

② 19528/24/99/2020

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P - 1,60,76,255/-

R - 12/- } 38095/-

T - 76071/-

Total: 1,61,14,350/-

@ 1,16,14,400/-

Stamp duty: 790500/-

Regn. fee: 1,62,300/-

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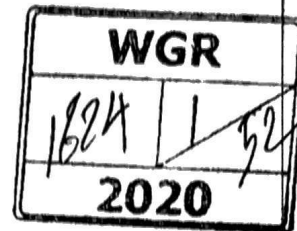
Registration Appointment Scheduler Receipt



Printed On : 25/11/2020 11:28:20




Appointment Scheduler No./ID 2020094001236

Mobile Number 9820000940
Date of Timeslot 25/11/2020 Timeslot 12:10 PM
SRO Office S.R.O - VAGRA
Status Allotted
Consideration Amount 16114400.00
Available Sub-Registrar 1
Article 30 - Lease (०॥१५२१)



PDE NUMBER 2020094002274

24 25/11/2020
SUB-REGISTRAR VAGRA

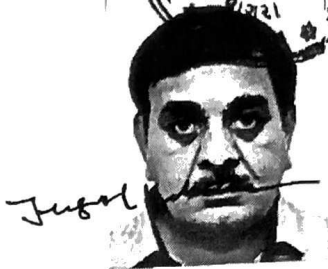
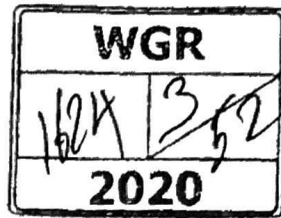
e- Challan						
Login ID PDEN	2020094002274	BARCODE			Printed On	25/11/2020 11:28:04
Department	Superintendent of Stamps And Inspector General Of Registration		Payer Details			
Property Details	Plot No. DP-119, Saykha Industrial Estate, Survey No.91/P, Saykha, Taluka Vagra, District: Bharuch Area 9752.05 sq mts		TAX ID (If Any)			
			PAN No. (If Applicable)	AAPFK0441G		
			Full Name	BBELL INDUSTRY LLP JUGAL KISHORE PANSARI		
Office Name	S.R.O - VAGRA		Address	902 SYNERGY BUSINESS PARK, SAHAKARWADI, VISHWESHWAR ROAD, GOREGAON, EAST, MUMBAI 400063		
Location	BHARUCH					
Year	2020-2021 One time					
Transaction No	Account Head Details	Amount (RS.)	Bank CIN	Date	Bank-Branch	
20201121877476358	Stamp Duty (0030-02- 102-00) 790500.00	790500.00	57000013551003021112019880	21/11/2020	SBIEPAY	
Total Amount :-		790500.00				
Total Amount In Words :-		Rupees Seven Lac Ninety Thousand Five Hundred Only				
Remarks (If Any)						
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;"> <p><i>24</i> / 25/11/2020 SUB-REGISTRAR WAGRA.</p> </div> <div style="text-align: center;">  </div> </div>						

SS&IGR-GUJARAT

Note : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.

(2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.



For BBELL INDUSTRY LLP

Jugal Kishor

PARTNER

LEASE DEED

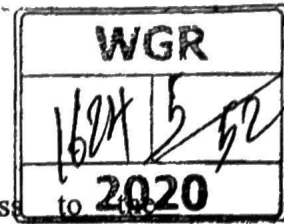


THIS INDENTURE OF LEASE made at Vagra on the 25th day of November in the year **Two Thousand Twenty** between the **GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION**, a Corporation constituted under the Gujarat Industrial Development Act, 1962 and having its registered office at Udyogbhavan, Sector No.11, Gandhinagar, (hereinafter called "**The Lessor**", which expression shall, unless the context does not admit, include its successors and assigns) of the one part and **M/s. Bbell Industry LLP** partnership firm having partners 1) Shri Jugal Kishor Pansari-25%, 2) Smt. Anita Jugal Pansari-75% situated at **Plot No. DP-119 Saykha Industrial Estate** a firm registered under Companies Act and having its registered office at **902, Synergy Business Park, Sahakarwadi, Vishweshwar Road, Goregaon East, Mumbai-400 063** (hereinafter called "**The Lessee**" which expression shall unless the context does not so admit include his heirs, executors, and legal representatives, its successors in business and assigns) of the other part.

For BBELL INDUSTRY LLP

[Signature]

[Signature]



Thousand Sixteen subject nevertheless to the provisions of Bombay Land Revenue Code, 1879 and the rules there under paying **THEREFORE** yearly on or before **31st** day of **March** of each year during the said term up to the Lessor at office of the Managing Director or as otherwise required to pay the rent of Rs. **12/- (Rupees Twelve only)** and also paying therefore the balance of the premium price in the manner hereinafter determined, provided that at the end of 99 years computed from the dates herein after mentioned the lessee shall have right to renew this lease for a further period of 99 years.

And in the event of the Lessee exercising such option in the manner hereinafter provided, the Lessor shall have the right to increase the sum of yearly rent as hereinbefore stipulated by a further sum which shall be 100 percent of the original sum of rent and provided further that if the Lessee shall have duly performed and observed the covenant the conditions on the part of Lessee herein contained and at the end of the said period of 99 years but before the expiry of the said period the Lessee has given the Lessor 3 months previous notice in writing of his desire to have the lease of the demised premises renewed for further period of 99 years, the Lessor shall and will at the cost and expenses in every respect of the lessee, grant to the lessee a further lease of the premises for further term of 99 years with the same covenants and provisions stipulations, terms and conditions except this clause of renewal and except as to the amount of rent which the Lessor shall be entitled to increase by 100 % as stipulated above.

2. The Lessee hereby covenants with the Lessor as follows: -

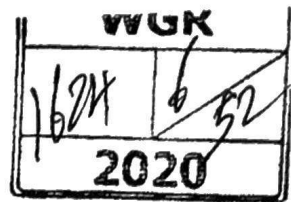
TO PAY BALANCE PREMIUM PRICE: -

- a) The premium price of the demised premises (consisting of Plot No DP-119, at GIDC Saykha Industrial Estate has been fixed at Rs.1,60,76,255/- (Rupees One Crore Sixty Lakhs Seventy Six Thousand Two Hundred Fifty Five Only) calculated at Rs.1570/- per sq.mt. i.e. Rs.1,53,10,719/- (Rupees One Crore Fifty Three Lakhs Ten Thousand Seven Hundred Nineteen only) and frontage charges @ Rs.5% of allotment price for first 50000.00 sq.mt. i.e. Rs.7,65,536/- (Rupees Seven Lakhs Sixty five Thousand Five Hundred Thirty Six Only). Out of the said price, the Lessee has already paid an amount of Rs.1,60,76,255/- (Rupees One Crore Sixty Lakhs Seventy Six Thousand Two Hundred Fifty Five

For BBELL INDUSTRY LLP₃

As A





Only) calculated at Rs.1570/- per sq.mt. for area 9752.05 sq.mt. being an amount equal to 100% of the allotment price i.e. Rs.1,53,10,719/- (Rupees One Crore Fifty Three Lakhs Ten Thousand Seven Hundred Nineteen only) and frontage charges @ Rs.5% of allotment price for first 50000.00 sq.mt. i.e. Rs.7,65,536/- (Rupees Seven Lakhs Sixty five Thousand Five Hundred Thirty Six Only) of the said shed. In the event, in addition, if any, outstanding dues come to light at a later date due to discrepancy in accounts the lessee would be responsible to make good such outstanding dues with interest on the Lessor furnishing the details of such outstanding dues.

To pay rent time limit for completing construction: -

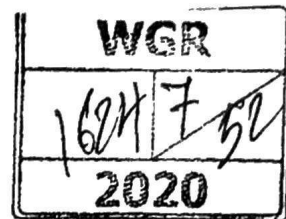
- (i) The Lessee will make full and regular payment of the installments that are required to be paid under this sub clause. If any payment is delayed or not paid the Lessee will have to pay to Lessor interest at 3 percent above the normal rate of interest per annum, until the entire amount payable under this sub-clause is paid by the Lessee to the Lessor.
- (ii) The Lessee will in each year within two months from the expiry of his accounting year supply to the Lessor a copy of his profit and loss account pertaining to that account year and the business run by him the demised premises.

Strike off if not applicable: -

- b) That during term of this Lease, the Lessee will pay to the Lessor the rent hereby reserved at the time and, in the Manner aforesaid.
- c) That under the License agreement the lessee has already commenced the construction of a building to be used for the purpose of manufacturing of **Dyes and Pigments**. Now the Lessee will within a period of two years from the date of agreement, complete the construction of the said building at his expense and in a substantial and workman like manner and with new and sound material and with all requisite drains and other conveniences as may be necessary under the Factories Act, so as to make the building fit for occupation as a factory for the aforesaid purpose.

The area of the plot allotted to the Lessee being **9752.05 sq.mt.** It shall be permissible to the Lessee to utilize within the period and in the manner aforesaid a part of the area for the construction of a building to be used an industrial





factory and to retain the remaining area of the plot for future expansion of the project of the Lessee subject to the following conditions: -

- (i) The remaining area of the plot shall be fully utilized for the expansion of project of the Lessee within a period of ten years from the date of license Agreement.
- (ii) It shall be open to the Lessor to review the progress of the utilization at the interval of every three years and to resume the possession of unutilized portion of the plot.
- (iii) While utilizing a part of the plot for the construction of a building as aforesaid and retaining part of the plot for future expansion, the part to be utilized for the construction of the building shall be so demarcated so as to make a sub division of the remaining part feasible in the event of the Lessor deciding to resume the possession of the unutilized portion of the plot.

Conditions to be observed on erecting building etc: -

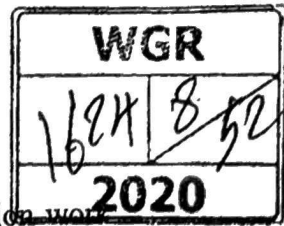
- d) That no building or erection to be erected hereafter and no alteration or addition to any building or construction existing for the time being shall be commenced by the lessee unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the lessee in triplicate to the Executive Engineer of the Lessor (hereinafter referred to as "the Executive Engineer" which expression shall include any other officer to whom the duties and functions of the Executive Engineer may be assigned) for his scrutiny and the same has been approved in writing by the Executive Engineer, provided that in the completion of any such building or erection or making any such alteration or addition the Lessor and all bye laws, rules and regulations as may be in force for the time being in any way to the demised premises and any on building erection or structure (except a compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.



Fencing: -

- e) That the demised premises will be fenced by the Lessee at his expense in every respect.

Effect to failure to complete construction within time: -



- f) That if the Lessee fails to complete the construction work referred in sub-clause (c) this lease shall stand terminated unless for sufficient cause the Managing Director of the Lessor allows further time to complete the construction.

To obtain licenses etc.

- g) That if the lessee will be obtain and renew all necessary license and pay all License and other fees and cesses and taxes in respect of the demised premises by reason of their being used for the purpose and/or/any of them and to observe and perform all local police, municipal rules and regulations in connection with such use.

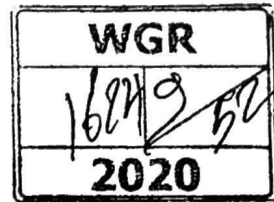
To pay rate taxes charges etc.: -

- h) That he will pay all existing and future taxes, cesses, rates, assessments and outgoing 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 thereon. The present land revenue assessment of the land leased does not exceed **Rs.7607/- (Rupees Seven Thousand Six Hundred Seven only)** or as may be fixed from time to time per annum. He will also pay to the Lessor in the manner determined for the Lessor service charges of whatever description (including charges for the supply of water lessee's share of the expenses of maintenance of road and other common facilities and services) charged by the Lessor. As regards supply of water he shall abide by the conditions laid down in that behalf by the Lessor from time to time provided that in the case of a tax, cess, rate or assessments as required to be paid by the Lessor in respect of the demised premises, the Lessee shall pay to the Lessor an amount equal to such tax, cess, rate or assessment, as the case may be. The Lessee further agrees to pay service charges, NA Assessment and Lease rent regularly as may be determined by the Lessor, upon failure by the Lessee to pay the said amounts within the stipulated time limit, interest on outstanding dues of Service charges, NA Assessment and Lease Rent shall be paid by the Lessee.



The Lessee shall consume water for his unit at following rates from year to year: -

Year	Consumption per day (Liters)
I st year	120000 Liters
II nd year	120000 Liters
III rd year	120000 Liters
Onwards	120000 Liters



For water supply:

Even if he fails to consume water to the extent mentioned above, he would pay the water charges for the quantity equal to 70% of the above mentioned quantity irrespective of consumption, if demand is more than 50,000 litres/day. The payment of minimum charges for 70% of the demand quantity shall commence after the utilization period of plot is over as under from the date of allotment. The water charges would be payable at the rates as may be fixed by the Corporation from time to time and on failure to pay the minimum charges the Lease would be terminated.

- (1) Plot: Having area up to 50,000 sq.mt.-2 years
- (2) Plot: Having area more than 50,001 sq.mt. -4 years or earlier specifically mentioned by the applicant.

For shed the utilization period is to be considered 2 years from the date to allotment. The water charges would be payable at the prevailing water rate of the estate for the financial year as fixed by the Corporation from time to time and on failure to pay the minimum charges, the lessee shall be liable to the action including termination of the agreement and Subsequent steps.

Not to Excavate

- i) That the Lessee will not make any excavation upon any part of the demised premises nor remove any stone, sand gravel, clay or earth therefore except for the purpose of forming foundation of building or for the purpose of executing any work pursuant to the terms of this lease.

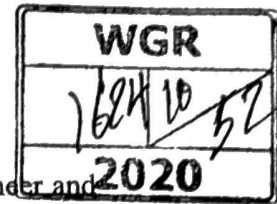
Access Road: -

- j) That the lessee having at his own expense constructed an access road leading from the main road to the demised premises will at all times hereafter maintain the same to good order and condition to the satisfaction of the Executive Engineer.

Sanitation: -

- k) That he shall observe and confirm to all rules regulations and bye laws of the local Authority concerned or any other statutory regulations in any way relating to public health and sanitation latrine accommodation and other sanitary arrangements for the labours, workman and other staff employed on the demised premises in order to keep 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 labors or workmen to reside upon the demised premises and in the event of such consent given shall comply strictly with the terms thereof. As regards industry carried on the demised premises the Lessee shall treat the effluent to the standards of N.O.C/Consent of Gujarat Pollution Control Board & the rules & regulations covered under (The Water Prevention & Air Control of Pollution Act 1974) and (The Air Prevention & Control Pollution Act 1981) & (Environment Protection Act 1986) with all latest amendments, any other laws that may be in force from time to time.

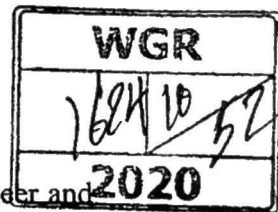
Failure on this part to comply with such provisions shall be entitled the Lessor to disconnect Water supply to the Lessee and to resume back the possession of land. The Lessee shall have to take drainage connection when intimated by the Lessor and shall have to pay all the necessary amounts towards capital amount, recovery and shall have to pay regular drainage cess. While taking drainage connection the Lessee shall have to comply all regulations covered under "Drainage Regulations 1990" of GIDC.

Nothing herein shall be deemed to absolve the Lessee from liability to comply with the provision of the water (Prevention and control of Pollution Act, 1975) and any failure on his part to comply with such provision shall entitle the Lessor to discount water supply to the Lessee and to resume the possession on the demised premises.

(kk) Compliance with Laws: -

The Lessee shall comply with all laws (including Acts, Rules, Regulations or orders) passed, made or issued by the Government of Gujarat or by the Government of India from time to time, relating to the business or industry carried on by the lessee or having a bearing on the same. The Lessee shall in particular, comply with observe, and act according to laws on the subject of ecology and environment, like the water (prevention and control of Pollution) Act, 1974, the Air (Prevention and control of pollution) Cess Act, 1977, and the Environment Protection Act, 1986. The fact of the Lessor assisting the Lessee in the matter of supplying or providing amenities or facilities like water sewage, electricity etc, shall not mean that the Lessee is thereby absolved from his responsibility or liability in respect of the same. Similarly, in respect of any scheme, project or work undertaken by the Lessor on behalf of or for the benefit of the Lessee or of the Lessee





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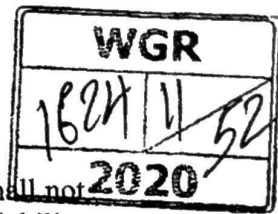
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and other industries or persons jointly, the Lessee shall not thereby be deemed to have been absolved from liability under the relevant or concerned law, nor shall it make the Lessor or any of its servants or agents liable for any non-compliance, non-observance or breach of any such law.

(kkk) Provision of services, amenities, facilities:-

The Lessee shall be free to obtain any service amenity or facility like water, drainage, electricity, etc, directly from the concerned agency, like the local body Electricity Board etc. In case the Lessor makes arrangements for procuring or supplying such service for the benefit of and on behalf of the Lessee, separately or jointly with others, and the Lessee avails of the same, it shall not amount to a commitment on the part of the Lessor to provide the same. Nor shall it be construed as hiring of or contract, for supply of such services by the Lessor to the Lessee. The Lessee shall not hold the Lessor liable in case of any delay deficiency, insufficiency or failure in supply of such amenity, facility or service, nor shall the Lessee be deemed to be a consumer and the Lessor in respect of the same, within the meaning of the provisions of the Consumer Protection Act, 1986. The Lessor may provide fire fighter services in some of the Estate as an amenity. In case of non-provision or any delay or non-availability of fire fighter at the time of fire, the Lessee will not claim any loss damages due to the non-availability of said service.

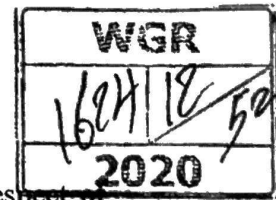
Repairing: -

- l) That throughout the said term the lessee shall at his expense 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 building and premises and the drains compound wall and fences thereunto belonging and all fixtures and addition thereto.

Entry and inspection: -

- m) That he shall, on a week's previous notice in that behalf permit the Lessor the Managing Director or the Executive Engineer and the Officers, Surveyors, Workmen and /or others employed by them time to time and at all reasonable time of the day during the term hereby granted to enter into or 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 to the Lessee call upon him to execute the repairs and upon his failure to do within a reasonable time the





lessor may execute them at the expense in all respect of Lessee.

Nuisance: -

- n) That he shall not do or permit anything to be done on the demised premises which may be a nuisance annoyance or disturbance to the owners occupiers or residents or other premises in the vicinity. That he shall not interfere or cause damage to the properties belonging to the lessor weather located outside or inside the premises such as water supply lines, drainage lines, water meters, street-lights and such other properties. In case he is found interring or causes damage to the properties of the lessor, it would amount to breach of the condition of the lease and he would be liable to be evicted from the premises occupied by him under provisions of the Gujarat Public Premises (Eviction of unauthorized occupants) Act, 1972 or any other law for the time in force and lessor will be entitled to recover the cost of a making good such damages with penalty as it may determine and such amount would be recover as an arrears of land revenue.

Purpose of use: -

- o) That he will use the demised premises only for setting-up a unit for the purpose of manufacturing of **Dyes and Pigments** and matters connected there with and shall not use the demised premises or any part thereof for any other purpose without the permission in writing of the Managing Director provided that the demised premises shall not be used for the purpose of a factory or any industry which by reason of emission of do our, liquid, dust smoke, gas, noise, vibration or fire hazards is declared as obnoxious by the Lessor.

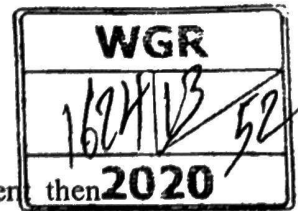


Insurance: -

- p) That he will keep the building erected on the demised premises excluding foundations and plinth insured in the name of the Lessee, against loss or damage by fire a sum equivalent to the cost of the building (excluding foundation and plinth) in some well established insurance company.

Delivery of possession after expiration: -

- q) That at the expiration, or sooner determination of the said term, the lessee will quietly deliver to the lessor the demised premises and all erection and buildings than standing or being thereon. PROVIDED ALWAYS that the lessee shall be at liberty, if he shall have paid the rent and



all municipal and other taxes, rates and assessments then 2020 due and shall have performed prior to the expiration or determination of the said term, to remove and appropriate to himself all buildings, erection and structures and materials from the demised premises but so nevertheless that the lessee shall deliver to the Lessor all land from which such building, erections or structures may have been removed after the same is leveled and put in good order and conditions to the satisfaction of the Lessor.

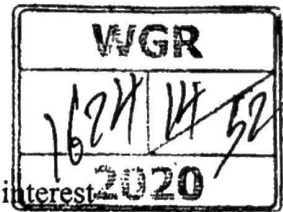
(q-1) **for power supply**

- 1) For obtaining power supply, concerned lessee has to apply to the power supply authorities in prescribed application form. The Lessee is responsible for follow-up for timely receipt of estimates and power. Corporation will not be responsible for timely receipt of estimates of power.
- 2) The Lessee has to complete formalities of signing Agreement, payment of security Deposit and complete wiring of electrical installation as per Industrial Estate Rules and submit the report for wiring from licensed electrical contractor before release of connection.
- 3) High-tension consumer having power demand in excess of 500 KVA and of specific requirements shall have to make separate feeder at his cost.
- 4) Full cost of high tension or low tension line, both and cost of feeder and sending equipments, as the case may be, is to be borne by consumer. No reimbursement or cost sharing is admissible to high tension or low-tension consumer. For extension of load at a future date, full cost is to be borne by the consumer.
- 5) The supply of voltage and source of power shall be decided by the power supply authority for the consumer having power demand in excess of 2400 KVA.
- 6) Lessee is liable to pay for cost of land occupied for corridor for laying electrical circuit for power supply as per the site condition and the prevalent policy of the Lessor.
- 7) The Lessee has to pay for cost of augmentation of sub-station on his pro-rate demand basis and at the rate and policy prevalent in the Lessor.
- 8) The Lessee cannot seek relief different of payment towards installment for delay in availability of power.



Not to assign: -

- r) That the lessee will not transfer, assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous permission of the Lessor. For the purposes of his covenant,



any changes in the constitution of the Lessee of his interest in the demised premises in favour of another person provided that where the lessee is a body corporate a change in its Board of Directors or Managing Committee by whatever name called shall not be deemed to be a change in the constitution of the lessee.

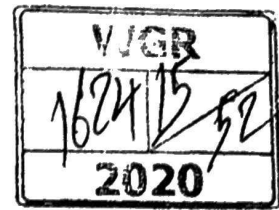
Provided further that where the lessee, for the purpose of constructing a building on the demised premises, is to obtain loan from a bank or other financial institution by mortgaging his leasehold interest in the demised premises in favour of such bank institution, permission of the Lessor shall be deemed to have been subject to the conditions :-

- a) That such mortgage shall not affect the rights and powers of the lessor under this Lease Deed and,
- b) that the lessor before exercising his rights and power under this lease Deed will consult the bank or as the case may be financial institution concerned.
- c) the Lessee shall have to pay an amount equal to 1% of the total value of the land leased at the prevailing allotment price of the estate per annum for which the lease hold rights are to be mortgaged in favour of the financial institutions for securing the financial assistance/loan to be obtained by associated unit of the Lessee situated within or outside GIDC Estate.

Assignment to be registered with Lessor and unearned Increment: -

- s) In the event of such transfer assignment, under letting or parting with, there shall be delivered by the lessee at his expense a notice thereof to the Managing Director or such Officer of the lessor as the Lessor may direct within twenty days from the date on which the transfer, assignment, under-letting or Assignment to be parting with becomes effective whether by registration thereof under the Indian Registration Act or otherwise, provided that in the event of such transfer, assignment under letting or parting with fifty percent of the unearned increment that may be accrued to the lessee shall be paid by the lessee to the Managing Director of the lessor. Provided further that the unearned increment shall be valued by the Chief Accounts Officer of the Lessor and the decision of the Chief Accounts Officer will be binding on the lessee.





Notice in case of death etc.

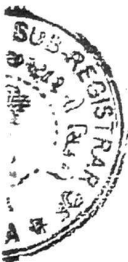
- t) In the event of death insolvency or liquidation of the lessee the person in whom the title shall vest on account thereof shall cause notice thereof to be given to the Lessor within one month from the date of such vesting.
3. All sums payable by the Lessee to the lessor under these presents and recoverable by the Lessor from the Lessee as an arrear of Land Revenue under these presents and under the Gujarat Industrial Development Act, and all charges and expenses incurred by the Lessor in connection therewith shall be recovered from the Lessee as an arrear of land revenue under section 28-B or as the case may be section 41 of that Act.

Breach of covenants: -

4. If the said rent hereby reserved or any installment of premium price shall be in arrears for more than two months whether the same shall have been legally demanded or not or if and whenever there shall be breach by the lessee of any of the covenants herein contained to 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 renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the lessee on account the building or improvements built or carried out on the demised premises or claimed by the lessee on account of such building or improvements, Provided always that the power of re-entry herein before contained shall not be exercised unless and until the Managing Director on behalf of the lessor shall have given to the lessee 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 have been made by the lessee in remedying such breach or breaches within three months after giving of such notice.

Alteration of estate rules: -

5. The layout of Saykha Industrial Estate, the building conditions and other regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time the Lessor thinks fit.



For BBELL INDUSTRY LLP

13



Alteration of Estate rules: -

6. The Lessor has issued in respect the demised premises an allotment letter No. **GIDC/DM/CG/ANK/ALT/607 dtd. 31-03-2016, Subsequently FTO No. GIDC/RM/ANK/FTO/SAY1/12 Dt.29/06/2019.** The terms and conditions of the allotment letter will form part of this agreement. The marginal notes do not form part of lease and shall not be referred to for construction or interpretation thereof.

Stamp duty: -

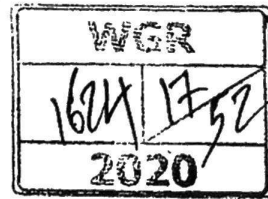
7. The stamp duty payable in respect of this indenture shall be borne by the Lessee. The Registration charges payable in respect of this indenture and the duplicate thereof shall be borne by the Lessee. The Lessee shall retain duplicate of this indenture and the original indenture shall remain with the Lessor. The lease deed shall be registered at a place within the State of Gujarat where such registration is under the provisions of the Indian registration Act.
8. The Lessee shall have to fill up at least 80% of posts in your industrial unit by local person and for Manager and Supervisory Cadres at least 60% posts shall have to be filled by the local persons. The expression "Local person" shall mean a person domiciled in Gujarat State for minimum 15 years shall be considered as local person.
9. Lessor has offered/ allotted plot on as is where is basis and there is no any scope for reduction in future for the price fixed by the Lessor/Corporation is subsequently which may please be noted.
10. The Lessor/Corporation may provide fire fighter service in some of the estate as an amenity. In case of non-provision or any delay or non-availability of fire fighter at the time of the fire, the Lessee will not claim any losses/damages due to this.



For BBELL INDUSTRY LLP

Jugal Kulkarni
PARTNER

[Signature]
Assistant



SCHEDULE
(Description of Land)

ALL THAT piece of land known as Plot No. **DP-119** in the **Saykha** Industrial Estate/Area consisting of Revenue Survey No(s) **91/P** within the village limits of **Saykha**, Taluka: **Vagra**, Dist.: **Bharuch**, containing by admeasurements **9752.05 sq.mt.** or there about land bounded as follows that is to say: -

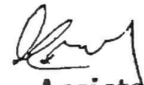
On or towards the North by	60.00 mt. wide road
On or towards the South by	Plot No. DP-127
On or towards the East by	Plot No. DP-120
On or towards the West by	Plot No. DP-118

IN WITNESS WHEREOF the Lessor has caused by **Shri G C Parmar** Assistant, an officer authorized by it to set his hand and affix the common seal hereto and the hereunto set his hand and seal hereto and the lessee has hereunto set his hand and seal on the day and year first above written.



SIGNED, SEALED AND DELIVERED

By **Shri G C Parmar**, Assistant

Office of the Regional Manager,
Gujarat Industrial Development Corporation


Assistant
G.I.D.C., Ankleshwar

In the presence of:

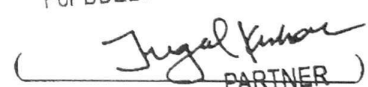
- 1) Signature 
(Full name in block letters)
- 2) Signature 
(Full name in block letters)

SIGNED, SEALED AND DELIVERED

By the above named lessees



For BBELL INDUSTRY LLP

Shri

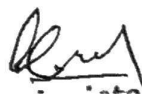
- 1) Signature 
(Full name in block letters)

PARTNER

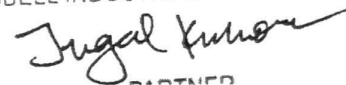
In the presence of:

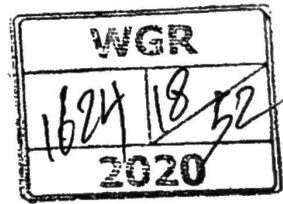
- 1) Signature 
(Full name in block letters)
- 2) Signature 
(Full name in block letters)



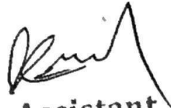
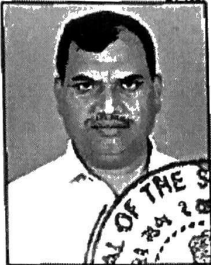


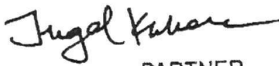
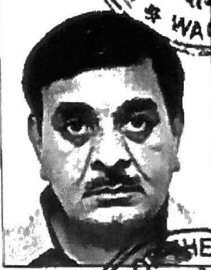

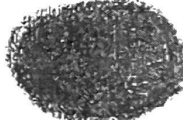


For BBELL INDUSTRY LLP


PARTNER

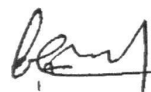


The Schedule of Registration Act - 1908 U/s 32-A
Plot No. DP-119 Saykha Industrial Estate
Taluka Vagra Dist: Bharuch.

Signature	Photograph	The finger Print of left hand
<p>Lessor</p>  <p>Assistant G.I.D.C., Ankleshwar</p>	 	
<p>Lessee</p> <p>For BBELL INDUSTRY LLP</p>  <p>Jugal Kulkarni PARTNER</p>	 	



For BBELL INDUSTRY LLP



Assistant

G.I.D.C. Ankleshwar



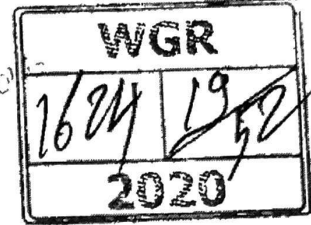
+Gujarat Industrial Development Corporation
(A Govt. of Gujarat Undertaking)

Administrative office building,
Plot no. 624/B, GIDC, Ankleshwar, Dist. Bharuch.
Phone: +91-2646-221351, 221451, 221403
Fax: +91-2646-251451
Email: dmcg@gidcgujarat.org Website: www.gidc.gov.in

No: GIDC/DM/CG/ANK/ALT/ 607

By R.P.A.D.

Date: 31/03/2016



To,
M/s. Kanak Colour Chem
20, Mahavir Chambers, 333/337,
Samuel Street, 3rd Floor,
Masjid Bunder, Mumbai - 400 003

Sub:- Offer-cum-Allotment of Part of Plot No. DP-119 in Saykha Industrial Estate.
Ref:- 1. Your application on 23/0/2015.
2. Minutes of screening committee meeting dtd. 18/06/2015 and 21/10/15

Dear Sir,

Gujarat Industrial Development Corporation (GIDC) would like to welcome M/s. Kanak Colour Chem an enterprise consisting of Proprietor/Partners/Directors as under with their respective percentage of profit sharing/shareholding in Saykha Industrial Estate.

Sr. No.	Name of the Partnership	Percentage of shareholding/ profit-sharing
1	Anita Jugal Pansari	50%
2	Jugal Kishore	50%

Accordingly, we are sending this Offer-cum-Allotment (OCA) letter to you. Please find enclosed the form of agreement in triplicate, which is to be duly executed and returned within 60 days from the date of this OCA letter. It is not necessary to execute this agreement in our presence; the same can be executed at your end and can be sent by post.

A	Plot Details	
1	Plot Number	DP-119
2	Area of Plot in square meters	9752.05

B	Price of Land	(in Rs.)
1	Allotment Price @ Rs. 1570/- per m2	Rs. 1,53,10,719/-
2	Frontage Charges (@ 5% of Allotment Price for the first	Rs. 7,65,536/-



	50,000 sq. mt. area of plot)	
3	Frontage Charges (Rs. 15/- per sq. mt. above 50000 Sqmt. area)	Rs. Nil
4	Capital Cost of water supply @ Rs. ___ per square meter	-
5	Adjoining Charge @ ___ % of Allotment Price	
6	Total Allotment Price	Rs.1,60,76,255/-
7	Less Concession (SC/ST/SEBC/Lady Entrepreneur)	
8	Net Allotment Price	Rs.1,60,76,255/-
9	PCPIR Charges @ Rs. 15/- per sq. mt.	Rs.1,46,281/-
10	Fund for Education and Innovation @ Rs. 5/- per sq. mt.	Rs.48,761/-

Procedure for obtaining possession:

A. Mode of Payment:

a) The payment can be made through one of the two options, as mentioned below:-

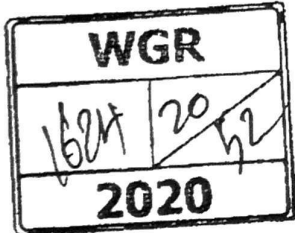
i. Upfront Payment

An upfront payment of the full Net Allotment Price plus PCPIR Charges and Fund for education and innovation.

ii. Installment Payment

Payment of 50% of the net allotment price and PCPIR Charges and Fund for Education and innovation as initial down payment.

The balance amount of **Rs.80,38,128/-** being 'balance capital', shall be payable in 12 equal quarterly installments with 14% rate of interest by postdated cheques (PDCs).



- ▶ You have to furnish DD of **Rs. 83,31,116/-** in favour of GIDC payable at Ankleshwar towards following :
 - Rs.80,38,128/- towards 50 % down payment
 - Rs. 80,381/- towards 1 % Administrative Charges
 - Rs. 11,253 /- towards 14 % Service Tax
 - Rs. 563/- towards 0.50% SBC. Cess
 - Rs. 1,46,281/- towards PCPIR charges.
 - Rs. 48,760/- towards fund for education and innovation.
 - Rs. 5750/- towards chemicals/Non chemical Charge (In.S.T)
- ▶ **Rate of penal interest and interest on delayed payment:** In case of default in payment of scheduled installments, the Corporation levies penal interest at the rate as may be specified by the corporation from time to time and also 3% p.a. as interest on delay payment over and above the normal interest.
- ▶ **Administrative Charges:** Corporation levies 1% administrative charge on the 'balance capital'.

b) Revenue Charges / Contribution towards Infrastructure Development Fund, as applicable, will be charged separately every year.

- c) Allottee shall have to pay the development charges, if applicable.
- d) Prior permission of the Corporation is required to be taken by the allottee, bank, financial institution or any other person for creating a lien on the property. If prior permission of the Corporation is not obtained, the concerned person/institution will not have any kind of lien on the property allotted.

B. Conditions for Utilization of Property:

a) In case of plot:

- Allottee is required to submit the building plans within the following time period as mentioned in table for approval by GIDC/ Competent Authority. In case of delay / late approval, fee @ Rs. 0.75 per square meter per month shall be levied till the approval is obtained.

Upto 50,000 sq. mt.	8 months from date of allotment
50,001 to 1,00,000 sq. mt.	10 months from date of allotment
Above 1,00,000 sq. mt.	12 months from date of allotment

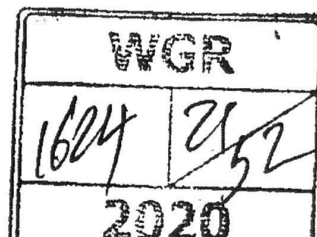
- Allottee is required to start construction within the following time period and inform GIDC. Delay will result in levy of late construction charges @ Rs. 0.75 per square meter per month till the construction starts.

Upto 50,000 sq. mt.	15 months from the date of Allotment letter
50,001 to 1,00,000 sq. mt.	18 months from the date of Allotment letter
Above 1,00,000 sq. mt.	21 months from the date of Allotment letter

- Allottee shall commence commercial production within the following time period from the date of possession letter. In case of delay / late approval, penalty @ 3 % on prevailing allotment price per year shall be levied.

Upto 50,000 sq. mt.	36 months from date of possession
50,001 to 1,00,000 sq. mt.	48 months from date of possession
Above 1,00,000 sq. mt.	60 months from date of possession

- Allottee is required to intimate the date of production to the Corporation, failing which the Corporation is entitled to take back



the possession of the plot, unless extension is given by the Corporation.

- ▶ Allottee is required to construct minimum 20% of the plot area on ground floor for considering utilization of plot.

C. General Conditions:

- a) Allottee is required to produce registered Partnership Deed/ Memorandum and Articles of Association/ Certificate of Incorporation, whichever is applicable.
- b) The plot is offered on as-is-where-is basis for the **MFG. of S.O. & Solvent Dyes Basic Modified Dyes Acrylic & Cationic Dyes Acid Dyes Ink & Toner**. The allottee shall inspect the property and execute undertaking in the enclosed Performa.
- c) The agreement forms are required to be signed by all the partners of partnership firm on each page. In case of Private/Public Limited Company, it is necessary to attach a copy of the Board Resolution authorizing the Director/Officer who is to sign the agreement.
- d) On receipt of agreement duly executed, Corporation will issue a possession advice. Possession is required to be taken from Deputy Executive Engineer, GIDC.
- e) Allottee is required to fill up at least 85% of posts in the unit built on this land by local persons. For managerial and supervisory cadres, at least 65% posts shall have to be filled by the local persons; however, the total posts of the unit filled by local persons shall not be less than 85%. 'Local Person' means a person domiciled in Gujarat State for the last 15 years.
 - a. Suitable number of land looser (at list one from each khata) having parted their land for development of the estate and the land on which the plot allotted is carved shall be employed.
- f) Allottee is required to produce SSI certificate/ IEM Registration, project report, certificate indicating authorized, subscribed and paid up capital of the company, name of directors / shareholders and their holding in the Company, as applicable.
- g) Allottee shall grow at least one tree per 100 sq. mtrs. in the allotted plot.
- h) Transfer of non-utilized plot is normally not permitted.
- i) Change of use of the plot is would be possible only with prior approved.
- j) If 1) Offer Amount 2) Form of Agreement 3) PDCs 4) Acceptance-cum-Undertaking of this OCA letter are not received by Corporation within a period of **60 days** from the date of this OCA letter, the offer will stand automatically cancelled, the allottee will not be entitled to get the land at the offered price, he will also lose priority, and the application shall be automatically treated as closed.
- k) This plot is allotted to you on as is where is basis and the physical possession of the plot will be given to you after demarcation of the plot.



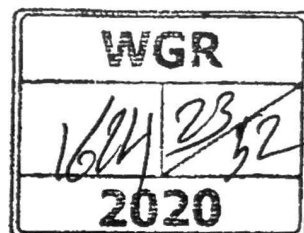
- i) Any/all financial liabilities that may arise in future with reference to cost/valuation of land and /or land reference case will be binding upon the allottee and payable forthwith on demand.

D. Water Supply

1. The water supply connection shall be given considering lowest of the following
 - (a) The calculation of water quantity as per the design norms of water supply distribution line (for chemical units 55 KLS per hectare)
 - (b) The quantity of water consumption approved by GPCB.
 - (c) Water quantity demanded by the allottee.
2. The water quantity beyond norms can be provided to the allottee at his additional cost subject to (a) capacity of water supply distribution line and (b) availability of water quantity.
3. The expenditure incurred by GIDC beyond provision of allotment price for water supply scheme and its related works, the pro-rata cost shall be recovered along with interest from the allottee at the time of release of water supply connection.
4. The pro-rata cost shall be recovered along with interest from the allottee for the actual expenditure incurred by GIDC for completion and commission of water supply scheme based on Narmada river/Canal/Dam or the applicable source of the water supply scheme, at the time of release of water supply connection.
5. The water supply connection shall be released by GIDC to allottee as per the provision of Water Supply Rules 1991 and Amendment -2010.
6. The Unit whose water requirement is 1 MGD or above shall have compulsory facility in its premises for recycle & reuse of water for their water requirement as per below norms.
 - (a) For 1st five years – at least 30% water demand shall be met through recycle and reuse of water.
 - (b) For next five years - at least 40% water demand shall be met through recycle & reuse of water.
 - (c) Thereafter – at least 50% water demand shall be met through recycle and reuse of water.

E. Underground Drainage System

1. The drainage connection shall be given considering lower of the following:
 - (a) The quantity as per the design norms of underground drainage collection line it is 44 KLD per hectare for chemical unit.
 - (b) The quantity of disposal of effluent approved by GPCB.
 - (c) Your demanded Water effluent discharge.Disposal of effluent beyond quantity specified according to norms can be considered at additional cost subject to capacity of underground drainage collection line.
3. For the expenditure incurred by GIDC over and above the provision in allotment price for collection and disposal pipeline and its related works, the time of release of underground connection.



4. The pro-rata cost shall be recovered along with the interest from the allottee for actual expenditure incurred by GIDC for effluent treatment and final disposal pipe line works at the time of release of underground drainage connection.
5. The underground drainage connection shall be released by GIDC to the allottee as per the provision Drainage Regulation 1990.

F. Power Supply

1. Location of 220 KV substation and probable power corridor are provided. The final width/lay meter of the 220 KV substation and corridor shall be finalized only after actual power requirement and its source from the applicant by GIDC and consultation with GETCO/DGVCL/Power supply authority.
2. 220KV substation shall be established by GETCO/power supply at their cost after recovery on pro-rata cost on the land earmarked by GIDC and in consultation with prospective applicant. The allottee shall obtain power at their cost as per the norms of GETCO/Power supply authority.

Name of Partnership	Photograph of Partners
Anita Jugal Pansari	
Jugal Kishore	

Thanking You.

Yours faithfully

[Handwritten Signature]

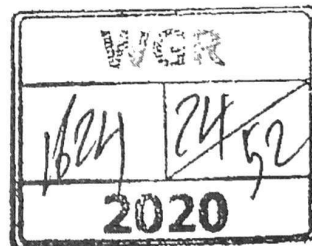
Divisional Manager (CG)
GIDC, Ankleshwar

Enclosures:

1. Agreement Forms (in triplicate)
2. Acceptance of OCA in the form of undertaking
3. Annexure-A

Copy to:-

1. Executive Director(ALT), GIDC, Gandhinagar.
2. Executive Engineer, GIDC, Bharuch
3. Executive Engineer (Elect./Mech.), GIDC, Bharuch
4. Sr. Accounts Officer, GIDC, Ankleshwar.
5. Dy. Ex. Engineer (Saykha), GIDC, Bharuch.



- 4. The pro-rata cost shall be recovered along with the interest from the allottee for actual expenditure incurred by GIDC for effluent treatment and final disposal pipe line works at the time of release of underground drainage connection.
- 5. The underground drainage connection shall be released by GIDC to the allottee as per the provision Drainage Regulation 1990.

F. Power Supply

- 1. Location of 220 KV substation and probable power corridor are provided. The final width/lay meter of the 220 KV substation and corridor shall be finalized only after actual power requirement and its source from the applicant by GIDC and consultation with GETCO/DGVCL/Power supply authority.
- 2. 220KV substation shall be established by GETCO/power supply at their cost after recovery on pro-rata cost on the land earmarked by GIDC and in consultation with prospective applicant. The allottee shall obtain power at their cost as per the norms of GETCO/Power supply authority.

Name of Partnership	Photograph of Partners
Anita Jugal Pansari	
Jugal Kishore	

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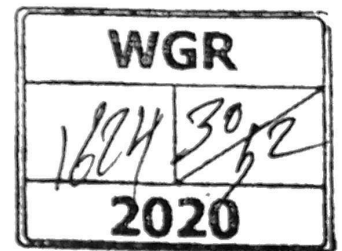


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GIDC, Ankleshwar

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- 4. Sr. Accounts Officer, GIDC, Ankleshwar.
- 5. Dy. Ex. Engineer (Saykha), GIDC, Bharuch.

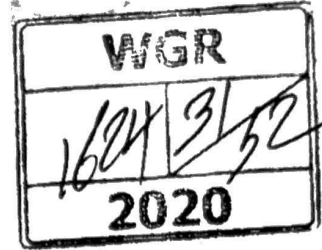


INDIA NON JUDICIAL
Government of Gujarat

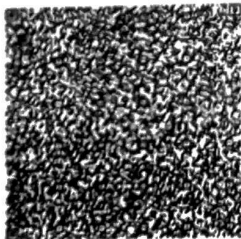


सत्यमेव जयते

Certificate of Stamp Duty



Certificate No. : IN-GJ345669386264470
Certificate Issued Date : 28-Dec-2016 04:24 PM
Account Reference : SHCIL (FI)/ gjshcil01/ SURAT1/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJSHCIL01238097147443510
Purchased by : JUGAL KISHORE AND OTHER
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : JUGAL KISHORE AND OTHER
Second Party : NA
Stamp Duty Paid By : JUGAL KISHORE AND OTHER
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



0004712428

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The mode of checking the authenticity is on the page of the certificate.



GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION

(A GOVT. OF GUJARAT UNDERTAKING)
2nd floor, Narmada Commercial Complex,
Panch Batti, Bharuch.
Phone : (02642) 242432, FAX :(02642): 241902

No.GIDC/DEE(Road)/BRH / 182

DATE: 08/5/17

Ref : (1) Allotment Order No. : GIDC / DM/ CG /ANK / ALT /607 Date : 31/03/2016
(2) Poss. Advice No. : GIDC / DM/ CG /ANK /367 Date : 19/04/2017
(3) Extension letter No.. : GIDC / DM/ CG /ANK / Date :
(4) corrigendum Order No. : GIDC / DM/ CG /ANK / - Date : -

Possession Receipt

In pursuance of allotment of Ind. Plot / ~~Service Plot / Comm. plot / Hsg. plot No. / Hsg. plot No. / shed No.~~
DP-119 admeasuring **9752.05 Sq.mt** (Tentative) situated in the ~~housing~~ **Saykha industrial Estate** " As is Where is basis " consisting survey No.91/P within the village limit of **Saykha** at GIDC Industrial estate, Ta. Vagra ,Dist Bharuch is handed over to day i.e on _____ in good condition.

The Said Premises Are Bounded As Follows :

Plot No: **DP-119**

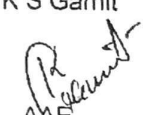
On towards North By	60.00mt Wide road +U.C
On towards South By	Plot No. DP-127
On towards East By	Plot No. DP-120
On towards West By	Plot No. DP-118

Possession Taken Over By :

Shri **FOR-KANAK COLOR CHEM**
Sign 
Desi **AUTHORISED**

Place GIDC / BRH
Dt:

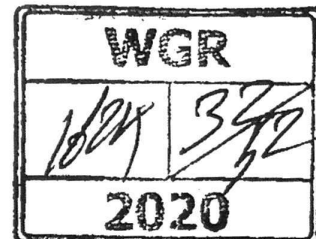
Possession Handed Over By:

Shri K S Gamit
sign 
Desi **AAE**
place GIDC / BRH
Dt:

Copy to :

(1) Shri. / M/s : **Kanak Colour Chem,**
20, Mahavir Chambers, 33-337
Sumuel Street, 3rd Floor,
Masjid Bunder, Mumbai-400003.


- (2) The R M GIDC / Ankleshwar.
- (3) The A O GIDC / Ankleshwar.
- (4) The Executive Engineer (C.D.) GIDC Bharuch.
- (5) The Dy Ex Engineer (W/s) , GIDC Bharuch.
- (6) The Dy.Ex Engineer (Drg). GIDC Bharuch.





Sign Of Party 

FOR-KANAK COLOR CHEM

AUTHORISED


Dy Ex Engineer (Dahej & Vilayat)
GIDC Bharuch.

 <p>GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION</p>	<p align="center">Gujarat Industrial Development Corporation (A Govt. of Gujarat Undertaking) Office of the Regional Manager</p> <p align="center">Office of the Regional Manager, Gujarat Industrial Development Corporation, Commercial Plot No.320-2, Asian Trade Centre, Near Asian Paint Chowkadi, GIDC, Ankleshwar-393002, Phone - (02646) 221351, 221451, 221403, Mail Id - rmank@gidcgujarat.org, website: www.gidc.gujarat.gov.in</p>	
---	---	---

No. GIDC/RM/ANK/TRF/FTO/SAY1/12

Date : 29/06/2019

Office Order

Sub: Change in constitution of Industrial Plot No. **DP-119** at **Saykha Industrial Estate**

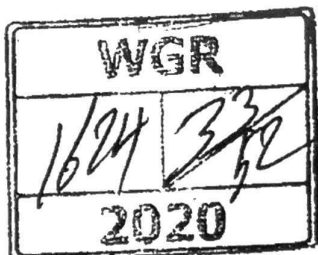
A Plot of land **DP-119** having plot area admeasuring about **9752.05** Sq.mt. was transferred to **KANAK COLOUR CHEM** in **Ankleshwar** Indl. Area/Estate of the corporation on **31/03/2016**. The Lease Deed has been executed on **19/04/2017** and Deed of Assignment registered on . The Lessee had applied to the Corporation for change in constitution name of the said Industrial Plot in favour of **Bbell Industry LLP** for manufacturing of **DYES**. Certain terms and conditions have been stipulated by the Regional Manager, Ankleshwar as per Provisional Transfer Order no. **GIDC/RM/ANK/TRF/PTO/SAY1/18** dtd. **28/05/2019**.


Lessee has paid all dues of the Corporation up to Date. Lesse has also paid the Corporation's Administrative charges **Rs.1180**. The Deed of Declaration executed on . The plot now therefore stands transferred in the name of **Bbell Industry LLP** with effect from **29/06/2019**. This transfer permission shall not be considered as valid under the building bye-laws of the Corporation, if any unauthorized construction is carried out by Transferee. If any unauthorized construction is carried out, the same shall not be considered that Corporation has regularized the same. Transferee shall have to remove/demolish non violative construction or shall have to get approved from the Corporation.

Transferee shall have to contact to Deputy Executive Engineer(W/s.), GIDC, Ankleshwar regarding change of name of water supply connection.

Thanking you,

Yours faithfully,




Regional Manager,
G.I.D.C., Ankleshwar.

To,

1. Bbell Industry LLP

20, MAHAVIR CHAMBERS, 333/337, SAMUEL
STREET, 3RD FLOOR, MASJID BUNDER, MUMBAI 400003

2. KANAK COLOUR CHEM

20, MAHAVIR CHAMBERS, 333/337, SAMUEL
STREET, 3RD FLOOR, MASJID BUNDER, MUMBAI 400003

Copy To :

1. Executive Engineer, GIDC, Ankleshwar.
2. Deputy Chief Accounts Officer, GIDC, Ankleshwar.
3. Deputy Executive Engineer, GIDC, Ankleshwar.
4. Chief Officer, Notified Area, GIDC, Ankleshwar.
5. V.I.A. / C.E.T.P., Plot No.135, GIDC, Ankleshwar.
6. The Computer Branch, D.M./R.M. Office, GIDC, Ankleshwar.



LESSOR



Gujarat Industrial Development Corporation
(A Govt. of Gujarat Undertaking)
Administrative office building,
Commercial Plot No.320/22 ATC Centre
Near Asian Paints chowkdi, GIDC, Ankleshwar
Dist. Bharuch. Phone: +91-02646-221351, 221451, 221403
Fax: +91-02646-251451 Email- rmank@gidcgujarat.org

No: GIDC/RM-II/ANK/
BY R.P.A.D

Date: 24-09-2020


OFFICE ORDER

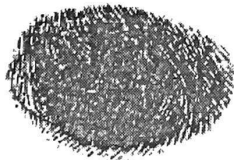
Subject: To authorize officers for the execution of documents on behalf of GIDC.

It is hereby authorize Mr. G C Parmar Assistant of this office to execute documents on behalf of GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION.

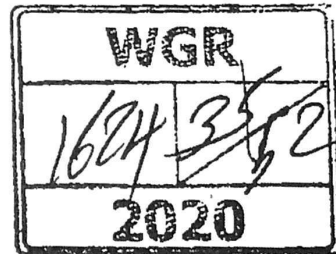
The said authorized person/officer will execute represent and sign all type of documents like lease deeds, sub lease deed rectification, Conveyance deed, Deed of Assignments/Supplementary Agreements or confirmation deeds made in favour of LESSEE/ALLOTTEE/TRANSFEREE/TRANSFERORS for the purpose of registration in concern Sub-Registrar offices/before any Govt./Semi Govt. authorities as per procedure when and where it may be necessary.


This authorization to the said person/officers who has put his signature L.H.T.P and photograph in this presence shall be valid until cancelled or any further order made by this office.


REGIONAL MANAGER
GIDC ANKLESHWAR


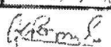


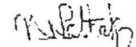





 GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION
(Govt of Gujarat Undertaking)
Udhyog Bhavan, Block No. 4, Gandhinagar-302017
Phone No. (079) 23250635-37.


CODE NO. : G-513
GANSHYAMBHAI CHANDUBHAI FARMAR
EMPLOYEE OF CORPORATION
Valid upto 30/06/2026



SIGN. OF EMPLOYEE



GENERAL MANAGER (E.&A.)

LESSOR


ભારત સરકાર
Government of India



પરમાર ઘનશ્યામભાઈ ચંદુભાઈ
Parmar Ghanshyambhai Chandubhai
જન્મ તારીખ/DOB: 01/06/1968
પુરુષ/ MALE




5950 6934 5118

મારી આધાર, મારી ઓળખ

WGR
10/24/20
2020


Handwritten signature

SUB-REGISTRAR
Bharuch


આધાર
Unique Identification Authority of India

સરનામું :
રેસ. પ્લોટ નો. એક્સ-8, સરદાર પાર્ક, 500 ક્વોર્ટર,
જી.આઈ.ડી.સી, અંકલેશ્વર, ભરુચ,
ગુજરાત - 393001

Address:
Res. Plot No. X-8, Sardar Park, 500
Quarter, G.I.D.C, Anklesvar, Bharuch,
Gujarat - 393001



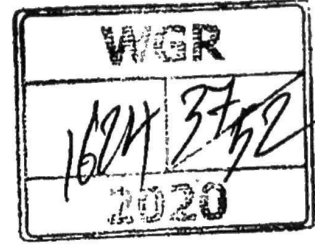
5950 6934 5118

help@uidai.gov.in www.uidai.gov.in



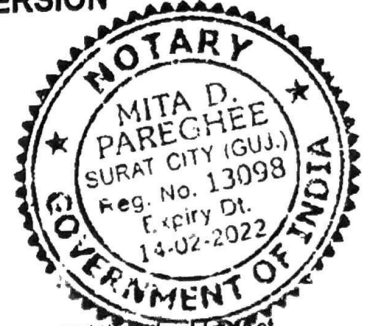
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Form 19

LESSEE.



[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION
OF
KANAK COLOUR CHEM
TO
BBELL INDUSTRY LLP



LLP Identification Number:AAO-6146

It is hereby certified that BBELL INDUSTRY LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given under my hand at Manesar this Twenty fifth day of March Two thousand nineteen.



Wagh Tushar Mohan

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

BBELL INDUSTRY LLP

20, 3RD FLOOR, MAHAVIR CHAMBER,,333/337, SAMUEL STREET,MUMBAI,Mumbai
City,Maharashtra,400003,India



LESSEE.

BBELL INDUSTRY LLP

Registered Office: 902, Synergy Business Park, Sahakarwadi, Vishweshwar Road, Goregaon East, Mumbai : 400063
Ph : +91 9820000940 Email : bbell.llp@gmail.com

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF PARTNERS OF BBELL INDUSTRY LLP AT THE REGISTERED OFFICE OF THE LLP AT 902, SYNERGY BUSINESS PARK PREMISES CO.OP.SOC.LTD SAHAKARWADI, VISHWESHWAR ROAD, GOREGAON (EAST) MUMBAI 400063 HELD ON 20th November, 2020 AT 11.00 A.M.

“RESOLVED THAT pursuant to the applicable provisions of the Limited Liability Partnership Act, 2008 and/or Rules made there under, the consent of the LLP be and is hereby given to acquire by purchase or otherwise including long term lease the industrial land admeasuring 9752.05 sq mt (area), PLOT NO. DP-119 situated at SAYKHA INDUSTRIAL ESTATE from GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION (GIDC).”

“RESOLVED FURTHER THAT Mr. JUGAL KISHORE PANSARI, Partner of the LLP be and is hereby authorized to execute the Deed/s or any other documents with regard to purchases of the above-mentioned land.

Certified True Copy

For BBELL INDUSTRY LLP

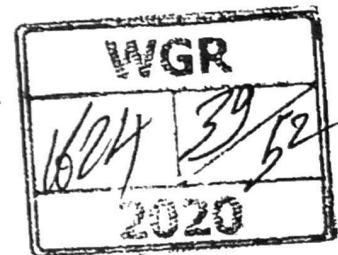
For BBELL INDUSTRY LLP
Jugal Kishore Pansari

Jugal Kishore Pansari PARTNER
Partner


For BBELL INDUSTRY LLP

Anita Pansari
PARTNER

Anita Pansari
Partner



e- Challan

Login ID PDEN	2020094002274	BARCODE		Printed On	25/11/2020 11:27:13
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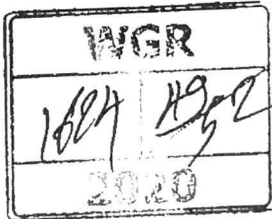
Department	Superintendent of Stamps And Inspector General Of Registration	Payer Details			
Property Details	Plot No. DP-119, Saykha Industrial Estate, Survey No.91/P, Saykha, Taluka Vagra, District: Bharuch Area 9752.05 sq mts	TAX ID (If Any)			
		PAN No. (If Applicable)	AAPFK0441G		
		Full Name	BBELL INDUSTRY LLP JUGAL KISHORE PANSARI		
Office Name	S.R.O - VAGRA	Address	902 SYNERGY BUSINESS PARK, SAHAKARWADI, VISHWESHWAR ROAD, GOREGAON, EAST, MUMBAI 400063		
Location	BHARUCH				
Year	2020-2021 One time				

Transaction No	Account Head Details	Amount (RS.)	Bank CIN	Date	Bank-Branch
20201121380610745	Registration Fee (0030-03-104-00)	162190.00	57000013551003021112019993	21/11/2020	SBIEPAY

Total Amount :- 162190.00

Total Amount In Words :- Rupees One Lac Sixty Two Thousand One Hundred Ninety Only

Remarks
(If Any)



[Signature]
25/11/2020
SUB-REGISTRAR WAGRA.



SS&IGR-GUJARAT

Note : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.
(2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.

(W) 25/11/2020 12:57 PM

WGR		
1624	50	52
2020		

Serial No. 1624 Presented of the office of the Sub-Registrar of S.R.O - VAGRA Between the hour of 12 To 13 on Date 25/11/2020

Receipt No :- 2020094002935

Received Fees as following

Registration	Rs. 161150.00
Side Copy Fee (52)	1040.00
Other Fees	0.00
TOTAL :-	162190.00

20201121380610745



Jugal Kishore

M/S. BBELL INDUSTRY LLP A PARTNERSHIP FIRM HEAVING PARTNERS 1. JUGAL KISHOR PANSARI (25%) HIMSELF AND AUTHORISED SIGNATORY OF NO 2. ANITA JUGAL PANSARI (75%)

[Signature]

F A Patel
Sub Registrar
S.R.O - VAGRA

[Signature]

F A Patel
Sub Registrar
S.R.O - VAGRA

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
-------	------------------------	-----	------------	------------------	-----------

Executing

1 GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION THROUGH ITS ASSISTANT G C PARMAR GIDC ANKLESHWAR

55



[Signature]



Claiming

2 M/S. BBELL INDUSTRY LLP A PARTNERSHIP FIRM HEAVING PARTNERS 1. JUGAL KISHOR PANSARI (25%) HIMSELF AND AUTHORISED SIGNATORY OF NO 2. ANITA JUGAL PANSARI (75%) PLOT NO. DP-119 SAYKHA INDUSTRIAL ESTATE TA- VAGRA DIST- BHARUCH OFFICE ADD. 902, SYNERGY BUSINESS PARK, SAHAKARWADI VISHWESHWAR ROAD, GOREGAON EAST MUMBAI

53



Jugal Kishore

Executing Party admits execution

NO 2510020 12:57 PM

WGR	
1624	31/52
2020	

1. GANDHA SARAKUBHA PUTL
30E TJS BHAYAN PANDOP ROAD SURAT



2. SANKUHA SHELISHA WORE
4-EE WPJAN MIPKA DEVE SURAT



State that they personally know above named
executant and notifies them.

1. [Signature]

2. [Signature]

Date 25th November 2021

[Signature]
S. S. Feroz
Sub Registrar
S.P.O. - 1452A

Received Copies of Certified Evidence of Seller Buyer and
Identifiers of Document

Date 25th 11/2021

[Signature]
S. S. Feroz
Sub Registrar
S.P.O. - 1452A

म नमो भगवते वासुदेवाय

2021/11

[Signature]
S. S. Feroz
Sub Registrar
S.P.O. - 1452A

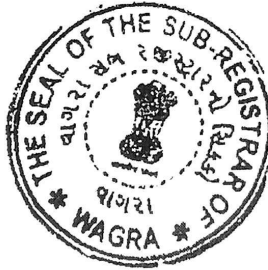
(W) 05/12/2020 2:57 PM

WGR		
1624	52	52
2020		

1	Book No.	1624	Registered No.
Date: 05-12-2020			



F.A. Patel
Sub Registrar
S.R.O - VAGRA





Gujarat Industrial Development Corporation

(A Govt. of Gujarat Undertaking)
Office of the Regional Manager

Office of the Regional Manager, Gujarat Industrial Development Corporation, Commercial Plot No 320-2, Asian Trade Centre, Near Asian Paint Chowkadi, GIDC, Ankleshwar-393002, Phone - (02646) 221351, 221451, 221403, Mail Id - rmank@gidcgujarat.org, website

www.gidc.gujarat.gov.in



No. GIDC/RM/ANK/TRF/FTO/SAY1/12

Date : 29/06/2019

Office Order

Sub: Change in constitution of Industrial Plot No. **DP-119** at **Saykha Industrial Estate**

A Plot of land **DP-119** having plot area admeasuring about **9752.05** Sq.mt. was transferred to **KANAK COLOUR CHEM** in **Ankleshwar Indl. Area/Estate** of the corporation on **31/03/2016**. The Lease Deed has been executed on **19/04/2017** and Deed of Assignment registered on . The Lessee had applied to the Corporation for change in constitution name of the said Industrial Plot in favour of **Bbell Industry LLP** for manufacturing of **DYES**. Certain terms and conditions have been stipulated by the Regional Manager, Ankleshwar as per Provisional Transfer Order no. **GIDC/RM/ANK/TRF/PTO/SAY1/18** dtd. **28/05/2019**.


Lessee has paid all dues of the Corporation up to Date. Lessee has also paid the Corporation's Administrative charges **Rs.1180**. The Deed of Declaration executed on . The plot now therefore stands transferred in the name of **Bbell Industry LLP** with effect from **29/06/2019**. This transfer permission shall not be considered as valid under the building bye-laws of the Corporation, if any unauthorized construction is carried out by Transferee. If any unauthorized construction is carried out, the same shall not be considered that Corporation has regularized the same. Transferee shall have to remove/demolish non violative construction or shall have to get approved from the Corporation.

Transferee shall have to contact to Deputy Executive Engineer(W/s.), GIDC, Ankleshwar regarding change of name of water supply connection.

Thanking you,

Yours faithfully,




Regional Manager,
G.I.D.C., Ankleshwar.

GIDC/AITL

Enclosure of Form No 2

AGRI BANK LTD
INDUSTRIAL TOWERS
BANK OF INDIA
SIRAT 382 001

STAMP 64000
120701

JUN 12 2010

12 22

DEED OF ASSIGNMENT

Rs.0000100-PB6911

INDIA STAMP DUTY GUJARAT

FIRST PARTY :

SECOND PARTY : KANAK COLOUR CHEM

Whereas the party has agreed to transfer his interest of possession and put in possession DP-119 situated in SAYKHA Industrial Estate of the GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION, within the _____ village limit of Taluka _____ Dist. _____ under the following terms and conditions.

1. That as per Agreement between the first party and GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION entered into on _____ and the first party is occupying possession of the plot/shed No. DP119 situated in the SAYKHA estate of GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION As a hirer/licensee/lessee for the period of _____ years.
2. That as per the terms and conditions of the said Agreement executed on _____ for plot/shed No. _____ made between the first party and the GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION, the first party has paid all the installments upto _____.
3. As per the terms and conditions of the said Agreement executed on _____ between the first party and Gujarat Industrial Development Corporation, the First Party has obtained necessary permission from GIDC, vide letter No. _____ dtd. _____ and that by virtue of the said permission given by Gujarat Industrial Development Corporation, that the second party has become the permitted transferee in respect of the said property in the form of shed/plot No. _____ of Gujarat Industrial Development Corporation and as such the second party hereby agree to abide by all terms and conditions of the Agreement and Terms of letter.

Possession of the property within 10 days with all document thereon to the second party shall be liable for all the cost and damages. The second party which might be suffered by the first party in this regards.

4. Then after becoming the permitted transferee of the said Corporation, the second party is bound by the said Agreement dtd. _____ to the said Corporation and terms and conditions of letter No _____ dtd. _____.
5. That after accepting the second party as permitted transferee by the said Corporation, the second party is / are liable and responsible for all remaining installments, service charges, N.A. Assessment, Lease Rent, taxes and all other further taxes if any which may become due and payable to the Corporation in future as per the terms.
6. The party of the Second party / the Lessee that have to fill up at least 80% post by that persons in their industrial unit and for Manager and Supervisor cadres at least 50% posts are to be filled up by local persons the expression "Local Person" shall mean and person domiciled in Gujarat State for minimum 15 Years shall be considered as local person.

In witness where of the parties of this transfer deed have subscribed their hands and seals

SIGNED, SEALED & DELIVERED

BY THE FIRST PARTY

IN THE PRESENCE OF

1.

2.

For KANAK COLOR CHEM For KANAK COLOR CHEM

Jugal Kumar Anita Pawar
PARTNER PARTNER

SIGNED, SEALED & DELIVERED

BY THE SECOND PARTY

IN THE PRESENCE OF

1. VIJAYANTIC SHARMA

2. SANMUKH B MORE

For KANAK COLOR CHEM For KANAK COLOR CHEM

Jugal Kumar Anita Pawar
PARTNER PARTNER

GIDC/A/T/

Enclosure of Form No 2

Form No. 26

(Plot)

AXIS BANK LTD
DIGVIJAY TOWERS
GNCT/DUD ROAD
SURAT-395 001

GUJ/SOS/AUTH/AV/7/042010

भारत 84693
169789

RECEIVED
JUN 12 2019

12:22
R.0000100-PB6911

INDIA STAMP DUTY GUJARAT

SUPPLEMENTARY AGREEMENT

THIS AGREEMENT made at Amichhua on 27th between

The Gujarat Industrial Development Corporation, having its Head Office at Udyogbhavan, Gandhinagar, (hereinafter referred to as "the corporation" which expression shall, unless the context does not so admit, include its successors, and assignees) of the First Part and Shri KANAK COLOUR CHEM (hereinafter referred to as "the transferee" which expression shall, unless the context does not so admit, include their successors and assigns) of the Second Part and Shri KANAK COLOUR CHEM a firm registered under the Indian COMPANY Act, (hereinafter referred to as "the transferee" which expression shall, unless the context does not so admit, include his/its successors and assigns) of the third part.

WHEREAS in the SAYIKHA Industrial Estate of the Corporation within the Village limits of Say/Chy. Taluka Vadodra of Bhavnar Dist. Bearing License No. DP 119 containing admeasurement 9762.05 sq. mtrs. having been allotted to the Licensee has executed the Lease Agreement") and the occupied the said plot on the terms and conditions specified in the said License Agreement.

AND WHEREAS with the previous consent of the corporation letter No. 239C/DM/CU/ANU/307 dtd. 14/04/2012 the Licensee has transferred his interest under and benefits of the said License Agreement to the transferee by a DEED OF ASSIGNMENT dt. _____ made between the transferee and Licensee

AND WHEREAS the Corporation has given the aforesaid consent on condition that the Transferee shall execute an Agreement with the corporation accepting the terms and conditions of the said License Agreement.

Now, therefore, it is hereby agreed by and between the parties as under :

(1) The Transferee, as successors of the Licensee accepted License Agreement and undertakes to fulfill the said terms and

terms and conditions of the said

(2) With effect from _____ the rights and liabilities License Agreement shall be rights and liabilities of the transferee shall be read and constructed as if for words M/s./Shri _____ were substituted.

of the Licensee under the said and the said License Agreement

(3) The Transferee shall pay to the Corporation the outstanding with interest at the rate of 18% per annum. _____ quarterly/half/yearly installments each installment being _____ installment will become due on _____ and subsequent installments three/six months thereafter.

capital value of Rs. _____ payment will be made by _____ Plus interest. The first _____ will be paid at the interval of

(4) And whereas the transferee shall consume water for his _____ year:

at following rates from year to

With effect from Date _____

Year

Consumption per day (Liters)

First Year

54 100

Second Year

54 100

Third Year

54 100

ONWARDS

54 100

(5) The Transferee shall not change the product later on without permission of the Corporation

(6) The Transferee shall have to keep reserved the fund/land for M.P.

(7) The water supply will be disconnected if party fails to comply any of the above conditions.

For the water requirement of than 50,000 Lit/day, even if he is to consume water to the extent mentioned above, he would pay the water charges for the quantity up to 70% of the above agreed quantity irrespective of consumption. The water charges would be payable at the rates as may be fixed by the Corporation from time to time and on his failure to pay the minimum charges, the Agreement would be terminated.

IN WITNESS WHEREOF Shri

The Officer, authorized by the Corporation has set his hand and seal on behalf of the Corporation and the Transferee and the Licensee have set their respective hands and seal hereto the day and year first hereinabove written.

Signed, Sealed and Delivered:

By Shri

Gujarat Industrial Development Corporation.

In the presence of :-

(1) _____

(2) _____

Signed, Sealed and Delivered :

By the First Party

In the presence of :

(1) _____

(2) _____

Signed, Sealed & Delivered :

By the Second Party :

In the presence of :

For KANAK COLOR CHEM

Jugal Kumar

PARTNER

For KANAK COLOR CHEM

Amit Kumar

PARTNER

(1) VIJAYANT K. SHARMA

(2) SANMUKH B. MORE

~~37~~
REGIONAL MANAGER
GIDC, ANKLESHWAR.