

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

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By Regd. Post. A.D.
No. ROP/Ch-II/L-4173

Date :- 06-JULY-2023

Sub :- Chakan Industrial Area Phase II Allotment of land under Priority

- Ref:-
1. Request received online on 26.12.2022 from
Mr. JAGAT SINGH
 2. Approval of HQ LAC dated 18.05.2023
 3. Offer Letter issued vide no 3410 dt. 08.06.2023

:ORDER :

Sanction is hereby accorded to the allotment of land admeasuring **4238** square meters comprising of plot No. **PAP-V-9** in **Chakan Industrial Area PH-II** to **Mr. Jagat Singh** for setting up your industrial unit for manufacturing of **ENGINEERING** subject to the payment of the premium of **Rs. 2,44,61,800/-** calculated at the rate of **Rs. 5772/- (Rs 5247/- +10%) per square meter** subject to the following conditions.

1. The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of **Rs. 1,83,46,350/- (Rs. ONE CRORE EIGHTY THREE LAKHS FORTY SIX THOUSAND THREE HUNDRED FIFTY ONLY)** being the balance amount within a period of 30 days from the date of receipt of this order, by online payment at <https://land.midcindia.org>.
2. In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.
3. In the event of the allotment being cancelled as foresaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.
4. The terms & conditions of allotment of land will be those contained in the standard form of agreement to lease and the lease annexed thereto & in substance are as follows:-
 - a) The allottee shall enter into an agreement to lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the agreement to lease or the date of possession whichever is earlier and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
 - b) The annual ground rate rent of Rupees 1/- per annum is payable in respect of the plot of land allotted.

- c) The allottee shall get the plan and specification of the proposed factory building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said Industrial Area within a prescribed period.
- d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse or grant it subject to such condition as the corporation may think fit including a condition for payment of additional premium.
- e) The allottee shall be entitled to use land for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the schedule to the agreement to lease and shall not use the said land or any part thereof for another purpose not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust smoke, gas, nuisance, vibration or fire hazards.
- f) The other terms and conditions of allotment shall be those contained in the prescribed form of agreement to lease & the lease.
- g) Water Supply: The infrastructure of water supply is provided by MIDC Considering the water requirement of your plot at the rate of 25m³ per Hect per day. For the requirement in excess of 25m³ per Hect per day of your plot, You will be required to pay the capital contribution at the rate of sRs.15,000/- per m³ or the actual rate of capital contribution of water supply scheme of the Industrial area whichever is more.
- g) The stamp duty in respect of preparation & execution of the agreement to lease & its duplication as also the lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.
- h) You will have to obtain a clearance from Maharashtra Pollution Control Board from time to time.
- i) Undertaking to the effect that the solid waste generated shall be disposed on the land allotted to you.
- j) 12. Time limit for obtaining B.C.C. for atleast 20% of permissible FSI within 2 years and further 20% within next 2 years from the date of possession or date of Agreement to Lease whichever is earlier.
- k) 13 If B.C.C. is not obtained within 2 years for 20% and further 20% within next two years, then extension of time limit for 1 year will be granted on recovery of 25% non refundable additional premium at the rate which is in force on the date of completion of above period.
- l) The permission for transfer, subletting, subleasing and change in activity will not be permitted for minimum five years on newly allotted plot.
- m) Plot has to be utilized only for the purpose of activity for which plot is allotted, Permission will not be granted in any case for use of IT/BT/commercial/Residential etc. only
- n) You have to submit the proof of unit going into the production within stipulated period of 2 years.

- o) The offer is subject to the allotment of plot "As is where is basis and should demarcate the space for pollution control system (ETP/STP/SW/HW storage), green belt development, 100% recycle / reuse of treated effluent / sewage so as to achieve ZLD and submission of EMP, Manufacturing process details & revised water budget PP shall obtain consent from MPCB for expansion activity before taking any effective steps..

The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the telephone authorities to build up a waiting list & ensure proper planning to provide timely telephone connection to the industrial units in the area.

Please also note A to L will be signed with you within 30 days from the date of receipt of balance occupancy premium amount.

**SACHIN
LAXMAN
BARAVKAR**

Digitally signed by Sachin Laxman Baravkar
DN: cn=Sachin Laxman Baravkar, email=Sachin.Laxman.Baravkar@midc.gov.in, o=MIDC, ou=Regional Office, c=IN

**REGIONAL OFFICER 1
MIDC, Pune.**

NO.: MIDC/CH-II/ 4173/2023

DATE : 06-JULY-2023

To,
Mr. Jagat Singh.

Allotment for Plot No PAP-V-9 area 4238 sq. mtr. plot in Chakan Industrial area Phase II.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
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POSSESSION RECEIPT

I, **Shri. V.V.Kshemkalyani**, Head Surveyor on behalf of the Maharashtra Industrial Development Corporation and **Mr. Jagat Singh** have this day respectively handed over and taken over the possession of **Plot No.PAP-V-9, Admeasuring 4238 Sq.Meters** Area in **Chakan Industrial Area Ph-2 Village-Vasuli, Taluka- Khed, District-Pune** after actual measurement and demarcation of the plot on the site.

Place:- Pune

Date :- 21.08.2023.

Handed over by :

(V.V.Kshemkalyani)
Head Surveyor,
Regional Office,MIDC,Pune-1



Taken Over By :

(Mr. Jagat Singh)
(Signature of the allottee or
representative with his designation)

"Though the Physical possession of the **Plot No. PAP-V-9, Admeasuring 4238 sq.m.** is handed over today, the **21.08.2023**, the legal title to the plot shall be passed on to the allottee only after the legal documents as prescribed by MIDC are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to the person, to whom the plot is handed over." You are requested to execute A To L within a period of one month from the date of possession. If you fail to do so the allotment made in your favour will be cancelled, this may please be noted"

Mr. Jagat Singh