



Friday, September 11, 2015
3:36 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 12745 दिनांक: 11/09/2015

गावाचे नाव: चावणे

दस्तावेजाचा अनुक्रमांक: पवेल4-11441-2015

दस्तावेजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: मे. रिलायबल टेक्नो इंडस्ट्रीज तर्फे प्रोग्रायटर रणजीत कुमार यादव - -

नोंदणी फी

रु. 25400.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 26440.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
3:49 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मूल्य: रु.0/-

मोबदला: रु.2539768/-

भरलेले मुद्रांक शुल्क: रु. 101600/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.5750/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003521189201516S दिनांक: 11/09/2015
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.19650/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003415668201516S दिनांक: 11/09/2015
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: By Cash रक्कम: रु. 1040/-

मूळ दस्तावेज परत मिळाला

एककरी सही

लिपिक

मह. दुय्यम निर्बंधक पनवेल-४

आपले भाडेपट्टा पत्र व
दस्तावेज सही व मुद्रांक अंतर्गत प्राप्त झाले आहेत.
याचे कडे देण्यात यावे.



11/09/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 11441/2015

नोदणी :

Regn:63m

गावाचे नाव : 1) चावणे

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	2539768
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (अमल्याम)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: प्लॉट नं. ई-124,अॅडीशनल पाताळगंगा इंडस्ट्रीयल एरिया,व्हिलेज चावणे,तालुका पनवेल,जिल्हा रायगड. क्षेत्रफळ - 868 चौ. मी. ((Plot Number : E-124 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 868 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रिलायबल टेक्नो इंडस्ट्रीज तर्फे प्रोप्रायटर रणजीत कुमार यादव -- वय:-33; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-306, कॅनट्रेश सरोवर, लोडा हेवन, निळजे, डोंबिवली इस्ट, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABNPY4159L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एमआयडीसी तर्फे एरिया मॅनेजर एम. बी. शिपी -- वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उद्योग सारथी, एमआयडीसी, मरोळ इंडस्ट्रीयल एरिया, महाकाली कॅव्हेस रोड, अंधेरी इस्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAACM3560C
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2015
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2015
(11)अनुक्रमांक,खंड व पृष्ठ	11441/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	101600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25400
(14)शेरा	



सह. दुय्यम निबंधक पनवेल क्र. ४

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

ADDL.PATALGANGA INDUSTRIAL AREA.

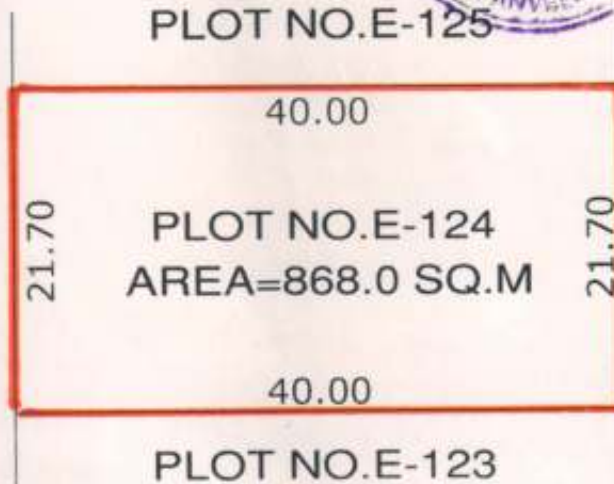
VILLAGE-CHAVANE, TAL- PANVEL, DIST-RAIGAD.

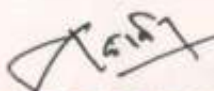
SCALE- 1CM= 5.0M



4577-8	
79889	R084
9	42

PLOT NO.E-122




HEAD SURVEYOR
REGIONAL OFFICE, M.I.D.C
MAHAPE



For RELIABLE TECHNO INDUSTRIES


Proprietor


Area Manager
MIDC, Mahape

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/APMC (3864)
Pmt Txn id : 050915M27582
Pmt DtTime : 05-09-2015@11:09:52
ChallanIdNo: 03006172015090450379
District : 1301/RAIGAD

14046512651170

Stationery No: 14046512651170
Print DtTime: 05-09-2015@15:53:06
GRAS GRN : MH003415619201516S
Office Name : IGR148/PNL3_PANVEL 3 JOIN

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 49,000/- (Rs Four Nine, Zero Zero Zero only)

RgnFee Schm:
RgnFee Amt :

Article : 36/Lease for term exceeding one year
Prop Mvblty: Immovable
Prop Descr : PLOT NO. E-124, ADDITIONAL, PATALGANGA, INDUSTRIAL AREA VILLAGE CHAVANE
TALUKA PANVEL, DIST. RAIGAD, Maharashtra

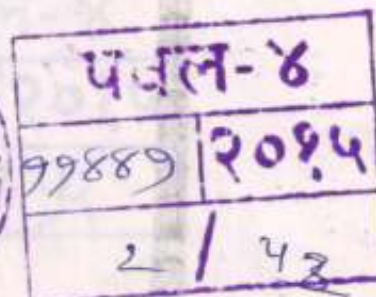
Duty Payer: (PAN-ABNPY4159L) RELIABLE TECHNO INDUSTRIES
Other Party: (PAN-AAACM3560C) MIDC

SEEMA PULEKAR

Bank official1 Name & Signature

Bank official2 Name & Signature

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Data of ESBTR for GRN MH003415619201516S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : APMC
Txn id : 050915M27582
DtTime : 05/09/2015 11:09:52
SerialIdNo : 03006172015090450379
District : 1301 / RAIGAD
Stationary No : 14046512651170
Print DtTime : 05/09/2015 15:53:06
GRAS GRN : MH003415619201516S
Office Name : IGR148 / PNL3_PANVEL 3 JOINT SUB REGISTRA

Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
Duty Amt : Rs 49,000.00/- (Rs Forty Nine Thousand Rupees Only)

gnFee Schm :
gnFee Amt :

Article : 36
Prop Mvblty : Immovable
Prop Descr : PLOT NO. E-124, ADDITIONAL, PATALGANGA, INDUSTRIAL AREA , VILLAGE CHAVANE
TALUKA PANVEL, DIST. RAIGAD, Maharashtra
410220
Duty Payer : PAN-ABNPY4159L RELIABLE TECHNO INDUSTRIES
Other Party : PAN-AAACM3560C MIDC

Bank Scroll No : 1
Bank Scroll Date : 07/09/2015
EMI Credit Date : 07/09/2015
Mobile Number : 2227840727

Only for verification-not to be printed and used

सह. मुख्य निबंधक पनवेल क्र. ४



पवेल-४	
९९४४९	२०१५
३	१५२

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/APMC (3864)
Pmt Txn id : 050915M27847
Pmt DtTime : 05-09-2015@11:11:01
ChallanIdNo: 03006172015090450387
District : 1301/RAIGAD

14046512723122

Stationery No: 14046512723122
Print DtTime: 05-09-2015@16:07:14
GRAS GRN : MH0034156682015168
Office Name : IGR148/PNL3_PANVEL 3 JOIN

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 29,600/- (Rs Two Nine, Six Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 19,650/- (Rs One Nine, Six Five Zero only)

Article : 36/Lease for term exceeding one year
Prop Mvblty: Immovable Consideration: R 25,39,768/-
Prop Descr : PLOT NO. E-124, ADDITIONAL, PATALGANGA, INDUSTRIAL AREA VILLAGE CHAVANE
TALUKA PANVEL, DIST. RAIGAD, Maharashtra

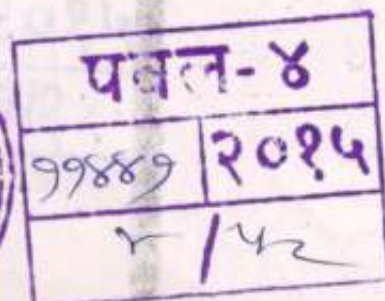
Duty Payer: (PAN-ABNPY4159L) RELIABLE TECHNO INDUSTRIES
Other Party: (PAN-AAACM3560C) MIDC

SEEMA PULEKAR

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



Data of ESBTR for GRN MH003415668201516S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : APMC
Txn Id : 050915M27847
DtTime : 05/09/2015 11:11:01
SerialNo : 03006172015090450387
District : 1301 / RAIGAD
Stationary No : 14046512723122
Print DtTime : 05/09/2015 16:07:14
GRAS GRN : MH003415668201516S
Office Name : IGR148 / PNL3_PANVEL 3 JOINT SUB REGISTRAR

Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
Duty Amt : Rs 29,600.00/- (Rs Twenty Nine Thousand Six Hundred Rupees Only)

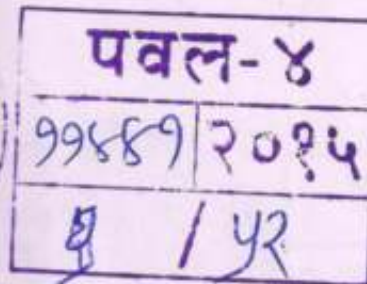
Reg Fee Schm : 0030063301-70 / Registration Fee
Reg Fee Amt : Rs 19,650.00/- (Rs Nineteen Thousand Six Hundred Fifty Rupees Only)

Article : 36
Property : Immovable
Property Descr : PLOT NO. E-124, ADDITIONAL, PATALGANGA, INDUSTRIAL AREA, VILLAGE CHAVANE
TALUKA PANVEL, DIST. RAIGAD, Maharashtra
410220
Property Payer : PAN-ABNPY4159L RELIABLE TECHNO INDUSTRIES
Other Party : PAN-AAACM3560C MIDC

Bank Scroll No : 1
Bank Scroll Date : 07/09/2015
BI Credit Date : 07/09/2015
Mobile Number : 2227840727

Only for verification-not to be printed and used

सह. दुय्यम निबंधक पनवेल क्र. ४



Data of eSBTR for GRN : MH003521189201516S

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/APMC (3864)
Pmt Txn id : 100915M167538
Pmt DtTime : 10-09-2015@11:08:55
ChallanIdNo: 03006172015090950351
District : 1301/RAIGAD

14046516922990



Stationery No: 14046516922990
Print DtTime: 10-09-2015@15:10:06
GRAS GRN : MH003521189201516S
Office Name : IGR148/PNL3_PANVEL 3 JOIN

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 23,000/- (Rs Two Three, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 5,750/- (Rs Five, Seven Five Zero only)

Article : 36/Lease for term exceeding one year
Prop Mvblty: Immovable Consideration: R 25,39,768/-
Prop Descr : PLOT NO E-124, ADDITIONAL, PATALGANGA, INDUSTRIAL AREA VILLAGE CHAVANET
ALUKA PANVEL, DIST RAIGAD, Maharashtra

Duty Payer: (PAN-ABNPY4159L) RELIABLE TECHNO INDUSTRIES
Other Party: (PAN-AAACM3560C) MIDC

SEEMA PULEKAR

S. S. Pulekar

Bank official1 Name & Signature



Susmita nalkar *Leela nalkar*

Bank official2 Name & Signature

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पताल-४	
११४४९	२०१५
६ / ५२	

Data of ESBTR for GRN MH003521189201516S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : APMC
Tax Id : 100915M167538
DtTime : 10/09/2015 11:08:55
allanidNo : 03006172015090950351
District : 1301 / RAIGAD
Stationary No : 14046516922990
Print DtTime : 10/09/2015 15:10:06
GRAS GRN : MH003521189201516S
Office Name : IGR148 / PNL3_PANVEL 3 JOINT SUB REGISTRA
Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
Duty Amt : Rs 23,000.00/- (Rs Twenty Three Thousand Rupees Only)
piFee Schm : 0030063301-70 / Registration Fee
piFee Amt : Rs 5,750.00/- (Rs Five Thousand Seven Hundred Fifty Rupees Only)
Title : 36
Top Mobility : Immovable
Top Descr : PLOT NO E-124, ADDITIONAL, PATALGANGA, INDUSTRIAL AREA , VILLAGE CHAVANE
TALUKA PANVEL, DIST RAIGAD, Maharashtra
410206
Payer : PAN-ABNPY4159L RELIABLE TECHNO INDUSTRIES
Other Party : PAN-AAACM3560C MIDC
Bank Scroll No : --
Bank Scroll Date : --
Bl Credit Date : --
Mobile Number : 2227840727

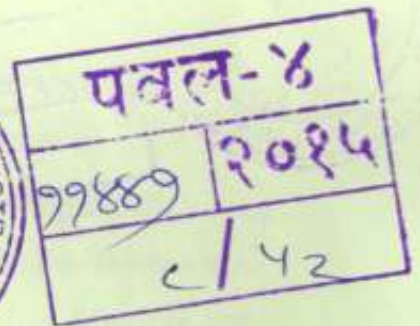
Only for verification-not to be printed and used

Consideration : 25,39,768.00/-

सह. मुख्य निबंधक पनवेल क्र. ४



पत्र-४	
१९६४९	२०१५
५	१५३



An Agreement made at Mahape, Navi Mumbai the ०८th day of Sept. Two Thousand fifteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Grantor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part

AND

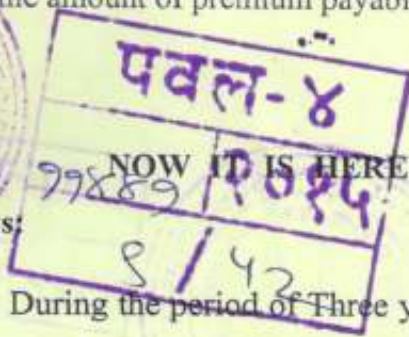
ABNPT 4159L

SHRI RANJIT KUMAR YADAV, trading as a Proprietor in the name & style of **M/S. RELIABLE TECHNO INDUSTRIES** and having his office At-A-306, Candresh Sarovar, Lodha Heaven, Nilje, Dombivali (East)-421201 hereinafter called " the Licensee" (which expression shall unless the context does not so admit include his heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS the Licensee has applied to the Grantor for the grant to him of a Lease of land and premises hereinafter described which the Grantor has agreed to grant to him upon certain terms and conditions.

Recitals

AND WHEREAS before signing this Agreement, the Licensee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation , Mumbai (herein after called " The Chief Executive Officer)", the sum of **Rs.25,39,768/-(Rupees Twenty Five Lakhs Thirty Nine Thousand Seven Hundred Sixty Eight Only)** being the amount of premium payable by the Licensee.



NOW IT IS HEREBY MUTUALLY AGREED as follows:

1. During the period of Three years from the date of Possession/ Agreement to Lease which is earlier, the Licensee shall have license and authority only to enter upon the piece of land bearing Plot No. **E-124** admeasuring **868 Sq.Meter** in Additional Patalganga Industrial Area (hereinafter referred to as the "Demised Premises"), more particularly described in the first schedule hereunder - written and delineated on the plan annexed hereto and thereon surrounded by a red coloured boundary line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to, the Licensee shall be deemed to be a bare Licensee only of the Demised Premises at the same rent and subject to the same terms as if the Lease had been actually executed.

Grant of License.

2. Nothing in these presents contained shall be constructed as demise in law of the said Demised land hereby agreed to be demised or

Not to demise

registered but the Licensee shall only have a License to enter upon the said Demised Land for the purpose of performing this Agreement.

3. The Licensee hereby agree to observe and perform the following stipulations that is to say :-



पंचल-४	
७९८८९	२०१५
१०/५२	

Submission of
plans for
approval

(a) The Maharashtra Industrial Development Corporation is declared as Special Planning Authority (SPA) for its industrial areas in accordance with the Section 40(1A) of MR&TP Act- 1966. Accordingly the Licensee as far as possible within 6 months from the date hereof submit to the SPA, of the said industrial area (hereinafter called "the SPA " which expression shall include any other officer to whom the duties and functions of the said SPA may be assigned) for its/his approval the specifications, plans, elevations, sections and details of the factory building hereby agreed by the Licensee to be erected on the said Demised Land and the Licensee shall at their own cost and as often as Licensee may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the SPA and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the SPA and signed by him the Licensee shall sign and leave with SPA three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee and the SPA.

(b) The said Demised Land shall be fenced in during construction by the Licensee at its expense in every respect.

Fencing
during
constructi
on

(c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the Demised Land the subject of these presents nor until the No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and said plans and elevations shall have been so approved as aforesaid and thereafter Licensee shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner

No work
to begin
until
plans are
approved





(d) (i) That Licensee as far as possible within Six Months from the date of Possession/Agreement to Lease which is earlier,

Time limit for commencement and completion of construction work.

and within a period of Three years from the said date at Licensee's own expense and in a substantial and workman like manner and with new and sound materials and in compliance with the Building Regulations set-out in the Second Schedule applicable thereto and strictly in accordance with the plans, elevations details and specifications to the satisfaction of the SPA and conformably to the building lines marked on the plan hereto annexed and Building Regulations set out in the Second Schedule hereunder written, build and complete atleast 20% of the construction of a building together with all requisite drains and other proper conveniences thereto, start production and obtain BCC/Occupancy Certificate. The Licensee shall also complete the balance construction within a period of 10 years from the date of expiry of development period as aforesaid (regardless to the extension period granted if any) as per the Detailed Project Report (DPR) submitted by the Licensee and/or as modified from time to time with due approval of the Grantor. In the event the Licensee does not comply with this condition the Grantor shall have the right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

(ii) The Licensee also agrees that in the event during the term of the lease the Licensee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Grantor, the Grantors shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

(e) The Licensee shall at his own expense within a period of one year from the date hereof plant trees in the periphery of the said plot to be kept open to sky of the Demised Land within the Demised Premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Premises.

Planting of Trees the periphery of the plot.

(f) That Licensee shall pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of

Rates and Taxes

That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules and Regulations framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

Fees or
Service
Charges to
be paid by
the licensee

पवल-४	
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९२/५२	

(ii) "All charges including rent, recurring fees, service charges due and payable by Licensee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor from time to time.

(h) That Licensee shall keep the Grantor indemnified against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequences of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity

(i) Not at any time during the period of this demise cause any damage to any of the infrastructure provided by the Grantor in the said Industrial Area or to Grantor's property. In the event such of damage the Grantor may by notice to the Licensee call upon them to rectify the damages and upon Licensee failure to do so within a reasonable time, Grantor may rectify the same at expense in all respect of the Licensee.

Not to
cause any
damage.

(j) That Licensee shall observe and conform 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 in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangement for the

Sanitation



laborers and workman employed during the construction of the building on the said Demised Land in order to keep the said Demised land and its surroundings clean and in good condition to the entire satisfaction of the SPA and shall not, without the consent in writing of the SPA, permit any laborers or workman to reside upon the said Demised Land and in the event of such consent being given shall comply strictly with the terms thereof.

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

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

ii) If applicable the Grantor/SPA shall direct the Licensee to become a member of Common Effluent Treatment plant (CETP) and the Licensee shall follow such direction of the SPA/ Grantor and observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

Members-hip of CETP

(l) The Licensee shall not make any excavation upon any part of the said Demised Land nor remove any stones, earth or other material there from except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

Excavation

(m) That Licensee shall as soon as any building to be erected on the said Demised Land shall be roofed insure and keep insured the same in the names of the Licensee against damage by fire in an Insurance Company having an office in Mumbai for an amount equal to the cost of such building and will on request produce to the

Insurance

...for the payment of last premium, and will forthwith apply
all moneys received by virtue of such insurance in re-building or
reinstating the building.



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Benefit of
agreement
not
assignable

(n) (i) That Licensee shall not directly or indirectly transfer, assign, sell, encumber or part with his interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

(ii) If the Licensee has not taken prior consent from the Grantor for transfer of interest in whatsoever manner the Grantor may give show cause notice in writing to the Licensee and after giving them a reasonable opportunity, the Grantor shall be entitled to terminate the Agreement and resume the possession of the Demised Land incase the Licensee fails to show sufficient cause to the satisfaction of the Grantor.

(o) That Licensee shall not at any time do, cause or permit any nuisance in or upon the said Demised land and in particular shall not use or permit the said Demised land to be used for any industry set out in the Indicative List as stated in Third Schedule hereunder written for any purpose which may be offensive by reason of emission or odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board, Central Pollution Control Board & Ministry of Environment & Forest, Govt. of India with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia dust, smoke, gas, or otherwise howsoever.

Nuisance

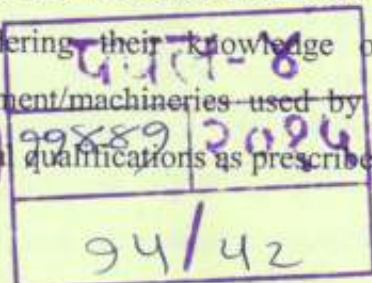
(p) That Licensee will at own cost construct and maintain an access road leading from the Estate Road to the said Demised Land in strict accordance with the specifications and details prescribed by

Access
Road

(g)(i) That in employing skilled and unskilled labour, the Licensee shall give first preference to the persons who are able-bodied and fulfilling general qualifications as prescribed by the Licensee and whose lands are acquired for the purpose of the said Industrial Area.

Preference in
employment
of labour

ii) The Licensee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Licensee and fulfilling the general qualifications as prescribed by the Licensee.



4. Should the SPA not approve the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Grantor may issue a show cause notice in writing to the Licensee and after giving them a reasonable opportunity terminate this Agreement if the Licensee fails to show sufficient cause to the satisfaction of the Grantor. In the event the possession of the Demised Land has been given to the Licensee, the Grantor may re-enter upon the Demised Land and thereupon the Demised Land shall be resumed by the Grantor.

Power to
terminate
Agreement.

5. Until the factory building and work have been completed and certified as completed in accordance with clause-7 hereof the Grantor shall have the following rights and powers: -

Power of
Grantor

(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and Servants of the Grantor acting under the directions either of them at all reasonable times to enter upon the said Demised Land to view the state and progress of the work and for all other reasonable purpose.

To enter
or inspect.

(b) (i) In Case the Licensee fails to complete the said factory building within the time as specified in this Agreement and in accordance with the stipulation hereinbefore contained (time-in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall

To resume
land.

of service or other charges as hereinafter provided or shall fail to observe any of the stipulations on Licensee's part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said Demised Land and everything thereon and there upon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said Demised Land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee for the same and without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee.

- (ii) To continue the said Demised Land in the Licensee occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer and
- (iii) To direct removal or alteration of any building or structures erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue.
- c) All building materials and plant which shall have been brought upon the said Demised Land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of Demised Land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said Demised Land without the previous consent of the Grantor until after the grant of the completion certificate mentioned in clause 7 thereof.

6. Notwithstanding any such default as aforesaid, the Chief Executive Officer, may in his discretion either give show cause notice to the Licensee of his intention to terminate the

Extension
of time



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Licensee fails to show sufficient cause to the satisfaction of the Chief Executive Officer then the Chief Executive Officer shall be entitled to terminate the Agreement or the Grantor or may fix any extended period for the completion of the factory building and the works for said period mentioned in this Agreement if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee or force Majeure events such as floods, earthquake, storms and such other natural disasters and thereupon the obligations there under of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period without charging any additional premium. However, in the event the Licensee is unable to complete the building and works within the prescribed time for reasons other than situation beyond the control of the Licensee or the Force Majeure events then the Grantor shall be entitled to charge additional premium at the rate to be determined by the Grantor at the relevant time.

7. As soon as the SPA has certified that the factory building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said Demised Land for the term of Ninety five years/95 years from **the date of Possession/ Agreement to Lease which is earlier,** at the yearly rent of Rupee one.

Grant
of
Lease

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Annexure annex hereto written with such modifications, conditions and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate also the lease and its duplicate shall be borne and paid by the Licensee alone.

Form
of
Lease

9. All notices, consents, approvals be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual

Notices

Land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said Demised Land.



10. The Grantor in the capacity of Special Planning Authority may at any time and from time to time alter the layout, Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said Demised Land forms part and the Licensee shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.
11. That the Licensee shall observe and conform the provisions of MID Act, 1961 as well as all rules, regulations and policies of the Grantor framed under the said Act from time to time.
12. The stamp duty and registration charges in respect of the preparation and execution of this Agreement and its duplicate including the costs, charges and expenses of attorneys of the Grantor shall be born and paid wholly and exclusively by the Licensee
13. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.
14. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Grantors Development Control Regulations the latter shall prevail.
15. For the purpose of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/Regional Officer/Area Manager and any other officer specially authorized by the Chief Executive Officer.

Grantor may
alter Estate
Rules

Provisions of
MID Act
applicable

Cost and
Charges to be
borne by the
Licensee.

Marginal
Notes.

Conflict
between
Agreement
and Rules.

IN WITNESS WHEREOF **SHRI. M.B.SHIMP**, Area Manager of the Maharashtra Industrial Development Corporation has for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation set his hand and affixed the Common Seal of the Corporation, hereto on its behalf and the Licensee has set his hand hereto the day and year first above written



FIRST SCHEDULE	
9988	12084
92/42	

(Description of Demised Land)

All the piece of land known as Plot No. **E-124** in the **ADDITIONAL PATALGANGA INDUSTRIAL AREA**, within the village Limits of **CHAVANE** and outside the Municipal limits in rural area Taluka and Registration, Sub-District Panvel District and Registration District Raigad containing by ad-measurements **868 square metres**, or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto and that is to say :-

On or towards the North by : Plot No. E-125

On or towards the South by : Plot No. E-123

On or towards the East by : Road R/W 45.0 SQ.M

On or towards the West by : Plot No. E-122

SECOND SCHEDULE

(Building Regulations)

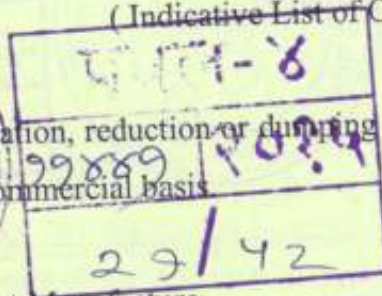
पवत-४

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1. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
2. The Licensee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
3. The Licensee shall not use the land for any purpose except the permissible use/activity allowed by the Grantor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Licensee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Grantor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorized by the Grantor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)



Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis

Cement Manufacture.

3. Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fire-works.
5. Fat rendering.
6. Fat, tallow, grease or lard refining or manufacture.
7. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. 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.




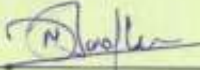
Handwritten signature or mark at the bottom right of the page.

SIGNED, SEALED AND DELIVERED BY
SHRI. M.B.SHIMPI, the Area Manager,
of the withinnamed Grantor Maharashtra Industrial
Development Corporation in the presence of:



Area Manager
MIDC, Mahape


1) U. H. Dhawale 

2) N. D. Jadhav 


SIGNED & DELIVERED by the abovenamed Licensee:

For RELIABLE TECHNO INDUSTRIES

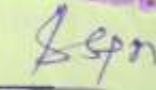
SHRI RANJIT KUMAR YADAV,
PROPRIETOR OF M/S. RELIABLE TECHNO INDUSTRIES


Proprietor.

in the presence of :-

1. U. D. Mohite 



2. Bharadwaj Singh 



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२२/५२	



(Draft Lease Agreement) Annexure	
99889	2094 (Form of Lease)
23/42	

THIS LEASE made at _____ the _____ day of _____
Two Thousand _____ BETWEEN

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

Shri/Smt. _____ carrying on a business as Proprietor in the name and style of M/s. _____ having his/her place of business at _____ hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include his heirs, executors, administrator and permitted assigns) of the Other Part .

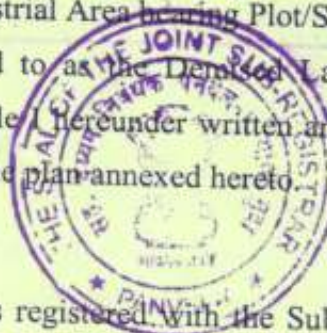
OR

Sarvashri _____ & _____ carrying on a business in partnership in the name and style of M/s. _____ having their Office/place of business at _____ hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include partners of the firm for the time being and from time to time, their survivors or survivor, and their respective heirs, executors, administrator and permitted assigns) of the Other Part.

OR

M/s. _____ a Company incorporated under the Companies Act 1956/Companies Act, 2013 and having its registered office at _____ hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part .

(A) By an Agreement to Lease dated the _____ day of _____ 20____ and made between the Lessor of the One Part and Lessee/Lessees of the Other Part: The Lessor agreed to grant to the Lessee/Lessees upon the performance and observance by the Lessee/Lessees of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximately _____ square meters or thereabouts in _____ industrial Area bearing Plot/Shed/Gala/Unit No. _____ hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.



पञ्चल-४	
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२४/५२	

The said Agreement to Lease is registered with the Sub-Registrar of Assurances, _____, Under Serial No. _____ on _____ day of _____.

- (B) The Lessee/Lessees has/have paid the Stamp Duty of Rs. _____ (Rupees _____ only) on the _____ day of _____ 20____ on the Agreement to Lease dated _____ on the amount of the premium of Rs. _____ (Rupees _____ only)
- (C) At the request of the Lessee/Lessees, the Lessor handed over the possession of the Demised Land to the Lessee/Lessees on the _____ day of _____ 20____ and the Lessee/Lessee has/have completed _____ % construction on the Demised Land as per the plans approved by the Lessor and obtained Occupation Certificate (OC)/Building Completion Certificate (BCC) from the Lessor.
- (D) The Lessee/Lessees has/have now requested the Lessor to execute lease in favour of the Lessee/Lessee which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the Demised Land of the sum of Rs. _____



_____) paid by the Lessee/Lessees to the Lessor as towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee/Lessees hereinafter contained the Lessor doth hereby demise

onto the Lessee/Lessees ALL that piece of land known as Plot/Shed/Galla/Unit No. 411-8 in the _____ Industrial Area and within Village limits of _____ Taluka and Registration sub-District _____ District and Registration District _____ and outside the limits of

_____ Municipal Council, Taluka _____ containing by admeasurements _____ square Meters or thereabouts and

more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of _____ years computed from the First day of _____

20 _____ subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF yearly rent of rupee one / rupees _____ during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lessor The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

2. The Lessee/Lessees with intent to bind all persons into whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows :

- a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

To pay all existing and future taxes, rates, assessments and charges of every description for the time being and from time to time payable either by Lessee/Lessees or tenant or by the occupier in respect of the Demised Land premises under the applicable law.



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२८/१/२४

To pay rates and taxes

- c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed thereunder by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee/Lessees shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

To pay fees or service charges

ii) All charges including rent, recurring fees, service charges due and payable by Lessee/Lessees, if not paid within the stipulated time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Lessor from time to time.

- (d) The Lessee shall at its own expense maintain the trees so planted in good condition throughout the Term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Land.

Planting of trees in the periphery of the plot.

- (e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

Not to excavate

- (f) Not to erect any building, erection or structure except compound wall, steps, garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA" which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

Not to erect beyond building

- (g) The Lessee/Lessees having at its own expense constructed an access



the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.

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

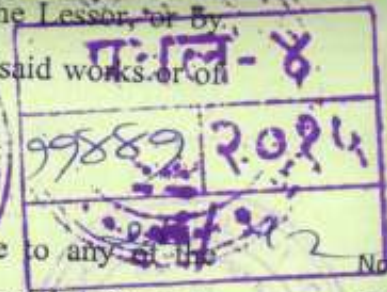
ii) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/ Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

(i) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations set out in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

(j) That no additional building or erection to be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee/Lesseees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

(k) To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises

the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.



- (l) Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lessee's failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees.

- (m) The Lessee shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

- (n) The Lessee shall at all times during the Term to observe and conform to the said Building Regulations set-out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor.

- (o) To 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 in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.

- (p) That no alteration or additions shall any time be made to the façade or elevation of any building.

demised premises or architectural features thereof except with the previous approval in writing of the SPA.

- (q) Throughout the said Term at the Lessee/Lessees expense well and substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting colour and white washing) to the satisfaction of the SPA. The said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.



(r) To permit the Lessor or the Chief Executive Officer or the SPA the and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the Demised Land 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/Lessees call upon him/it/them to execute the repairs and upon Lessee's failure to do so within a reasonable time the Lessor may do such repairs at the expense in all respect of the Lessee/Lessees.

- (s) Not to do or permit any thing to be done on the demises premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.
- (t) (i) To use the Demised Land only for the purpose of _____ as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder- written and not to use the Demised Land or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever.
- (ii) The Lessee also agrees that in the event during the term of the lease the Lessee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right



पत्र-४	
९९८८९	२०१५
३८	५५

- (u) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee/Lesseees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee/Lesseees will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.
- (v) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee/Lesseees shall be at liberty if Lessee/Lesseees shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee/Lesseees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.
- (w) (i) Not to assign, underlet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion

Not to
assign

8-5110
4909

underlet or transfer the Lessee/Lessees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.



(ii) If the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee/Lessees for termination of this Lease unilaterally.

39/32

Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee/Lessees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessee/Lessor's expenses within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

(y) (i) That In employing skilled and unskilled labour, the Lessee/Lessees shall give first preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industrial.

ii) The Lessee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessee and fulfilling the general qualifications as prescribed by the Licensee.

(z) In the event of death of the Lessee/Lessees permitted assignee or assignees of the Lessee/Lessees being a natural the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

(zz) In the event the power requirement of the Lessee/Lessees is more than 5 MVA, the Lessee/Lessees shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee/Lessees shall

and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee/Lessees hereunder shall be in arrear, the same may be recovered from the Lessee/Lessees as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

Recover
of Rent
fees etc.
land
revenue

4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee/Lessees hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee/Lessees hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal there of shall absolutely cease and Lease the shall be determine and in that case no compensation shall be payable to the Lessee/Lessees on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee/Lessees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee/Lessees or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee/Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.

Rent, fee
Etc. in
arrears

5. The Lessor doth hereby covenant with the Lessee/Lessees that the Lessee/Lessees paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee/Lessees part contained shall and may peaceably enjoy the Demised Land or the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

Lessor's
Covenant
for peaceful
enjoyment

6. The layout of the _____ Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor

Alteration
of estate
rules

Lessor, thinks fit and the Lessee/Lessees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.



That the Lessee shall observe and conform the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act from time to time.

All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and any notice to be given to the Lessee/Lessees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee/Lessees.

9. If the Lessee/Lessees duly performed and observed the covenants and conditions on the part of the Lessee/Lessees hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessee shall give notice in writing of such desire to the Lessor at least six months before the expiration of the Term hereby granted. The Lessor shall and will at the cost and expense in every respect of the Lessee/Lessees grant to the Lessee/Lessees a new Lease of the Demised Land for a further term of 95 years/_____ years on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

(10) The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee/Lessees.

- (11) The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF SHRI/SMT.

_____ of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf

AND SHRI/SMT. _____, has for and on behalf of the aforesaid M/s. _____ the Lessee/Lessees hath hereunto set his/their hand/affixed the common seal of the Company the day and year first above written.

FIRST SCHEDULE

(Description of land)

All the piece or parcel of land known as Plot /Shed/Gala/Unit No(s)- in the _____ Industrial Area, within the village limits of - _____ and outside the limit of _____ Municipal Council _____ Taluka and Registration, Sub-District _____ and Registration District _____ containing by admeasurement _____ Sq.Mtrs. or thereabouts and bounded by _____ coloured boundary lines on the plan annexed hereto, that is to say:

On or towards the North by _____ :

On or towards the South by _____ :

On or towards the East by _____ :

On or towards the West by _____ :

SECOND SCHEDULE

(Building Regulations)

2. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of the said Industrial Area.



2. The Lessee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.

3. The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.

4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.

6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.

7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).

8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.

3. Gelatine or glue manufacture of processes involving recovery from fish or animal offal.

4. Manufacture or storage of explosives or fire-works.

5. Fat rendering.

6. Fat, tallow, grease or lard refining or manufacture.

7. Pyroxylin manufacture.

8. Garbage, offal or dead animals reductions, dumping or incineration.

9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.

10. Tanning, curing or storage of raw hides or skins.

11. Wool pulling or scouring.

12. 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.



पञ्चत-४	
99889	2084
30/42	

SIGNED, SEALED AND DELIVERED BY

SHRI _____

The Chief Executive Officer/ Dy. Chief Executive

Officer/ Regional Officer/Area Manager

of the withinnamed Maharashtra Industrial

Development Corporation

in the presence of :-

1) _____

2) _____

SIGNED, SEALED AND DELIVERED BY THE

abovenamed Lessee/Lesseees

In the presence of _____

1) Signature _____

Name _____

Address :- _____

2) Signature _____

Name _____

The Common Seal of the

Abovenamed Lessee was, pursuant to a Resolution

Of its Board of Directors passed in

that behalf on the _____ day

of _____ 20 _____ affixed hereto in

the presence of :

1) _____

2) _____

Director (s) of the Company

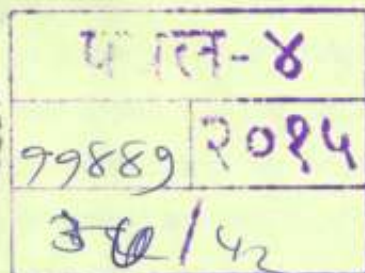
Who, in token of having affixed

the Company's Seal set his hand/their

respective hands hereto, in presence of :

1. _____

2. _____



**Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)**

Regional Office, MIDC, Mahape Millenium Business Park, Sect 1, Bldg No 2 Unit No 204, Navi Mumbai.
2778 28 93/94.

No. MIDC/ROMHP/APL/E-124/2518

Date: 8 SEP 2015

To,
Shri Ranjit Kumar Yadav,
Prop. of M/s. Reliable Techno Industries,
A-306, Chandresh Sarovar, Lodha Heaven
Nilje, Dombivali(E)-421201.



पत्र-४	
99889	2096
38/42	

Subject: Plot No. 124
From Additional Potehganga Industrial Area
Execution of Agreement to lease.

Sir/Madam/Gentlemen,

The Agreement to Lease in respect of the above said plot has been executed on 08/09/2015. The Agreement to Lease has to be presented to the Sub-Registrar of Assurances, Alibag/Panvel/Raigad for the purpose of registration within a specific time limit prescribed by the law viz. within 4 months from the date of execution of the documents. We would request you to lodge both copies of the Agreement to Lease for registration making.

- 1) The original returnable to you and
- 2) The duplicate to the Office of the Regional Officer, MIDC, Mahape Millenium Business Park, Sector-1, Bldg No 2 Unit No 204. Po Koparkhairne Navi Mumbai-710
- 3) Three zerox copies of original documents of Agreement to Lease on ledger paper duly executed by yourself and MIDC, be submitted to the Sub-Registrar alongwith original document. Zerox copies should be prepared by inserting butter papers amongst all the pages of the document.

We would like to request you to intimate us the serial Nos. and the date on which the documents have been lodged for registration with the Sub-Registrar of Assurances. Two zerox copies of the receipt of the payment of the registration charges obtained by you from the Sub-Registrar of Assurances may be forwarded to us for record as proof of lodging the Agreement to Lease and its duplicate for registration.

We inform you that the Income Tax Authorities have already granted us exemption upto 31st December 2005 from producing the Income Tax Certificate as required under Section 230A(1) of the Income Tax Act, 1961 a copy of which is enclosed. You may bring these facts to the notice of the Sub-Registrar at the time of presenting the documents for registration.

Before lodging the Agreement to Lease for registration as above, you may keep certified true copies of the original documents for your record till you get the original documents duly registered. You may need the same for submitting to the financial institution when you decided to raise financial assistance for your unit.

Yours faithfully,


Area Manager
MIDC, Mahape



पञ्चल-४	
९९४४९	२०१५
३२ / ५२	

४	
१२०५	
	१००



पञ्चल-४	
९९४४९	२०१५
३२ / ५२	

* UNDERTAKING *



पवल-४	
११८८९	२०१५
१४२	

I/We, Ranjitkumar I Yadav

Prop. of M/s. Reliable Techno Industries.

do/doth hereby undertake to lodge for registration the Agreement to Lease and its duplicate executed on 08/09/2015 in respect of Plot No.E-124 from Additional Patalganga Industrial Area as required, by law within the stipulated period i.e. within four months from the date of execution making:

(a) The Original returnable to us; and

(b) The duplicate to the Office of the Regional Officer, MIDC, Mahape, Millenium Business Park Sect 1, Bldg No 2 Unit No 204., Po Kopar Khairne Navi Mumbai-710 and give intimation to the MIDC immediately thereafter.

If, as a result of our failure in lodging the Agreement to Lease and its duplicate for registration within the time limit prescribed by law or giving intimation thereof to MIDC in good time, any penalty is imposed, the entire penalty which will be imposed by the Sub-Registrar of Assurances, for lodging the documents for registration or for the admission thereof will be paid by me/us. I also undertake that if the documents are not accepted for registration after the expiry of the period prescribed by the law, we shall be fully responsible for its consequences.

Place :

Dated: 08/09/2015

For
For RELIABLE TECHNO INDUSTRIES

Proprietor



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1	



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५९८८९	२०९५
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५९०९	



४-६६०	
५९८८९	२०९५
५०१	



भारत सरकार
Government of India

महोदय अण्णा नांदेकर
Mahodai Anna Nandekar
जन्म वर्ष : Year of Birth : 1979
पुरुष : Male



9179 1774 2961

आधार - सामान्य माणसाचा अधिकार



पवेल-४	
९९८८९	२०१५
३३ / ५२	

स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER

AMWPS9075P



नाम / NAME
VIKASHCHANDRA KAILASCHANDRA
SHUKLA

पिता का नाम / FATHER'S NAME
KAILASCHANDRA SHIVPRASAD
SHUKLA

जन्म तिथि / DATE OF BIRTH
11-06-1972

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operator)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJITKUMAR J YADAV
JAGAT NARAYAN YADAV

9/11/1982

Permanent Account Number

ABNPY4159L

Signature



४-६६७	
११०९	२०१५
१४	२०



पत्राल-४	
११४४९	२०१५
४३	५२



भारत सरकार
Government of India



नाम: विकेश चंद्र कौलसचंद्र शुक्ला
पिता का नाम: शिवप्रसाद शुक्ला



9179 1774 2961

आधार - सामान्य मापदंड अधिकार



पवत-४	
११४४२	२०१५
४४	४४

स्थायी लेख संख्या

PERMANENT ACCOUNT NUMBER
AMWPS90751



नाम: विकेश चंद्र कौलसचंद्र शुक्ला
VIKASHCHANDRA KAILASCHANDRA SHUKLA

पिता का नाम / FATHER'S NAME
KAILASCHANDRA SHIVPRASAD SHUKLA

जन्म तिथि / DATE OF BIRTH
11-06-1972

हस्ताक्षर / SIGNATURE



पवत-४	
११४४९	२०१५
४४	४४

आयकर विभाग
INCOME TAX DEPARTMENT

RANJITKUMAR J YADAV
JAGAT NARAYAN YADAV
9/11/1982

Permanent Account Number

ABNPY4159L

Signature





पवेल-४	
९९४४९	२०१५
४५	१५२



भारत सरकार
Government of India



आयकर विभाग
Income Tax Department
पंजीकृत
Registered
आयकरदाता
Taxpayer



9179 1774 2961

आधार - सामान्य मापदंड अधिकार



पबल-४	
११४४२	२०१५
४५/४४	

स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
AMWPS90761



नाम (Full Name)
VIKASHCHANDRA KAILASCHANDRA
SHUKLA

पिता का नाम (FATHER'S NAME)
KAILASCHANDRA SHIVPRASAD
SHUKLA

जन्म तिथि (DATE OF BIRTH)
11-06-1972

हस्ताक्षर (SIGNATURE)



आयकर अधिकारी (कम्प्यूटर सेक्टर)
Commissioner (Computer Operations)



पबल-४	
११४४९	२०१५
४६/५२	

आयकर विभाग
INCOME TAX DEPARTMENT

RANJITKUMAR J YADAV
JAGAT NARAYAN YADAV

9/11/1982

Permanent Account Number

ABNPY4159L

Signature

४-५-८०
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 ४५/१९८



४-५-८०
 १९०९
 ४५/१९८

षवल-४	
१९४७	२०१५
४६	५२

आयकर विभाग
INCOME TAX DEPARTMENT



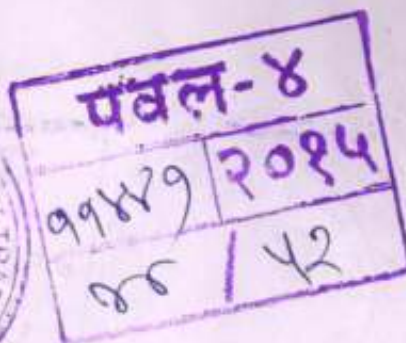
भारत सरकार
GOVT. OF INDIA

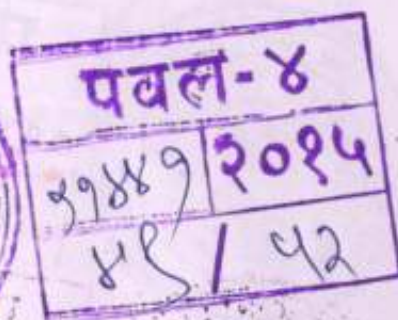
RANJITKUMAR J YADAV
JAGAT NARAYAN YADAV
9/11/1982

Permanent Account Number

ABNPY4159L


Signature







शुक्रवार, 11 सप्टेंबर 2015 3:37 म.नं.

दस्त गोषवारा भाग-1

पवेल 4

50142

दस्त क्रमांक: 11441/2015

दस्त क्रमांक: पवेल 4 /11441/2015

वाजार मुल्य: रु. 00/-

मोबदला: रु. 25,39,768/-

भरलेले मुद्रांक शुल्क: रु.1,01,600/-

दु. नि. सह. दु. नि. पवेल 4 यांचे कार्यालयात

पावती:12745

पावती दिनांक: 11/09/2015

अ. क्र. 11441 वर दि.11-09-2015

सादरकरणाराचे नाव: मे. रिलायबल टेक्नो इंडस्ट्रीज तर्फे प्रोग्रायटर
रणजीत कुमार यादव - -

रोजी 3:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 25400.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

दस्त हजर करणाऱ्याची सही:

एकुण: 26440.00

Joint Sub Registrar Panel 4

Joint Sub Registrar Panel 4

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्षा क्र. 1 11 / 09 / 2015 03 : 25 : 27 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 11 / 09 / 2015 03 : 29 : 21 PM ची वेळ: (फी)



दस्त ऐवजसोबत जोडलेले कागदपत्रे, कुलपुस्तकार या
अर्थकरी इत्यादी वगैरे व आहवून आल्यावर बाकी
संपूर्ण जबाबदारी निषादकांची राहिल.

एम. आर. डेकार
लिहून देणार

लिहून घेणार



11/09/2015 3:38:10 PM

दस्त गोपवारा भाग-2

पवेल4

49142

दस्त क्रमांक:11441/2015

दस्त क्रमांक :पवेल4/11441/2015

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. रिलायबल टेक्नो इंडस्ट्रीज तर्फे प्रोप्रायटर रणजीत कुमार यादव - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-306, कॅनट्रेश सरोवर, लोडा हेवन, निळजे, डोंबिवली इस्ट, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:ABNPY4159L	भाडेकरू वय :-33 स्वाक्षरी:-		
2	नाव:एमआयडीसी तर्फे एरिया मॅनेजर एम. बी. शिंपी - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उद्योग सारथी, एमआयडीसी, मरोळ इंडस्ट्रीयल एरिया, महाकाली कॅव्हेस रोड, अंधेरी इस्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACM3560C	मालक वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तत्वाकधीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:11 / 09 / 2015 03 : 35 : 38 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विकास शुक्ला -- वय:42 पत्ता:डोंबिवली ठाणे पिन कोड:421201		
2	नाव:महाविर नरदेकर -- वय:39 पत्ता:से-17 खारघर नवी मुंबई पिन कोड:410210		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	एमआयडीसी तर्फे एरिया मॅनेजर एम. बी. शिंपी - :- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उद्योग सारथी, एमआयडीसी, मरोळ इंडस्ट्रीयल एरिया, महाकाली कॅव्हेस रोड, अंधेरी इस्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. AAACM3560C

शिक्षा क्र.4 ची वेळ:11 / 09 / 2015 03 : 36 : 19 PM

शिक्षा क्र.5 ची वेळ:11 / 09 / 2015 03 : 36 : 38 PM नोंदणी पुस्तक 1 मध्ये



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 पुस्तक क्रमांक ९ वर नोंदली
 दिनांक ११.१.२०१५

सह. दुसरेम निबंधक पन्वेल-४



पन्वेल-४	
३९४४९	२०१५
५२ / ५२	