour

(x) (ii) "While Employing the skilled and unskilled labour, they shall also recruit the maximum local people on the basis of their knowledge of handling the operating the equipments/machineries used by the Lessee and the general qualifications of the local labour".

(y) And in the event of the death of the permitted assign or 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.

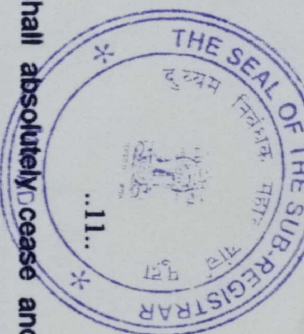
3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from the Lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

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 been legally demanded or not or if and whenever there shall be 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 of the whole and thereupon the term hereby granted and right to any

Rent, Fees etc. in arrears.

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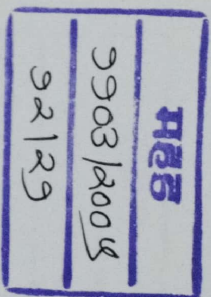
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renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvement built or carried out on the demised premises, or claimed by Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for nonpayment of rent as aforesaid the power of re-enter 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/ their/ his 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.



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(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 Lessees' 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 condition 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 arrears 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 or 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 Lessor.

Lessor's
covenant for
peaceful
enjoyment.

6. The Layout of the Mahad Industrial Area and the Building and other Regulation and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the 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.



RM



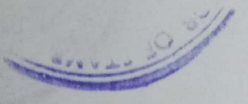
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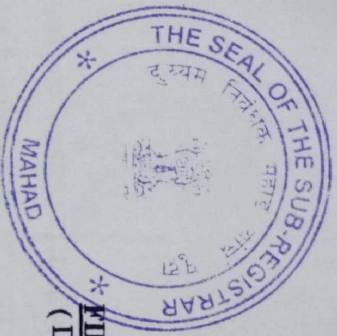
7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the 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 the Lessor and with covenants, Provisions 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.

8. The Stamp duty and registration charges in respect of the preparation and execution of this lease and it's duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively 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.

IN WITNESS WHEREOF Shri. N. G. Mande, the Regional Officer, of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and hath caused its Common Seal to be affixed the Lessee has set his hand the Lessee have set their respective hands hereto the day and year first abovewritten.





..14..

FIRST SCHEDULE
(Description of Land)

पल्ले
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१६/२१

All that piece or parcel of land known as plot No. A-9 in the Mahad Industrial Area, within village limits of Kamble and outside the limits of Mahad Municipal Council, in rural area, Taluka and Registration sub-District Mahad District and Registration District Raigad containing by admeasurement 3600 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. A-10.
- On or towards the South by- Plot No. A-8.
- On or towards the East by- Road.
- On or towards the West by- Part of Plot No. A-1.

Which said boundaries were erroneously described in the said Agreement to Lease as follows that is to say :-

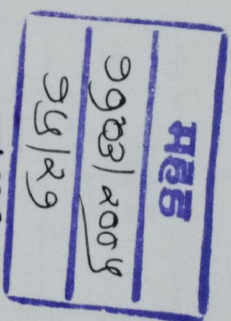
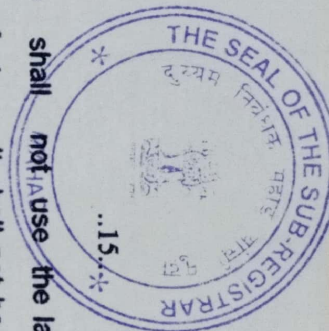
- On or towards the North by- Plot No. A-10.
- On or towards the South by- Plot No. A-8.
- On or towards the East by- Road.
- On or towards the West by- Part of Plot No. A-1.

SECOND SCHEDULE
(Building Regulation)

1. The Building Regulation of 'A' class Municipal Council or the Building Regulation 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. The periphery of the plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road of part thereof but within the demised premises.



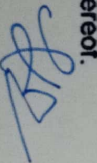

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[Handwritten initials]



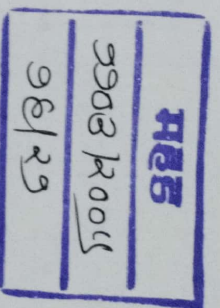
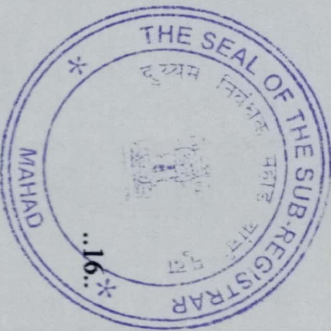
3. Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries a list whereof is attached.
4. The Lessee shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and 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 section have been approved by the officer authorised by the Lessor and no addition or alteration to building, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee. Where more than one Lessee is concerned with the same boundary mark, the officer authorised by the Lessor shall allocate this obligation suitably.
7. Three sets of the specification, 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 Fertilizer manufacture from organic materials, provided, however, that these provision shall not apply to the manufacture or fertiliser from previously processed material which have not noxious odours or fumes and which do not produce noxious odours of fumes in the compounding or manufacturing thereof.

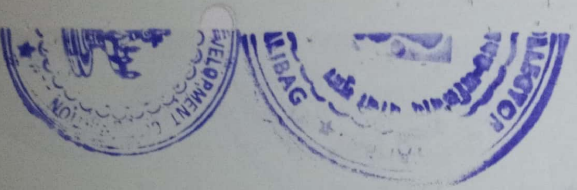
 





2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
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 explosive or fire works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxylin manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
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 & 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, vibrations or fire-hazards.

[Handwritten signature]





SIGNED, SEALED AND DELIVERED
by SHRI. N. G. MANDE,

The Regional Officer, Maharashtra
Industrial Development Corporation
In the presence of-

1. Mrs. A. G. Mandape
2. Mr. R. M. Mohite

४६६
२९०३/२००५
२०/२२
17



N. G. Mande

N. G. MANDE
Regional Officer
M. I. D. C. Mahad

Mandape

The Common Seal of the
above named Lessee Messrs
Shree Hari Chemical Export Ltd.
was pursuant to a Resolution of its
Boards of Directors passed in that
behalf on the 5th day of Aug 2005
affixed hereto in the presence of:-

1. Shri. K. L. Ramuka
and
Shri. _____
Director/s and Shri _____
of the Company who, in token of having
affixed the Company's Seal hereto,
has set his hand/have set their respective
hands hereto, in the presence of :-

1. H. P. Ramuka
2. V. M. Malode



for Shree Hari Chemicals Export Ltd.
[Signature]
Director.

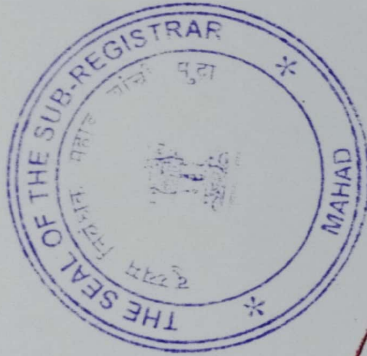
Ramuka

Malode

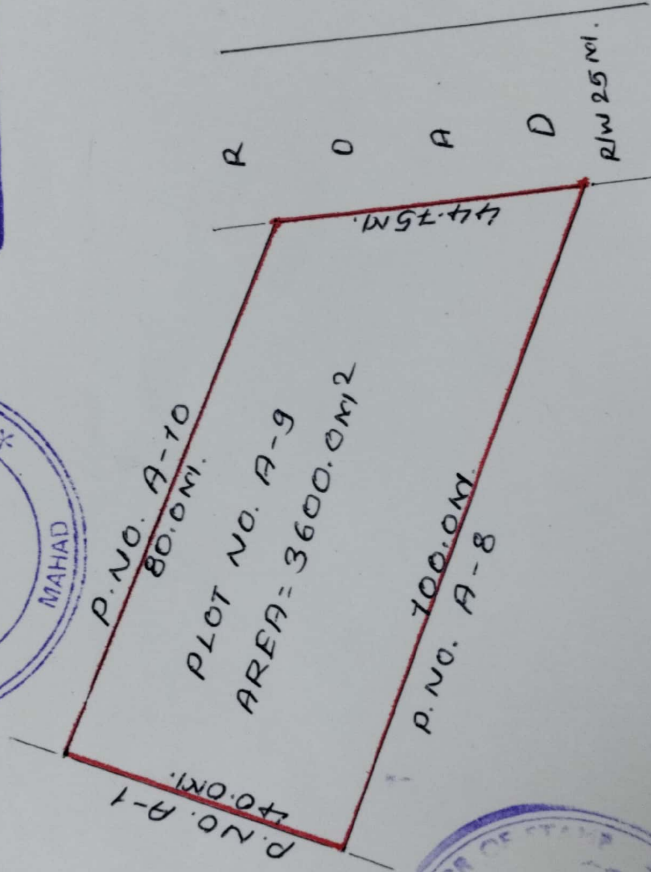
MAHAD INDUSTRIAL AREA

VILL & KAMBLE, TAL & MAHAD, RAIGAD

SCALE 1:1CM = 10M.



महद
9903/2004
96/29



N. G. Mande

N. G. MANDE
Regional Officer
M. I. D. C. Mahad

PREPARED BY
[Signature]
SURVEYER

for Shree Herl Chemicals Export Ltd.

[Signature]
Director.



08/2005

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

महड

दस्त क्र 1103/2005

5:34:52 pm

महाड

दस्त क्रमांक : 1103/2005

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अगट्याचा ठसा

1 नाव: श्री.हरी केमिकल एक्सपोर्ट लि. तर्फे डायरेक्टर

किशोरीलाल रामुका - -

पत्ता: घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: एमआयडीसी

शहर/गाव: महाड

तालुका: महाड

रि

2 नाव: महाराष्ट्र इंडस्ट्रियल डेव्ह. कॉर्पो. महाड तर्फे

रिजनल ऑफीसर एन. जी. माडे (भा.नो.अ 1908 चे

कलम 88 नुसार क.ज. साठी माफी)

पत्ता: घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

लिहून देणार

वय 55

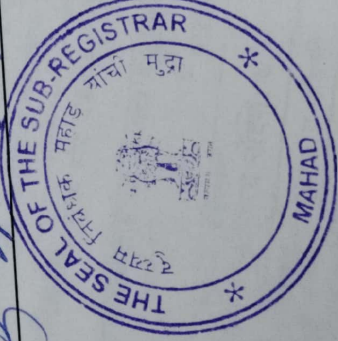
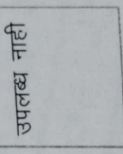
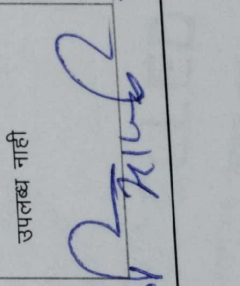
सही



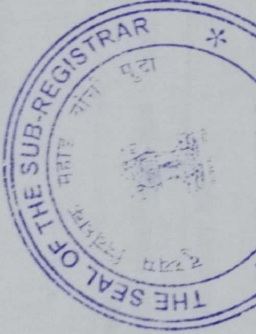
लिहून घेणार

वय 57

सही



कृपया - C.C. गोषवारा यांच्यासाठी सादर



महसु
 ११०२/२००५
 १९/११

सर्वसा. २६-म
 Gen. 26-M

रजमुनामहाश्री. ६

का.मु.(२०,००,०००)-११८७पीओ ५ एच १७५
 प., वित्त विभाग, क. संकीर्ण-१०८७/प्रक८६/कोष-४,
 मंक २२ सप्टेंबर १९८७

CANCELLED

(पिंपरी चिंचवड) चालून कर्मांक

या ठिकाणच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या गेळ रकमेचे बलन.

अतिवारी भारतीय स्टेट बँकेमध्ये / भारतीय स्टेट बँकेमध्ये D.D.O. Code No. 011179

<p>भरणा करणाराचे नाव / पदनाम आणि पत्ता श्री. गोहरि डेविअन्स रासवती ३६ ब्रो. हनुमानगुहा रामेश्वर रासुडा</p>	<p>भरणा करणाराचे पत्ता श्री. गोहरि डेविअन्स रासवती ३६ ब्रो. हनुमानगुहा रामेश्वर रासुडा</p>	<p>कोषागार / उपकोषागार / भारतीय स्टेट बँके / भारतीय स्टेट बँके / हेदाबाद / स्टेट बँके भरणा करणाराचे पत्ता श्री. गोहरि डेविअन्स रासवती ३६ ब्रो. हनुमानगुहा रामेश्वर रासुडा</p>
<p>भरणा करणाराचे स्वतःचे २४-८-०४</p>	<p>संगणक संकेतांक : २४-८-०४</p>	<p>कोषागार / उपकोषागार / भारतीय स्टेट बँके / भारतीय स्टेट बँके / हेदाबाद / स्टेट बँके भरणा करणाराचे पत्ता श्री. गोहरि डेविअन्स रासवती ३६ ब्रो. हनुमानगुहा रामेश्वर रासुडा</p>

कोषागार / उपकोषागार / भारतीय स्टेट बँके / भारतीय स्टेट बँके / हेदाबाद / स्टेट बँके
 भरणा करणाराचे पत्ता
**श्री. गोहरि डेविअन्स रासवती
 ३६ ब्रो. हनुमानगुहा
 रामेश्वर रासुडा**

(कृपया मागे पठ.)



दस्त गोषवारा भाग - 2

महड

दस्त क्रमांक (1103/2005)

29/08

दस्त क्र. [महड-1103-2005] चा गोषवारा
बाजार मुल्य :454000 मोबदला 439200 भरलेले मुद्रांक शुल्क : 14000

पावती क्र.:1104 दिनांक:26/08/2005
पावतीचे वर्णन
नांव: श्री.हरी केमिकल एक्सपोर्ट लि.तर्फे डायरेक्ट
किशोरीलाल रामुका - -

दस्त हजर केल्याचा दिनांक :26/08/2005 05:21 PM
निष्पादनाचा दिनांक : 26/08/2005
दस्त हजर करणा-याची सही :

For Shree Hari Chemicals Export Ltd

Director.

4540 :नोंदणी फी
420 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :36) भाडेपट्टा
दस्त अनुच्छेद प्रकार: अशा प्रकारच्या भाडेपट्ट्याद्वारे भाडे निश्चित केले असेल आणि कोणतेही
अधिमूल्य भरले किंवा सुपूर्द केले नसेल त्या बाबतीत

4960: एकूण

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/08/2005 05:21 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 26/08/2005 05:26 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 26/08/2005 05:30 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 26/08/2005 05:32 PM

दु. निबंधक महार

दस्त नोंद केल्याचा दिनांक : 26/08/2005 05:34 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) वसंत मोहनलाल मालोदे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: महाड

तालुका: महाड-

पिन: -

2) हनुमानप्रसाद रामस्वरुप रामुका ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: गिरीआई कॉम्प्लेक्स

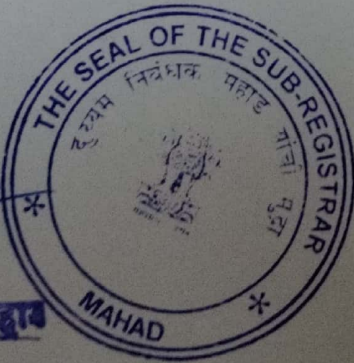
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: महाड

तालुका: महाड

पिन: -



दु. निबंधकाची सही

दु. निबंधक महार

मंत्रालय मुद्रांक महार

दुय्यम निबंधक
सन २००५

प्रमाणित करण्यात येते की
हा दस्तास एकूण ... राबते आहेत

दुय्यम निबंधक महार

ग्रामपंचायत कांबळे तर्फे बिरवाडी

ता. महाड, जि. रायगड. फोन : २३२५१४

ग्रामपंचायत टॅक्स फी इतर येणे असलेला रकमेबाबत वील

(मुंबई ग्रामपंचायत कायद्याच्या कलम ११५८, १२९ (१)अन्वये)

पावती क्र. : 036	तारीख 20/08/2022
घर नं. : 39C	

श्री. / श्रीमती **श्री. / श्रीमती. कांबळे तर्फे बिरवाडी**

● टॅक्स फी व इतर येण्यासंबंधी तपशिल ●

A8, A19

टॅक्स फी अगर इतर येण्याचा तपशिल	ज्या मुदतीचे येणे असेल ती मुदत	टॅक्स दर	टॅक्स फी अगर इतर येण्याची रक्कम		
			मागील	द्यालू	एकूण
घरपट्टी				२२५८९५	२२५८९५
दीजकर					
आरोग्यकर	२० २२				
मोकळी जागा	२० २२			४७२८५	४७२८५
पाणीपट्टी					
बँक कमिशन					
इतर येणे					
		एकूण		२७३१००	२७३१०० ✓

एकूण अक्षरी रूपये

दोन लाख सात हजार एकर दोनशे

१) जर मनुष्य केलेल टॅक्स फी अगर इतर येण्याची रक्कम आपले कसून मंचायतीस येणे आहे. याची सुपया दखल घ्यावी हे वील दिव्यास्यारून ११ दिवसांत सदरहू रकम मंचायतीस द्यावी अशी आपणांस विनंती आहे.

२) जर सदरहू रक्कम आपले कसून निविद केलेल्या मुदतीस दिली नाही तर ११५८ च्या मुंबई ग्रामपंचायत कायद्याच्या कलम १२९ (१) अन्वये मंचायतीस मुंबईस कांबळीस येईल आणि त्यासकन सदरहू रकम हुन्ही मंचायतीस देण्यात यावू शकाल.

GST IR No. **UR/07/22-23/037**

प्रामपंचायत कांबळे तर्फे बिरवाडी

प्रामपंचायत कांबळे तर्फे बिरवाडी

110389

19-05-2023

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

सूची क्र.2

द्वयम निबंधक : महाड

दस्त क्रमांक : 1103/2005

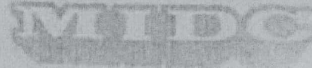
नोंदणी

Regn.63m

गावाचे नाव : कामथे

(1)किल्ल्याचा प्रकार	भाडेपट्टा
(2)मोबदल	रु 439200
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेखपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	रु 454000
(4) धू माघन पोर्टहिस्सा व घरजमाक(असल्यास)	पालिकेचे नाव इतर वर्णन मौजे काबळे तर्फे थिरवाडी ता.महाड चे इंडस्ट्रियल एरीया हददीतील फ्लॉट नं. A-9 चे क्षेत्र 36000.00 स्क्वे मि भाडेकार मुदत 95 वर्षे दि. 18/10/1993 पासून पुढे
(5) क्षेत्रकळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1). नाव -श्री हरी केमिकल एक्सपोर्ट लि. तर्फे डायरेक्टर किशोरीलाल रामुका - - वय -55वत्ता. -पिन कोड -पं न - -
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	2). नाव - महाराष्ट्र इंडस्ट्रियल डेव्ह. कॉर्पोर. महाड तर्फे रिजनेल ऑफीसर एन जी माडे (भा.नो.अ ११०८ चे कालम ८८ नुसार क.ज.साठी माफी) वय - 57वत्ता -पिन कोड -पं न - -
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2005
(10)दस्त नोंदणी केल्याचा दिनांक	26/08/2005
(11)अनुक्रमांक,खंड व पृष्ठ	1103/2005
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	14000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	4540
(14)श्रेण	-





OCCUPATION CERTIFICATE

To,
M/s. Gurudatta Paper Box Co.,
Plot No. A-9, MIDC,
Mahad Industrial Area,
MAHAD

Sr,
This is to certify that the development work/erection work of building for factory on plot No. A-9 in 'A' zone situated at internal road of 'A' zone of Mahad Industrial Area completed under the supervision of Shri Sanjeev Mande, licensed Architect, license NO. CA/2000/25825 is permitted to be occupied as per approval for revised as built plan vide No. SPA/A-9/ 245 /2004 dt. 26.2.04

Area of factory shed
(Gr.Floor - 20.30 x 19.50 = 395.85 sqm.)

Thanking you.

Yours faithfully,

L. Om
27/2/04

Executive Engineer,
MIDC, Mahad Division (C) Mahad.

No./TB/ 221 /of 2004,
Office of the Executive Engineer,
MIDC, Mahad Division (C) Mahad.

Date - 27/2/04

- 1/- Copy to the Deputy Engineer, MIDC, Mahad Sub-Division, Mahad for information.
- 2/- Copy f.w.cs to Regional Officer, Mahad for information.
- 3/- Copy f.w.cs to Shri Sanjeev Mande, Architect for information.
- 4/- Copy to guard file.

ग्रामपंचायत कांबळे तर्फे बिरवाडी

ता.महाड, जि.रायगड. फोन : २३२५१४

ग्रामपंचायत टॅक्स फी इतर येणे असलेला रकमेबाबत. बील

(मुंबई ग्रामपंचायत कायद्याच्या कलम १९५८, १२९ (१)अन्वये)

पावती क्र. : 801	तारीख : 7 09/2023
घर नं. : 319	

श्री. / श्रीमती मीहरी लेमी. वसुधाकर लि. रा. कांबळे तर्फे बिरवाडी

● टॅक्स फी व इतर येण्यासंबंधी तपशिल ● A/8/9

टॅक्स फी अगर इतर येण्याचा तपशिल	ज्या मुदतीचे येणे असेल ती मुदत	टॅक्स दर	टॅक्स फी अगर इतर येण्याची रक्कम		
			मागील	चालू	एकूण
घरपट्टी	2022/23		225815	248396	474211
वीजकर	ते		—	—	—
आरोग्यकर	2023 2024		—	—	—
मोकळी जागा			47285	47285	94570
पाणीपट्टी					
बँक कमिशन					
इतर येणे					
		एकूण	273100	295681	568781

एकूण अक्षरी रुपये

१) वर नमुद केलेल टॅक्स फी अगर इतर येण्याची रक्कम आपले कडून पंचायतीस येणे आहे. याची कृपया दखल घ्यावी हे बील मिळाल्यापासून १५ दिवसात सदरहु रक्कम पंचायतीस द्यावी अशी आपणांस विनंती आहे.

२) जर सदरहु रक्कम आणि वर निर्दिष्ट केलेल्या मुदतीत दिली नाही तर १९५८ च्या मुंबई ग्रामपंचायत कायद्याच्या कलम १२९(२) अन्वये मागणी हुकुम तुमचेवर बजविण्यात येईल आणि त्यावरून सदरहु रक्कम तुम्ही पंचायतीस देण्यात पात्र व्हाल.

ग्रामपंचायत कांबळे तर्फे बिरवाडी

ता. महाड, जि. रायगड

ग्रामपंचायत कांबळे तर्फे बिरवाडी
ता. महाड, जि. रायगड



MIDC

To

M/s. Shri Hari Chemical Export Ltd.



Scanned with OKEN Scanner



CHALLAN
MTR Form Number-6



GRN	MH008454064202122E	BARCODE			Date	06/11/2021-15:38:02	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	MHD_MAHAD SUB REGISTRAR			Full Name	Namdev Tawdw			
Location	RAIGAD							
Year	2021-2022 One Time			Flat/Block No.	Plot No A 8 A9 A13 and A 15/ 1 and 15 /2			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201	SEARCH FEE		750.00	Road/Street	Village Kamble			
				Area/Locality	Raigsd			
				Town/City/District				
				PIN				
				Remarks (If Any)	Search fee for Shree Hari Chemical Export Ltd			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN	Ref. No.	00040572021110655315	IK0BJCQVM9	
Cheque/DD No.				Bank Date	RBI Date	06/11/2021-03:39:24	08/11/2021	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	311 . 08/11/2021			

Department ID

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9819474838



NAMDEV TAWDE

Title Investigator
MUMBAI.

Mobile No.9594071112 * Email namdev.tawde1980@gmail.com

Date: 06.11.2021

To,
Adv. Rajan Pillai
High Court, Mumbai.

Re: Investigation of Title of the Property situated at Village Kamble Tarfe Birwadi Taluka Mahad & Dist. Raigad, land bearing 1) Plot No.A-8, in the Mahad Industrial Area, Area 6900 Sq.Mtrs., 2) Plot No.A-9 in the Mahad Industrial Area, Area 3600 Sq.Mtrs. and 3) Plot No.A-13 in the Mahad Industrial Area, Area 1000 Sq.Mtrs., 4) Plot No.A-15/1, in the Mahad Industrial Area, Area 4000 Sq.Mtrs. & 5) Plot No.A-15/2 in the Mahad Industrial Area, Area 7448 Sq.Mtrs.

M/s. Shri Hari Chemical Export Ltd.

Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai & Mahad S.R.O. from the year 1992 to 2021 (30 Years) and Mahad Computer Records from the year 2002 to 2021 (20 years). During the course of my searches the following details were found.

At Mumbai S.R.O. from 1992 to 2021 (30 Years)

1992] NIL

1993] NIL

1994:

BBM-1-1143	Lease Deed	02.02.1993
1993	Rent Rs.84,486/-	22.04.1994
	Premium Rs.1,38,000/-	



MIDC

To

M/s. Shri Hari Chemical Export Ltd.



Schedule: Property situated at Village Kamble tarfe Birwadi Taluka
Mahad, Dist. Raigad, land bearing Plot No.A-8, Mahad
Industrial Area 6900 Sq.Mtrs. Lease Period 95 Years.

1995]
To] NIL
2020]
2021] INDEX II NOT READY

At Mahad S.R.O. from the year 1992 to 2021 (30 Years)

1992]
To] SOME PAGES TORN
2001]
2002]
To] NIL
2020]
2021] INDEX II NOT READY

At Mahad Computer Records
from the year 2002 to 2021 (20 years).

2002]
To] NIL
2004]

2005:

MAHAD-300	Lease Deed	28.02.2005
2005	Rs.0/-	28.02.2005

M.V. Rs.16,04,000/-

M/s. Hari Chemical Export Ltd.

To

MIDC (Mahad)

Schedule: Property situated at Village Kamble tarfe Birwadi Taluka
Mahad, Dist. Raigad, land bearing MIDC Plot No.A-
15/1, A-15/2 Area 4000 Sq.Mtrs. + 7448 Sq.Mtrs. Total
Area 11,448 Sq.Mtrs.

2005:

MAHAD-301	Lease Deed	28.02.2005
2005	Rs.0/-	28.02.2005

M/s. Hari Chemical Export Ltd.



adi Taluka
Mahad

To

MIDC (Mahad)

Schedule: Property situated at Village Kamble tarfe Birwadi Taluka Mahad, Dist. Raigad, land bearing MIDC Plot No.A-15/1, A-15/2 Area 4000 Sq.Mtrs. + 7448 Sq.Mtrs. Total Area 11,448 Sq.Mtrs.

2005:

MAHAD-1103 Lease Deed 26.08.2005

2005 Rs.4,39,200/- 26.08.2005

M.V. Rs.4,54,000/-

M/s. Hari Chemical Export Ltd.

To

MIDC

Schedule: Property situated at Village Kamble tarfe Birwadi Taluka Mahad, Dist. Raigad, land bearing MIDC Plot No.A-9, Area 3600 Sq.Mtrs. period 95 Years 18.10.1993 onwards.

2005:

MAHAD-1104 Agreement 26.08.2005

2005 Rs.1/- 26.08.2005

M/s. Shri Hari Chemical Export Ltd.

To

MIDC

Schedule: Property situated at Village Kamble tarfe Birwadi Taluka Mahad, Dist. Raigad, land bearing MIDC Plot No.A-9, Area 3600 Sq.Mtrs.

2005:

MAHAD-1105 Lease Deed 26.08.2005

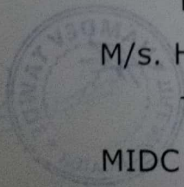
2005 Rs.1,40,000/- 26.08.2005

M.V. Rs.1,44,000/-

M/s. Hari Chemical Export Ltd.

To

MIDC



Schedule: Property situated at Village Kamble tarfe Birwadi Taluka Mahad, Dist. Raigad, land bearing MIDC Plot No.A-13, Area 1000 Sq.Mtrs. period 95 Years 07.12.2004.

2005:

<u>MAHAD-1106</u>	<u>Agreement</u>	<u>26.08.2005</u>
2005	Rs.1/-	26.08.2005

M/s. Shri Hari Chemical Export Ltd.

To

MIDC

Schedule: Property situated at Village Kamble tarfe Birwadi Taluka Mahad, Dist. Raigad, land bearing MIDC Plot No.A-13, Area 1000 Sq.Mtrs. Lease Period 95 Years dt.07.12.2004 onwards.

2005:

<u>MAHAD-1107</u>	<u>Lease Deed</u>	<u>26.08.2005</u>
2005	Rs.16,02,800/-	26.08.2005

M.V. Rs.16,48,000/-

M/s. Hari Chemical Export Ltd.

To

MIDC (Mahad)

Schedule: Property situated at Village Kamble tarfe Birwadi Taluka Mahad, Dist. Raigad, land bearing MIDC Plot No.A-15/1, Area 4000 Sq.Mtrs. & Plot No.A-15/2 Area 7448 Sq.Mtrs. Lease Period 95 Years dt.01/2/20005.

2006]

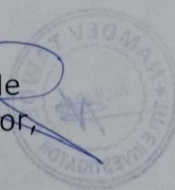
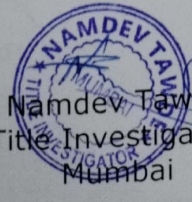
To] NIL

2020]

2021] INDEX II NOT READY

Note: I have taken online E-Search at SRO Mumbai & Mahad Manual & Computer Records from 1992 to 2021.

Namdev Pawde
Title Investigator,
Mumbai



A-15/1, 15/2

RAJAN V PILLAI Advocate Res: 503/A, Dosti Iris, Dosti Acres, S.M Road, Wadala (East) Mumbai 400 037 Tel : Tel: 24154957	Off: R.K. Associates, 316, Biry House, 3rd Floor 265, Bazar Gate Street, Fort, Mumbai 400 001. Telefax: 22693771 Cell: 9819474838
--	---

Bill No: 2528/SBI/SME

Date:06/11/2021

To,
State Bank of India,
Shivsagar Estate Branch,
Devchand House,
Dr. Annie Beasant road,
Worli 400 018.

Dear Sir,

Ref: Bill of Cost for conducting TIR
A/c. M/s. Shree Hari Chemicals Exports Ltd.

Receiving Papers and perusing the same
Conducting search for 30 years and issuing Title
Certificate cum Legal Opinion Misc expenses
for travel and other expenses, clerical
and typing expenses in respect of

- 1] Plot No. A-8 admeasuring area of 6,900 Square meters.
- 2] Plot No. A-9 admeasuring area of 3,600 Square meters.
- 3] Plot No. A-13 admeasuring area of 1,000 Square meters.
- 4] plot No. A-15-1 admeasuring area of 4,000 Square meters
And Plot No: A-15-2 admeasuring area of 7,448 Square meters

My professional Fees

Reimbursement of Actual fee paid to
the Sub-Registrar of Assurance
for search

(Total Four Properties * Rs. 7,500) Rs. 30,000.00

Total

Rs. 30,000.00

(Rupees Thirty Thousand Only)



PAN NO: AFHPP3327H
A/c. No: 20247725494
State bank of India, P.M Road
IFSC code SBIN0031282