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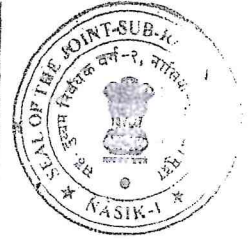
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CHALLAN
MTR Form Number-6

नसम-१
दस्तावेज क्र. (५२५९२०१६)
१ - ३४



DEFACED FOR RS: 157860.00

GRN: MH00215949 (2016) DEPARTMENTAL BARCODE: 0001318592201617

Department: 27/06/2016 13:21:19 (IST: 104 5259) USER: IGR341(NSK1)

Inspector Number: 0001318592201617 Deface Number: 0001318592201617

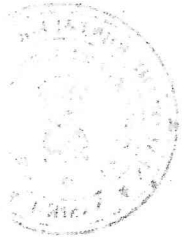
Sr. No. 1: Stamp Duty Amount: 133200.00

Sr. No. 2: Registration Fee Amount: 24660.00

(Amt. in words: One Lakh Fifty Seven Thousand Eight Hundred Sixty Rupees Only)

Account Head Details		Amount In Rs.	Payer Details	
0030046401	Stamp Duty	133200.00	TAX ID (If Any)	
0030063301	Registration Fee	24660.00	PAN No. (If Applicable)	AAXPD3615M
			Full Name	Udyoswamini H Mahila co op soc ltd through Ranjana Sunil Deshpande
			Flat/Block No.	Plot no A 17 Area 4163.00 sq mtr
			Premises/Building	Constructed Premises Basem
			Road/Street	MIDC Ambad
			Area/Locality	Nashik
			Town/City/District	
			PIN	4 2 2 0 0 9
			Remarks (If Any)	PAN2=AVLPS2072G--SecondPartyName=Ana nt Malhari Shinde-CA=76-Marketval=2 220000
			Amount In	One Lakh Fifty Seven Thousand Eight Hundred Sixty
			Words	Rupees Only
Total		157860.00		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN	REF No. 00040572016062784610 CK96015616
Cheque/DD No			Date	27/06/2016-13:12:19
Name of Bank			Bank-Branch	STATE BANK OF INDIA
Name of Branch			Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available



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Monday, June 27, 2016
5:14 PM

पावती

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Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 11959 दिनांक: 27/06/2016

गावाचे नाव: अंबड (खुर्द)
दस्तऐवजाचा अनुक्रमांक: नसन1-5259-2016
दस्तऐवजाचा प्रकार : लीजडीड
सादर करणाऱ्याचे नाव: श्री अनंत मल्हारी शिंदे

नोंदणी फी	रु. 24660.00
दस्त हाताळणी फी	रु. 680.00
पृष्ठांची संख्या: 34	

एकूण: रु. 25340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:32 PM ह्या वेळेस मिळेल.

Sub Registrar Nashik 1

बाजार मुल्य: रु.2220000 /-
मोबदला रु.2220000/-
भरलेले मुद्रांक शुल्क : रु. 133200/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.24660/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002159491201617E दिनांक: 27/06/2016
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 680/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Received Original Document

Date :-

14 JUL 2016



CHALLAN
MTR Form Number-6

नसिन-१
3 - 38



GRN	MH002159491201617E	BARCODE					Date	27/06/2016-13:11:46		Form ID	36	
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty				TAX ID (If Any)							
	Registration Fee				PAN No. (If Applicable)	AAXPD3615M						
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1				Full Name	Udyoswamini H Mahila co op soc						
Location	NASHIK					ltd through Ranjana Sunil Deshpande						
Year	2016-2017 One Time				Flat/Block No.	Plot no A 17 Area 4163.00 sq mtr						
Account Head Details		Amount In Rs.		Premises/Building	Constructed Premises Basem							
0030046401	Stamp Duty	133200.00		Road/Street	MIDC Ambad							
0030063301	Registration Fee	24660.00		Area/Locality	Nashik							
				Town/City/District								
				PIN	4	2	2	0	0	9		
				Remarks (If Any)	PAN2=AVLPS2072G-SecondPartyName=Anant Malhari Shinde-CA=76-Marketval=2220000							
				Amount In	One Lakh Fifty Seven Thousand Eight Hundred Sixty							
Total		157860.00		Words	Rupees Only							
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	REF No.	00040572016062784610		CK96015816				
Cheque/DD No				Date		27/06/2016-13:12:19						
Name of Bank				Bank-Branch		STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

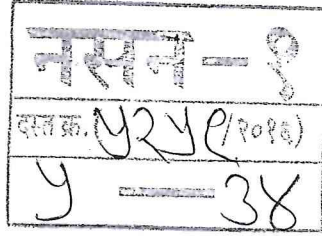
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नस्र - १
दस्ता क्र. (4240/2020)
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Zone No. M-1-9

Valuation Rs. 24,66,000/- 90% =22,20,000/-

Stamp Duty Rs.1,33,200/-

Registration fees Rs.24,660/-

Lease Period 76 years

AGREEMENT AND SUB - LEASE

This Agreement and Sub -Lease made and executed on this 27th day of month June in the year 2016.

BETWEEN

Udyogswamini Hitwardhini Mahila Co-Operative society Ltd.

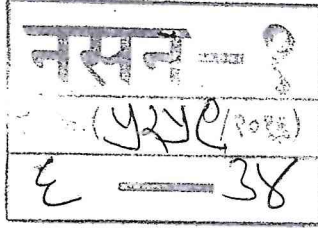
a society registered under the provision of Maharashtra Co-Op. societies Act duly registered No. NSKK/NSK/ Sadan Sanstha .302/91 , on 12-08-1991 Having registered office at - Plot No. A-17, M.I.D.C. , Ambad, Nashik -422010.

Through its authorized Signatories

Chairperson Mrs. Ranjana Sunil Deshpande

PAN No. AAXPD 3615M.

(Being duly authorized to execute the document by resolution No. 2 in the meeting of the Board of Directors of society held on 30-05-2008. Herein after referred to as the "Party of the First part or the society" for the sake of brevity and the said expression shall mean and include the said society its successors and assignees of The First Part.



AND

Mr. Anant Malhari Shinde

Age -41 yrs,

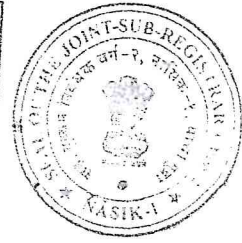
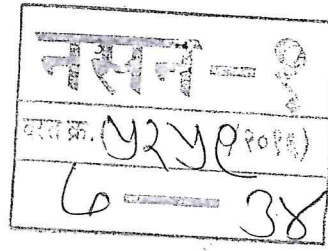
Residing at -1/4, Manovas Row House, Manik Nagar,

Nashik- 422009

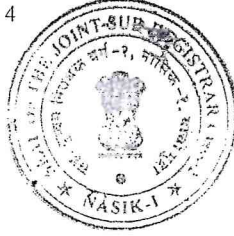
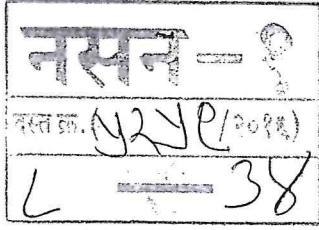
PAN No. AVLPS 2072 G

(Herein after for the sake of brevity referred to as the member and the said assignees. In case of partnership concern, its members, their respective heirs, executors, administrators,. In case of sole proprietor concern mean and include the sole proprietor his /her heirs, legal representatives, executors, administrators of The Second part.

- 1) Whereas the society is duly registered under the provision of the Maharashtra Co-Operative Societies Act and the society has framed its bye-laws which are approved by the authorities and the society has objects for establishment of units for the members and accordingly society is working for the benefit of the member industrialists.
- 2) And whereas for establishment of Industrial units for the benefit of members, the society submitted an application to the MIDC (Maharashtra Industrial Development Corporation hereinafter for brevity sake referred to as MIDC) and the MIDC is pleased to grant the lease of plot as particularly described in the Schedule -I hereunder written in for the sake of brevity referred to as the said property and the document of lease is executed and duly registered in the office of the Sub Registrar, Nashik at Sr. No. 2586 on 01-03-2000.

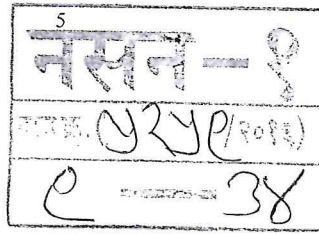


- 3) And Whereas the MIDC has permitted to construct a building having various industrial units and the said units so constructed may be allotted to members of the society and the MIDC has allowed the society to raise loans on the said plot for carrying out construction of the building and the constructed units therein.
- 4) And whereas the plans for construction of unit were submitted to MIDC authorities and the said plans are duly approved by MIDC authorities as per their approval letter No. DB/NSK.3347/97 dated 22-07-1997.
- 5) And Whereas the society has made agreement with Rupee Co-Operative Bank Ltd. A Scheduled bank duly registered under the Maharashtra Co-Operative Societies Act and the loan facilities were made available by society for construction of the building which are now repaid by the society.
- 6) And whereas construction of the unit is as per the specifications as provided in Schedule II of this agreement.
- 7) And whereas the owner of the Industrial unit shall have to and bear the share in the expenses as shown in the schedule III of this Agreement.
- 8) And whereas the society has entered into an Agreement with Dhattrak Construwell through its proprietor on 15th July 2002, which was duly notarized with office of the notary Adv. P.R. Gite at Sr. No. 1829/2002 and the said person surrendered on Gala out of the said Agreement i.e. **Gala No. BS-2** in favour of the party of the Second part by and



Agreement notarized in the office of Mr. N.S.Gite Adv & Notary Nashik at Sr. No. 1945/2012 .According to this surrender deed Mr. Hemant H. Dhattrak Proprietor of M/s. Dhattrak Construewell has given the consent to transfer the rights of Gala No. **BS-2** on the name of the party of the Second part and therefore this Sub-lease is executed between the party of the Second part and the society.

- 9) And Whereas the previous member has given the consent to transfer the amount of lease premium paid by him for this Gala No. BS-2 amounting to Rs.9,87,530/-(Rupees Nine Lack Eighty thousand five hundred thirty only) on the name of the party of the Second part and also the party of the Second part has paid the required charges for transfer to the society.
- 10) And whereas the necessary arrangements are made by the society to assist the members by completing the construction of the building and by obtaining the building completion certificate, from the Executive Engineer MIDC vide their letter No. DB/NSK/1319/2001 dated 06-06-2002.
- 11) And Whereas the members deciding to purchase a constructed unit shall have to make arrangements of project finance for the business activity on her own and also have to make arrangements for obtaining the required load of electricity with the Electricity Board and shall have to obtain all the necessary license for running a business in the premises.

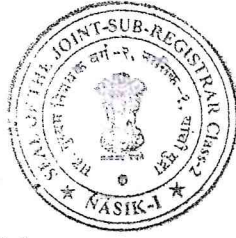


- 12) And Whereas the Party of the Second part has taken the possession of the unit from the previous member and shown his willingness to start his business after taking necessary inspection of the relevant papers/ documents , current records sanction approvals and NOC's etc. of all concern authorities and agree that the previous agreements documents and correspondence between previous members and society stands cancelled and the society will prepare new possession documents with the party of the Second part.
- 13) And whereas the member is fully satisfied about the rights of the society to develop and allot industrial units.
- 14) And whereas upon satisfaction, the member has decided to occupy the constructed unit as particularly described in the schedule II hereafter and hereinafter for the sake of brevity referred to as the said unit of the said premises or gala .
- 15) And whereas this shall be sub -lease of the said constructed premises in favour of the member.
- 16) And whereas the terms and conditions are settled by and between the parties.

**NOW THEREFORE THIS AGREEMENT
WITNESSETHS AND IT IS AGREED BY AND
BETWEEN THE PARTIES**

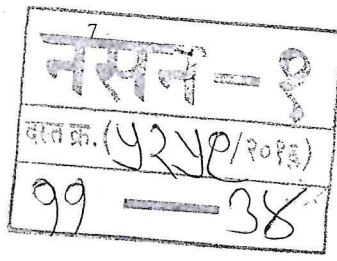
- 1) The Member agrees, admits and acknowledges that he /she has taken inspection of all the records and documents and is

नसज-१
दस्ता क्र. (Y2YE/2012)
१० — ३४



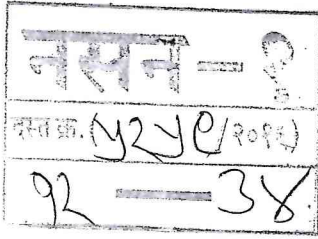
satisfied about the title of the society for grant of sub -lease of the premises.

- 2) The member does hereby agrees, admits and acknowledges that she has seen all the rules, bye-laws of the society and does hereby undertake to the society he /she shall abide by all the rules and regulations of the society whatever are applicable presently or which shall be further incorporated as bye laws of the society.
- 3) The society shall give necessary consent for obtaining the licenses However all expenses for the same shall be borne by the member only, without any liability on the society.
- 4) The member shall pay, incur and bear every time and all the times all the following expenses regularly, monthly and as and when demanded viz.
 - a) To pay the electricity charges and water charges regularly without creating any difficulties to the other members of the society . However, if the member fails to make the payment of the said amount regularly, the member shall not be entitled to facilitate the use of electricity and water to the said industrial units and in case of default of payments of any sums, the supplies of the said facilities can be with held/ cut off by the society, till the recovery of the dues which include the loans taken from any of the banks/financial institutions for the said unit.
 - b) To obtain necessary electrical meters, connections and electrical supply lines and all other required load of electricity kilowatts for the said unit and to pay the necessary



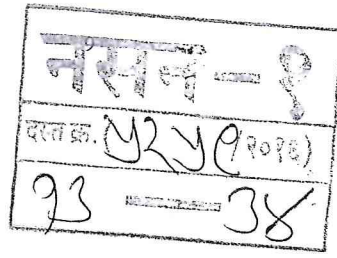
charges for grant of such electric supply and the members shall also bear the supply line charges (S.L.C.).

- C) The member shall regularly pay the common contribution charges for the items described in schedule IV. If the said amounts are not paid regularly, the water and electric supply to the unit shall be stopped or withheld or cut off by the society.
- d) The member does admit that he / she shall pay the installment to the society and /or any other bank/ financial institute from which the loan facility is availed by the member regularly. So also the additional loans which may be raised by the member and as by way of working capital finance or for any other purpose shall also be the liability of the member only, to pay the said installment regularly.
- e) The member shall pay regularly the Municipal corporation taxes and /or any other taxes as may be levied on the said unit by Nashik Municipal Corporation or any other local authority.
- f) The member does hereby agree that he /she shall abide by all the rules, regulation for conducting the business activity as may be described by the Central Govt. State Govt, and/ or any other Govt. departments for conducting the business activity.
- 5) The member shall not creat any additional structures or will not disturb/destroy present structures in the said unit so as to affects the strength of the building.



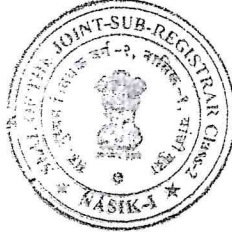
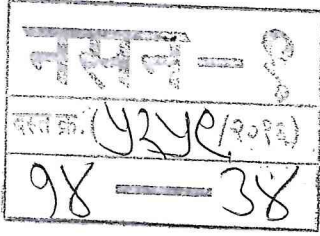
- 6) The member shall be responsible to maintain the said constructed premises in good condition and all the necessary maintenance of the said premises shall be paid by the member only. If at all the member carries out any additional structural work without the knowledge of the society, the said additional structural work without the knowledge of the society, the said additional structural work can be demolished by the society without any intervention of any authorities.
- 7) The member shall use the said premises for carrying out business activity as allowed by M.I.D.C. or any other Govt. authority. If at all any change to be caused in the said business activity, then it shall be carried out with the consent of the society and also on approval from the concerned authority.
- 8) The period of sub-lease shall start from the date of execution of this agreement and will be up to 1st February 2092.
- 9) The member shall not carry out any trade, business or industrial activity or the use of the said premises for any purpose, which is banned or prohibited or not allowed by any local Body or Government Authority.
- 10) The member shall not change the constitution of business activity without written approval of the society.

And whereas the previous member has given the consent to transfer the amount of lease premium paid by him for this Galas on the name of the party of the second party



and also the party of the Second part has paid the required charges for transfer to the society.

- 11) The total premium of the said unit as fixed Rs. 9,87,530/- (Rupees Nine lac Eighty Thousand Five Hundred Thirty only) which was paid by the previous member and transferred on the party of the Second part as per consent given by both in the Agreement of surrender of lease executed and duly registered in the office of Mr. N.S. Gite Adv. & Notary Nashik at Sr. No.1945/2012 o 07-05-2012.
- 12) It is considered that the member has paid the sum of Rs. . 9,87,530/- (Rupees Nine lac Eighty Thousand Five Hundred Thirty only) as and by way of lease premium for the aforesaid period and the said amount shall be appropriated as the cost of the said unit and the premium for the aforesaid period . If at all in future, the member commits default in making any payment to society in time, or any other liability of bank or financial institute from where the member has availed a loan facility for the unit, the unit of the member and the said premises described in enclosed schedules shall be responsible for the satisfaction of loan amount and interest and whatever further additional claims will be make by the society or bank or any financial institute in that behalf against the member.
- 13) The business activity shall not be transferred in any manner including change of Directors, Partners, Proprietor nor any additional Directors partners shall be taken nor any joint venture agreement shall be made by the member without

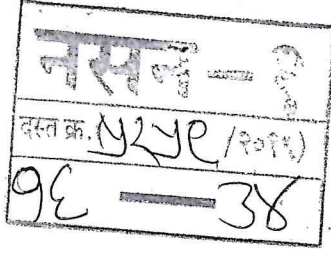


written consent of the society and the bank and /or financial institute from where the member has availed the loan facility.

- 14) The member has agreed that he /she shall be obtaining necessary insurance policies on payment of the regular premium for the same and it shall also cover the necessary insurance of the building. The member shall also contribute for common insurance policies if shall be obtained by the society for all the members for the total building.
- 15) If at all additional floor space index is available for the construction of the building, the right shall be availed by the society to carry out any additional construction work.
- 16) The member shall not carry out any permanent or temporary construction in the building or in the marginal space or in or upon the staircases, its landing or in front of the unit etc.
- 17) The member shall not cause any damage to the building.
- 18) The member shall maintain the electric fittings, Plumbing fittings in good condition.
- 19) The member does hereby agree that he /she shall not cause nuisance and annoyance to the other unit holders and the member shall always abide by the rules, regulations framed by the society.
- 20) The premises shall not be used for residence, parties etc.



- 21) The member shall not commit breach of any terms and conditions of this agreement, then the society will call upon by giving 15 days notice to the member to rectify the breach, remove the breach. If the said breach is not removed or rectified with in the said period, then the society can charge penalty to the member or will terminate this lease and so also terminate the membership of the member and expel the member from membership of the society ad the amounts deposited by the member will be forfeited.
- 22) If this agreement is terminated, then the member has no right to continue the occupation of the premises and the member does hereby authorize the society, its office bearers to enter the premises to take the possession of the same.
- 23) All the decisions taken by the society with respect to the said activity of the society Industrial units, the performance of the units and the conclusions of the society as to the breach committed by the members on account of which the agreement can be terminated, is and shall be the final decision of the society. However, the necessary right of representation of the case of the member shall be given to the member by the society and its office bearers.
- 25) It is also agreed that if the member is only a nominal member of the society, as per Maharashtra Co-Operative society Act 1960 , he is not liable for any financial liability of the society what so ever, hence after payment of the decided amount for gala the society indemnifies the member from the contribution against any financial liabilities of the society.



- 26) The possession of the said premises shall be as a license of the society and the member is permitted to occupy the premises till she continues to be the member of the society and or till the expiry of the period of lease.
- 27) The member shall not create any loan liabilities on the said unit without the consent of the society.
- 28) The member shall not at any time cause damage to the building and its parts including column/s beam/s, slab/s, floor/s etc.of the building.
- 29) Allotment letter issued to the member will also be considered as a part of this Agreement.

Following SCHEDULES are enclosed with this Agreement.

SCHEDULE I :- THE PLOT LEASED OUT BY MIDC TO THE SOCIETY

(Page No.....)

SCHEDULE II :- COMMON AMINITIES AND COMMON COMMON EXPENSES.

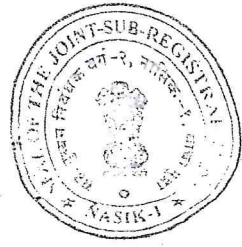
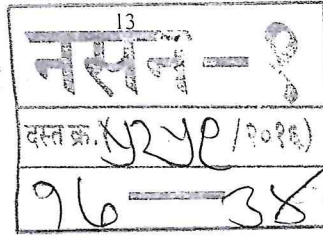
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SCHEDULE III :- DESCRIPTION OF THE SAID PREMISES OF TO THE MEMBER .

(Page No.....)

SCHEDULE IV :- PLAN OF THE UNIT i.e. PREMISES OFFERED MEMBER

(Page No.....)



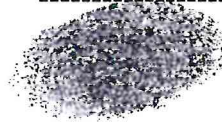
SCHEDULE V :- LIST OF THE OBNOXIOUS INDUSTRIES
MENTIONED BY MIDC IN THE LEASE
AGREEMENT WITH THE SOCIETY..

(Page No.....)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HERE UNTO SET AND SUBSCRIBED THEIR HANDS
AND SEALS ON THE DAY MONTH AND YEAR
HEREIN ABOVE MENTIONED .

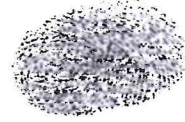
SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
PARTY OF THE FIRST PART.
**UDYOGSWAMINI HITWARDHINI
MAHILA CO-OP. SOCIETY LTD.**
Through its
Chairperson
Mrs. Ranjana Sunil Deshpande.

Ranjana Sunil Deshpande



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
PARTY OF THE SECOND PART.
Mr. Anant Malhari Shinde

Anant Malhari Shinde



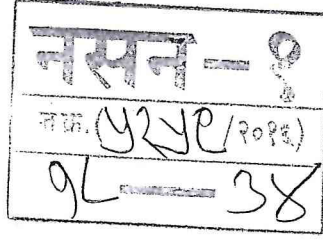
In the presence of witnesses

1) *B.M. Katane*

shri Balajeeb. m. Katane.

2) *Asabele.*

shri Ashok .s. Sabale



SCHEDULE - I

All that piece and parcel of land known as Plot No.A-17, in the Additional Industrial Area of MIDC with in the village limits of Ambad and within the limits of Nashik Municipal Corporation. Taluka Registration Sub -District Nashik, District and Registration District Nashik by containing the measurement of 4163.00 sq.mtrs. or thereabouts and bounded as follows , that is to say :-

On or towards the North by :- Plot No. A-16 and Road

On or towards the South by :- Private land

On or towards the East by :- Plot No. A-18 and Road

On or towards the West by :- Plot No.A-16 and Road

SCHEDULE - II

All that piece and parcel of constructed premises Basement Gala No. BS-2 Area 107.93 sq.mtr. Built up i.e.102.15 sq.mtrs. carpet boundaries as mentioned below :-

On or towards the North by :- Gala No. BS-3

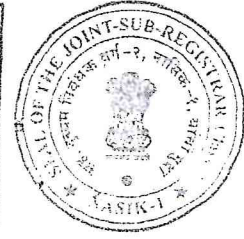
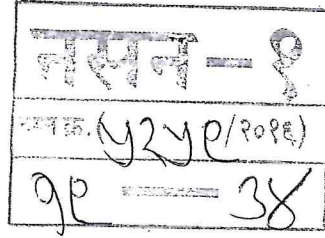
On or towards the South by :- Internal Road

On or towards the East by :- Plinth of G-25

On or towards the West by :- Frant open space

Building specification pertaining to the unit :-

- 1) R.C.C. framed structure.
- 2) R.C.C. columns and beams.
- 3) Steel windows and ventilator/s & rolling shutter/s.



- 4) R.C.C. roofing.
- 5) I.P.S. flooring.
- 6) Brick Walls.
- 7) Internal height of Flat 4.9 mtrs.
- 8) Reservoir water connection with 12 mm.G.I. pipeline (I.S.I. mark)
- 9) Built -up area of 107.93 sq.mtrs. i.e. carpet area 102.15 sq.mtrs.
- 10) Neru Plaster to inner side walls and sand face to outer sides of walls.

नसिक - १
दस्तावेज क्र. १२५१९/१०१६
३० - ३८



SCHEDULE - III

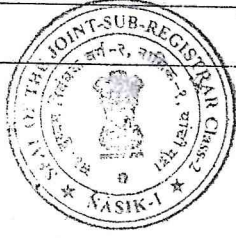
A) COMMON AMENITIES :

- 1) Marginal / Open spaces in the plot adjacent to the building.
- 2) Gardening space in plot.
- 3) Internal Road, Culvert and Parking Spaces.
- 4) Toilet blocks on every floor.
- 5) Staircases, Lift, Gantry, Terrace, Passages, Ventilation ducts.
- 6) Water tank, Pumping arrangement, Overhead tank, its inlet system and outlet system upto individual water meter.
- 7) Watchman cabin, Gates, Wall fencing and Retaining walls.
- 8) External lighting, Lighting in passages and open spaces, Lighting in watchman cabin, Society office, Terrace, Lift etc.
- 9) Drainage arrangement, Septic tank, Soak pit.
- 10) Plantation in open spaces and periphery of the plot.

B) COMMON EXPENSES :

- 1) Expenses for general maintenance, alterations, caretaking, replacements and new installations for the common amenities and for the building.
- 2) The expenses for plantation, environmental protection, drainage and / or effluent treatment.
- 3) Expenses for firefighting equipments.
- 4) Colouring of building externally and those of common amenities.
- 5) Administrative and general expenses of the society.
- 6) Payment for staff, workers and watchman and/or security contractor and maintenance contractor/s which shall be appointed by the society.
- 7) Any other expenses decided by the society.

नसिन-१
प्लॉट क्र. ५२५० (२०१२)
२९ — ३४



SCHEDULE -IV

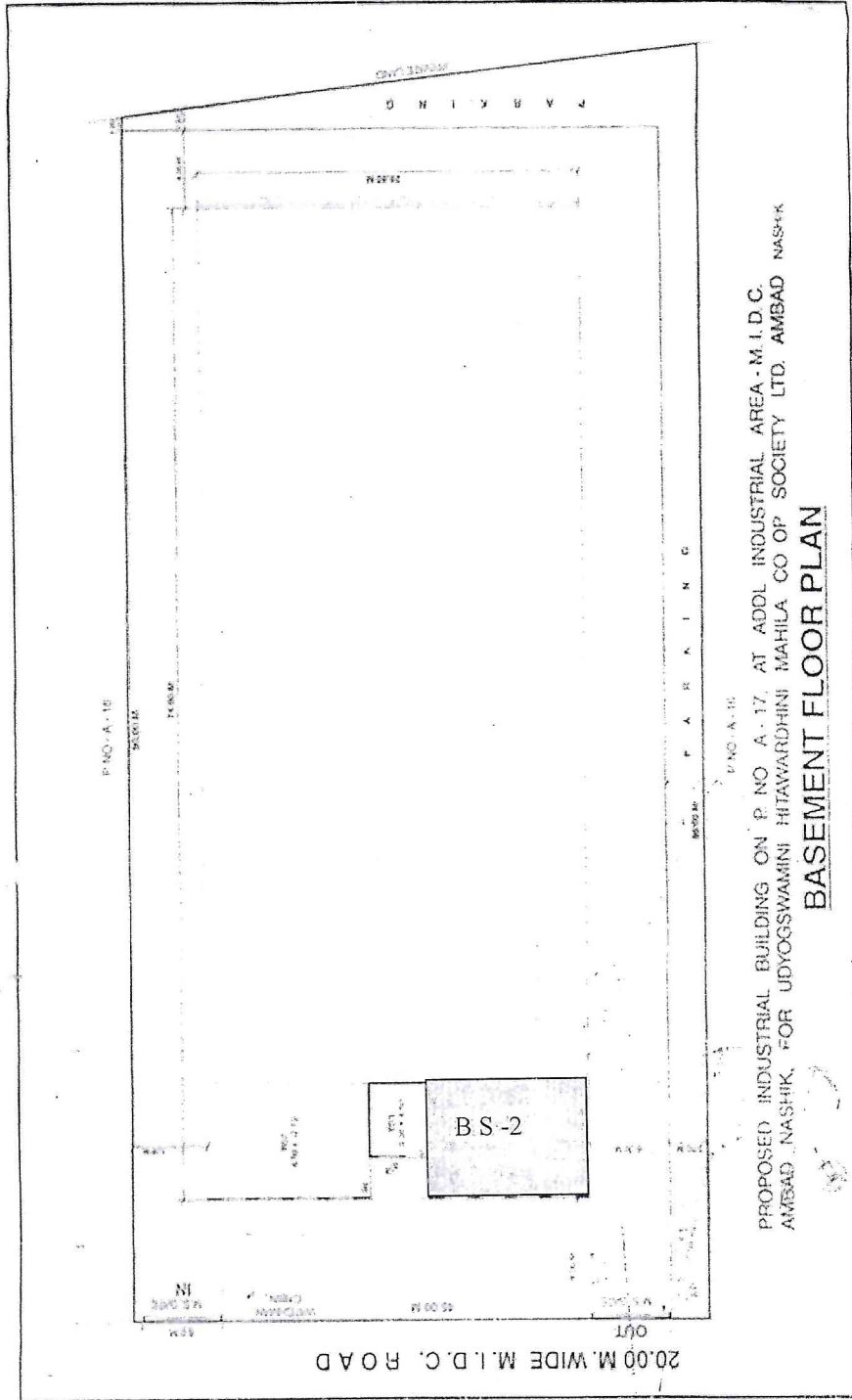
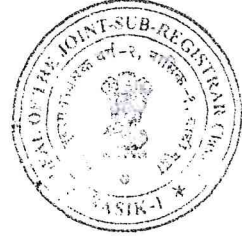
(List of Obnoxious Industries)

(The list mentioned by MIDC in the lease agreement with the society)

- 1) Fertilizer manufacturer from organic materials, provided, however that these provisions shall not apply to the manufacture of fertilizers from previously processed material which have no noxious odours or fumes and which do not produce noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
- 2) Sulphurous, Sulphuric, 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 animal, garbage or refused on a commercial basis.
- 5) Tar distillation or manufacture.
- 6) Cement manufacture.
- 7) Chlorine manufacture.
- 8) Bleaching Powder manufacture.
- 9) Gelatin or glue manufacture or processes involving recovery from fish or animal offal.
- 10) Manufacture or storage of explosive or fireworks.
- 11) Fat rendering.
- 12) Fat, tallows, 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) Stockyard or slaughter of animal or fowls.
- 19) Tallow, grease or lard manufacture.
- 20) Tanning, curing or storage of raw hides or skin.
- 21) Wool pulling or scouring.
- 22) Yeast plant.
- 23) Paper and 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, vibration or fire hazards.

(16)

नसलन - १
दस्त क्र. ५२५ (२०१६)
३३ - ३४



PROPOSED INDUSTRIAL BUILDING ON P. NO. A-17, AT ADDL INDUSTRIAL AREA - M.I.D.C. AMBAD, NASHIK, FOR UDYOGSWAMINI HITAWARDHINI MAHILA CO OP SOCIETY LTD. AMBAD NASHIK

BASEMENT FLOOR PLAN

अध्यक्ष
 उद्योग स्वयंसेविका संघ
 महिला उद्य. परिसर मर्चा.

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 प्रमाणित

नसम-	9
स्त क्र. ५२५९	
२३	३४



उद्योगस्वामिनी हितवर्धिनी महिला सहकारी संस्थेच्या संचालक मंडळाच्या दि. ३० मे २००८ रोजी झालेल्या सभेमधील ठराव क्रमांक २ ची कारणापुरती नवकल

- विषय क्रमांक २ : सह्याचे अधिकार देणेबाबत
ठराव क्रमांक २ : संस्थेच्या वतीने विविध कागदपत्रांवर सह्या करण्याचे अधिकार देणे बाबत चर्चा होऊन पुढीलप्रमाणे निर्णय घेण्यात आला.
- अ) संस्थेच्या बँक खात्यावरून पैसे काढताना चेकवर सह्याकरण्याचे अधिकार अध्यक्ष, खजिनदार व मानद सचिव यांचेपैकी कोणाही दोघांना एकत्रितपणे रहातील.
- ब) संस्थेच्या वतीने लीज, सबलीज (भाडे करारनामा), सभासदांच्या गाळ्यांच्या वित्तसंस्थेकडील गहाणखतांना मंजुरी दाखल सही (मॉर्गेज / हायपोथिकेशन कन्सेंट), त्रिपक्षीय करारनामा व सरेंडर डीड (ट्रायपार्टी व सरेंडर अॅग्रीमेंट) यासाठी अध्यक्ष, खजिनदार व मानद सचिव यांचेपैकी कोणीही एक सही करेल.
- क) संस्थेच्या गाळ्यांसाठी-इरादापत्र-(अॅलॉटमेंट)-, ताबेपावती (-पझेसन-रिसिट-)-वा-तत्सम सर्व करार व व्यवहारांसाठी अध्यक्ष, खजिनदार व मानद सचिव यांचेपैकी कोणाही एक सही करेल.
- ड) संस्थेतर्फे देण्यात येणाऱ्या पोचपावत्या, इतर पावत्या (व्हाउचर्स), नाहरकत प्रमाणपत्रे (एन ओ सी) व इतर नेहमीचा पत्रव्यवहार यावर सह्या करण्याचे अधिकार कोणीही संचालक, पदाधिकारी, व्यवस्थापक अथवा प्रकल्प समन्वयक यांचेपैकी कोणीही एकास रहातील.
- इ) संस्थेची मालमत्ता इतर वित्तीय संस्थेकडे गहाण ठेवावयाच्या करारनाम्यावर अध्यक्ष, खजिनदार व मानद सचिव या तिघांच्याही सह्या एकत्रितपणे होणे आवश्यक राहिल.
- फ) वरील (अ) ते (इ) मध्ये उल्लेख केलेल्या व्यतिरिक्त इतर कोणत्याही ठिकाणी सह्या करण्याचे अधिकार संस्थेच्या अध्यक्षांस रहातील.

अशाप्रकारे सह्याचे अधिकार देण्याचे निश्चित करण्यात आले

सूचक : माधुरी दामोदरकर

अनुमोदक : प्रेमा चुंबळे

ठराव सर्वानुमते मंजूर.

(Signature)
अध्यक्ष

उद्योग स्वामिनी हितवर्धिनी
महिला सह. संस्था संघी.

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स्वीकृत

नसन-१	
(18) दस्त क्र.	Y2YR
28	38



उद्योगस्वामिनी हितवर्धिनी महिला सहकारी संस्था मर्यादित

अे १७, एम आय डी सी, अंबड

नाशिक ४२२०१०

नोंदणी क्रमांक : एन. एस. के. / एन. एस. के. / साधन संस्था / ३०२ / ९१

संस्थेचे उपविधी

(अ) प्रारंभिक

अ.१ संस्थेचे नाव आणि तिच्या नोंदविलेला पत्ता

उद्योगस्वामिनी हितवर्धिनी महिला सहकारी संस्था मर्यादित.

अे १७, एम आय डी सी, अंबड

नाशिक ४२२०१०

असा राहिल.

अ.२ पत्त्यातील बदल

संस्थेचे नोंदलेल्या पत्त्यामध्ये आज्ञेला कोणताही बदल तो केल्यानंतर तीस दिवसांच्या आत महाराष्ट्र सहकारी संस्था अधिनियम १९६० याच्या कलम ३७ च्या उपबंधानुसार नोंदणी प्राधिकार्यास अधिसूचित करण्यात येईल.

अ.३ वर्ग आणि उपवर्ग

साधन संस्था या मुख्य वर्गामध्ये (उपवर्गीकरण सेवासाधन संस्था) संस्थेचे वर्गीकरण करण्यात यावे आणि महाराष्ट्र सहकारी संस्था अधिनियम १९६० प्रमाणे त्या वर्गाच्या संस्थेची कामे हाती घेण्यास तिच्या अनुज्ञा मिळवावी.

अ.४ कार्यक्षेत्र

संस्थेचे कार्यक्षेत्र संपूर्ण नाशिक जिल्ह्यापुरते मर्यादित राहिल.

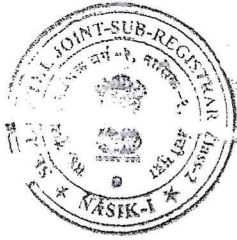
अ.५ शाखा उघडणे

संवालयक मंडळाच्या ठरावानुसार आणि नोंदणी प्राधिकार्याच्या समतीस आधीच राहून संस्थेच्या कार्याच्या सोयीसाठी पुरेशा शाखा व विक्रीमांडारे दर्जरे उघडता येतील. शाखा सुरु करणेपूर्वी, संस्थेच्या शाखांच्या कार्यपध्दतीची नियमावली तयार

अध्यक्ष
उद्योग स्वामिनी हितवर्धिनी
महिला सह संस्था मर्यादित

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स्वातंत्र्य

मसुदा - १
 पत्र सं. ५२५८
 २५ - ३४



बि. १.७
 बि. १.८
 बि. १.९

बि. १.१०
 बि. १.११
 बि. १.१२

(क)
 बि. १.१
 बि. १.१.१
 बि. १.१.२
 बि. १.१.३
 बि. १.१.४
 बि. १.१.५

बि. १.१.६
 बि. १.१.७

कारण देऊन संपादाक घडणाक्या समेत मगूर करून घेतली गेली पाहिजे
 उर्वर
 उर्वर अर्थात अपालका मालकाच्या घरांग व्यतयाच्या बाबीसाठी, उर्वरती व
 बाबीसाठी त्याच्या किती व्यतया व उर्वरती बाबीबाबत उर्वरती व्यतयाच्या उर्वरतीना
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 करणे, वगैरे त्यांनी चालविलेल्या औद्योगिक केंद्राच्या (इ. २२४) वगैरे
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 पुर्विल्ल्याची व्यवस्था करणे.

संपादाक हा उर्वरती प्रमाणे संपादा घेतला येईल.
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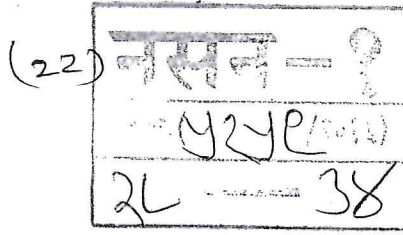
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 बि. १.३
 बि. १.४
 बि. १.५
 बि. १.६

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 संपादाक

संपादाक्या उर्वरती वगैरे संपादाक्या उर्वरती वगैरे संपादाक्या उर्वरती वगैरे
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MIDC



By-APAD
No. MIDC/RO/Amddnshk/A-17/L/1825

Office of the Regional Officer,
MIDC, Nashik Region, Satpur,
NASHIK-422007.

Dt : 20/7/2000

To

The President
Udyog Swamini Hitwardhini
Mahila Co-Op. Society Ltd.
C/o S.R. Enterprises,
Plot No. K-26, MIDC
Ambad, NASHIK-10

Sub : Addl Nashik (Ambad) Indl. Area
Plot No. A-17
Allotement of Plot... for sub-lease
permission.....

Ref : Your letter dt. 3.7.2000

Madam,

With reference to the letter referred to above, this is to inform you that the plot No. A-17 in Addl. Nashik (Ambad) Indl. Area, has been allotted to the president, Udyogswamini Hitwardhini Mahila Co.-Op. Hsq. Sty. as on 95 years lease basis for their proposed activities of their members on the plot.

You are, therefore requested to execute sub-lease between the society and it's members.

Thanking you,

Yours faithfully,

Regional Officer
MIDC, NASHIK-7

MAHARASHTRA

INDUSTRIAL DEVELOPMENT CORPORATION

अध्यक्ष
उद्योग स्वामिनी हिनर्वाधिनी
महिला सह. संस्था मर्या

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सत्यप्रत

नसक - १
 वस्तु क्र. 1424E
 22-38



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, उद्देकावनापिजी
 हिलवार्धिनी महिला सहकारी संस्था ही संस्था महाराष्ट्र
 सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र
 अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
 संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे
 वर्गीकरण साधन संस्था असून
 उप-वर्गीकरण सेवा साधन संस्था आहे.



मही [Signature]
 उप-निर्देशक
 महाराष्ट्र सहकारी संस्थांचे तालुका
 कसिका

नोंदणी क्रमांक: एन एच के/एन एच के/साधन संस्था/30.2/09

दिनांक: १३/११/२००९

अध्यक्ष
 उद्योग स्वामिनी वित्तवाधिनी
 महिला सहकारी संस्था

TRUE COPY
 खरीपत्र

(24)

नमन-१
दस्त क्र. (N2ye/209E)
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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(Government of Maharashtra Undertaking)

BUILDING COMPLETION CUM OCCUPANCY CERTIFICATE

This is to certify that M/S UDYOGSWAMINI HITWARDHINI MAHILA CO-OP SOCIETY LTD. Allottee of Plot No A-17 In AMBAD Industrial area, who have completed the Development work / erection / re-erection or alteration in / of factory Building / part building work on the above said plot in accordance with the building plans approved vide this office letter No./ DB / NSK / 375 Dated 11.02.2002 Under the Supervision of M/S SHRIHARI CONSULTANTS Licensed surveyor /Engineer / Structural Engineer / Architect having license No. CA/NMC/ 2/9) is permitted to occupy the building

Details of Units constructed are as below

1. Name of allottee M/S UDYOGSWAMINI HITWARDHINI MAHILA CO-OP SOCIETY LTD

2. Plot No. A-17

3. Plot Area in SQM. 4163.00 SQM

4. Date of allotment 08.04.1997 SQM

5. Approval of Plans Built up Area in SQM..

Ist approval No /DB/NSK/ 375 4416.32 SQM
Date : 11.02.2002

II nd approval No./DB/NSK/ SQM
Date 24.01.2002

III rd approval No /DB/NSK SQM
Date

IV th approval No /DB/NSK/ SQM
Date :

Sanjiv Rani

अध्यक्ष

उद्योग स्वामिनी हितवाधिनी
महिला सहकारी संस्था

TOTAL

4416.32 SQM

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दस्ता क्र. 122/1
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6. RE-Inspection of construction on the site as on 04.06.2002
7. Builtup area completed in all respects (in sq m) 4416.32 SQM.
- a) Area under construction (in sq m) 00.00 SQM
- b) Open space (in sq m) 13.54 SQM.
- c) Remarks : FSI = 1.00
7. Remarks of Executive Engineer regarding observation of D.C Rules (Executive Engr may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which considers necessary to give) The Construction has been carried out as per approved plans
8. Area that could be considered as Built up area (in sq m) 4416.32 SQM
9. Actual utilization of plot in view of the existing construction in the form of utilization of F.S.I. F.S.I = $\frac{4142.76}{4163.00} = 0.99 < 1$ SQM OK
10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot and construction carried out so far ? YES

Shankar
Executive Engineer,
MIDC, Nashik

NO/DB/NSK/ 1319 /OF 2001
Office of the Executive Engineer,
MIDC, Nashik
Date: 9/6/02

Copy f.w.cs to M/S UDYOGSWAMINI HITWARDHINI MAHILA CO-OP SOCIETY LTD,
PLOT NO A-17 MIDC AMBAD
NASHIK

Copy f.w.cs to M/S SHRIHARI CONSULTANTS
STADIUM COMPLEX M.G. ROAD
NASHIK.422002

Copy submitted to the It Chief Executive Officer, MIDC, Mumbai for information

Copy f.w.cs to the Regional Officer, MIDC, Nashik

Copy to DE (E&M), MIDC, Nashik

शुभा
अध्यक्ष
श्री. हितवर्धिनी
उद्योग स्वामिनी सहकारी संस्था

