



Sau. Bharti Dinesh Isai
Advocate,

Flat no 401, PADMASHRUSHTI APARTMENT, Chaitnya Nagar Behind
Mahaveer Classes ,adjacent to Dnyeshwar Mandir , Jalgaon Tal. & Dist. Jalgaon. 94203 87646

State Bank of India – Backbay Reclamation Branch

Borrower-- Salasar Autocrafts Pvt.Ltd. ,Jalgaon through its director
Mrs. Preeti Prakash Jakhete & Akshay Prakash Jakhete , Mumbai.

Guarantor-- M/s. Prabhanjan Automobiles Pvt Ltd through its directors Mrs
Preeti Prakash Jakhete & Mr. Aditya Prakash Jakhete.

Property--- Plot no.H-2/1 ,admeasuring area 6000 sq.mts., & Built up area 2019.40
sq.mts. ,situated at village Mehrun MIDC Addl. Jalgaon Industrial area Tal & Dist –Jalgaon.



CHALLAN
MTR Form Number-6



GRN	MH011515293202021E	BARCODE			Date	11/02/2021-13:38:03	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(If Applicable)				
Office Name JLG1_HQR SUB REGISTRAR JALGAON 1				Full Name		Adv Bharti Isai		
Location JALGAON				Flat/Block No.				
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount In Rs.					
0030072201 SEARCH FEE			750.00		Road/Street			
					Area/Locality Jalgaon			
					Town/City/District			
					PIN 4 2 5 0 0 1			
					Remarks (If Any)			
					verification from 1991 to 2021 of Plot no H/2/1 at Mehrun MIDC Jalgaon			
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only	
					Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572021021103501 IK0AZAXJH7
Cheque/DD No.				Bank Date		RBI Date		11/02/2021-13:24:42 Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9420387646

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.



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corporation under chapter V of the said Act ,the corporation has powers for the acquisition and disposale of the land u/s 11 of the said land, the presumption about the legality and validity of the proceeding of the corporation is available. The property describe in the schedule is part of the larger piece(s) of the land acquire by the corporation having regard to above provisions it may not be necessary to trace the title history before acquisition.

2—M.I.D.C Allotted Plot no.H-2/1 ,admeasuring area 6000 sq.mts.,situated at village Mehrun MIDC Addl. Jalgaon Industrial area Tal & Dist –Jalgaon to Sau.Sudha Shrikant Khatod ,Shri.Shriksnt Gopaldas Khatod ,Shri.Shriram Gopaldas Khatod & Sau.Kalpana Shriram Khatod partners of M/S Shri Shri Resorts ,Jalgaon being acquired the same property by virtue of final lease deed which duly Registered Deed of Conveyance for Lease Right document bearing no.1378/2011 ,dt.11-03-2011 at the office of Sub-Registrar Jalgaon.

3—Revised plan approval issued by Deputy Engineer & SPA MIDC , sub-div.Jalgaon on 16-09-2016.

4—Completion certificate — Completion certificate issued by Deputy Engineer ,MIDC , sub-div.Jalgaon on 15-02-2017 in respect of Plot no.H-2/1 ,admeasuring area 6000 sq.mts., & Built up area 2019.40 sq.mts. ,situated at village Mehrun MIDC Addl. Jalgaon Industrial area Tal & Dist –Jalgaon.

5—I found that Sau.Sudha Shrikant Khatod ,Shri.Shriksnt Gopaldas Khatod ,Shri.Shriram Gopaldas Khatod & Sau.Kalpana Shriram Khatod partners of M/S Shri Shri Resorts ,Jalgaon transfer their lease property Plot no.H-2/1 ,admeasuring area 6000 sq.mts., & Built up area 2019.40 sq.mts. ,situated at village Mehrun MIDC Addl. Jalgaon Industrial area Tal & Dist –Jalgaon to **M/s. Prabhanjan Automobiles Pvt Ltd through its directors Mrs Preeti Prakash Jakhete & Mr. Aditya Prakash Jakhete by way of Registered lease deed no.1858/2018 dt.11-05-2018** at the office of Sub-Registrar Jalgaon-3 .

9	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Leasehold Rights
10	If leasehold, whether;	Yes Property is leasehold
	a)lease Deed is duly stamped and registered	Yes
	b)lessee is permitted to mortgage the Leasehold right,	Yes



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	c) duration of the Lease/unexpired period of lease,	95 years from 1/3/2011
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	This is not a Government allotted land
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not applicable
	the mortgagor is competent to create charge on such property,	Not applicable
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12	If occupancy right, whether;	No occupancy right
	a) Such right is heritable and transferable,	Not applicable
	b) Mortgage can be created.	Not applicable
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14	If the property has been transferred by way of Gift/Settlement Deed, whether:	No the property has not been transferred by way of Gift/Settlement Deed.
	a) The Gift/Settlement Deed is duly stamped and registered;	Not applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not applicable
	f) Whether the Donee is in possession of the gifted property;	Not applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
15	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid	Not applicable





	and enforceable mortgage. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable Not applicable Not applicable Not applicable
16	Whether the title documents include any testamentary documents /wills? (a) In case of wills, whether the will is registered will or unregistered will? (b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? (c) Whether the property is mutated on the basis of will? (d) Whether the original will is available? (e) Whether the original death certificate of the testator is available? (f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	No Not applicable No Not applicable Not applicable Not applicable
17	(a) Whether the property is subject to any wakf rights? (b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties? (c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Property is not subject to any Wakf rights No Not applicable
18	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc. (b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Property is not HUF/ Joint family property No any other aspect which may adversely affect the validity of



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		security
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Property does not belong to any trust
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	(c) If so additional precautions/ permissions to be obtained for creation of valid mortgage?	Not applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No property is not Agricultural land
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not Applicable
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No as per revenue record
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	No
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Property does not belong to Partnership firm
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the	Not applicable





	firm.	
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc. b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No. ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ? iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No. iv) If the search reveals encumbrances / charges, whether such charges /encumbrances have been satisfied? Yes/No	Yes Property belongs to a limited company No No No No
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27	(a) Whether any POA is involved in the chain of title?	POA is Not involved
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of Flats /units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in	Not applicable



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	respect of POA.	
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Not applicable
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	No
	(g) Please comment on the genuineness of POA?	Not applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Mortgage is not created by POA holder
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building; (b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/local authority, etc.; (i) Conveyance in favour of Society/ Condominium concerned; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	No the property is not a flat/apartment or residential /commercial complex No Not applicable Not applicable Not Applicable No Not applicable Not Applicable Not Applicable Not applicable Not Applicable Not applicable Not applicable Not applicable Not Applicable





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Annexure – B: Report of Investigation of Title in respect of immovable Property. (All columns/items are to be completed/commented by the panel advocate)

	a) Name of the Branch / BU seeking opinion.	State Bank of India –Nariman Point ,Branch - Mumbai
	b) Reference No and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Adv. Code—MAH/1280/2003
	c) Name of the Borrower	Salasar Autocrafts Pvt.Ltd. ,Jalgaon through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete , Mumbai.
2	a) Name of the unit / concern /company / person offering the property (ies) as security	M/s. Prabhanjan Automobiles Pvt Ltd through its directors Mrs Preeti Prakash Jakhete & Mr. Aditya Prakash Jakhete.
	b) Constitution of the unit / concern/person /body /authority offering the property for creation of charge	Ownership by lease
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Guarantor
3	Complete or full description of the immovable property / (ies) offered as security for creation of mortgage whether equitable / registered mortgage.	Plot no.H-2/1 ,admeasuring area 6000 sq.mts., & Built up area 2019.40 sq.mts. ,situated at village Mehrun MIDC Addl. Jalgaon Industrial area Tal & Dist –Jalgaon .
a	Survey No.	Plot no.H-2/1
b	Door no. (in case of house property)	
c	Extent / area including plinth / built up area in case of house property.	admeasuring area 6000 sq.mts., & Built up area 2019.40 sq.mts.
d	Locations like name of the place, village, city, registration, sub-district, etc.	situated at village Mehrun MIDC Addl. Jalgaon Industrial area Tal & Dist –Jalgaon.
e	Boundaries	On or towards East : Plot no. AM-9/1 Part On or towards West : Plot no.H-10 On or towards North : Plot o.H-2 towards South : MIDC service Road 20mts.



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Sr.No.	Date	Document	Ori/Erti	Yes/No
1	11-05-2018	Registered Agreement Lease deed document bearing no.1858/2018	Original	Yes
2	03-04-2018	Copy of Board Resolution	Photocopy	Yes
3	11-04-2018	Letter no.MIDC/RO(DHL) /null/LMS-37/D-31244asking party to register the lease document.	Original	Yes
4	16-09-2016	Revised Plan approval sanction by MIDC	original	
5	15-02-2017	Building Completion certificate		
6	11-02-2021	Verification from1991 to11-02-2021 Receipt no. GRN MH011515293202021E		
4	Particulars of the documents scrutinized-serially and chronologically			
	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering / land / revenue / other authorities be examined.		All documents are original & certified copies	
5	Whether the certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgage? (please also enclosed all such certified copies and relevant fee receipt along with the TIR b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted? b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &cautiously).		All original documents are original. Yes Yes Certified documents are available	
6	a) Whether the record of registrar office or revenue authorities relevant to the property in question are available for verification through any on line portal or computer system		Yes	





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	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c) whether the genuineness of the stamp is possible to be got verified from any online portal and if so whether such verification was made	Not possible
7	a) Property offered as security falls within the jurisdiction of which sub- registrar office?	Jalgaon Tal & Dist. Jalgaon
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Sub Registrar Office at Jalgaon
	c)Whether search has been made at all the offices named at (b)above?	Yes
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No any other records reveal registration of multiple title documents in respect of the property
8	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used) — 1-The Maharashtra Industrial Development Corporation ,A Corporation constituted under The Maharashtra Industrial Development Act1961(Mah III of 1962) is an absolute owner of the said property described in i scheduled the said corporation has been set up with a view to make special provision for securing the orderly establishment in Industrial areas and Industrial estates of the Industries in the state of Maharashtra to assist generally in the organization thereof ,for the purpose of securing and assisting in the rapid and orderly establishment and organization of Industries in Industrial areas and Industrial estates in the state of Maharashtra Industrial Development Act the Corporation shall inter alia ,the powers to acquire and hold such property, both movable and immovable as the corporation may deem necessary for the performance of any of its activities ,and to lease, sell, exchange or otherwise transfer any property held by it on such conditions as may be deemed proper by the	



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	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No Charge on M/s. Prabhanjan Automobiles Pvt Ltd through its directors Mrs Preeti Prakash Jakhete & Mr. Aditya Prakash Jakhete.
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Salasar Autocrafts Pvt.Ltd. ,Jalgaon through its director Mrs. Preeti Prakash Jakhete & Akshay Prakash Jakhete , Mumbai
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Bank must obtain Tax receipt
33	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No Not required
34	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	As mentioned above
35	Whether the name of mortgagor is reflected as owner in the revenue /Municipal/ Village records?	Yes
36	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes Yes Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Bank shall obtain said documents from applicant. 
38	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and	valuation report and/or approved/ sanctioned plans not available

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	that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	before me .
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	Not applicable
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? Property is SARFAESI compliant (Y/N)	No No
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original Registered lease deed is available for verification.
43	Whether the governing law/ constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	After disbursement charge of the bank must be created in revenue records.
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Salasar Autocrafts Pvt.Ltd. ,Jalgaon through its director Mrs. Preeti Prakash Jakhete & Akshay Prakash Jakhete , Mumbai.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N	No This Act is not applicable
	Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	No
	Whether the registered agreement for sale as prescribed in the above Act/ Rules there under is executed.	No
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	No

Date: 11-02-2021

Place: Jalgaon




Signature of the Advocate
Adv Bharti Isai



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Annexure - C1:

Certificate of Title on the Basis of Certified copies of the Title Deed

I have examined the latest final lease deed ,completion certificate intended to be deposited relating to the scheduled property and offered as security **mortgage by way of Registered/ Equitable/ English Mortgage** and that the documents of Title referred to in the opinion are valid evidence of Right, Title and Interest and that if the said Registered/ Equitable mortgage is created it will satisfy the requirements of creation of Registered/ Equitable mortgage and further certify that:

2. I have examined the certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records and relative Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances as could be seen from the Encumbrance Certificate for the period from 1991 to 19-11-2021/11-02-2021 pertaining to the Immovable Property/(ies) covered by above said Certified copies Title Deeds. The property appears to be free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other Mortgages/charges other than already stated in the Loan documents and agreed to by



Sau. Bharti Dinesh Isai

Advocate,

Flat no 401, PADMASHRUSHTI APARTMENT, Chaitnya Nagar Behind

Mahaveer Classes ,adjacent to Dnyeshwar Mandir , Jalgaon Tal. & Dist. Jalgaon. 94203 87646

7. Minor/(s) & his/their interest in the property/(ies) is to the extent of _____ (specify the share of the minor with name). (strike out if not applicable) .

8--The Mortgage if created, will be available to the Bank for the Liability of the Intending borrower, Salasar Autocrafts Pvt.Ltd. ,Jalgaon through its director Mrs. Preeti Prakash Jakhete & Akshay Prakash Jakhete , Mumbai.

9-- I certify that **M/s. Prabhanjan Automobiles Pvt Ltd through its directors Mrs Preeti Prakash Jakhete & Mr. Aditya Prakash Jakhete** have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of original title deeds/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:-

1— Registered final lease deed no. 1858/2018 dt.11-05-2018

2—Completion Certificate.

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

SCHEDULE OF THE PROPERTY

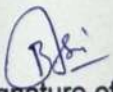
Plot no.H-2/1 ,admeasuring area 6000 sq.mts., & Built up area 2019.40 sq.mts. ,situated at village Mehrun MIDC Addl. Jalgaon Industrial area Tal & Dist -Jalgaon .

Boundaries

On or towards East : Plot no. AM-9/1 Part
On or towards West : Plot no.H-10
On or towards North : Plot o.H-2
towards South : MIDC service Road 20mts

Place: Jalgaon

Date: 11-02-2021


Signature of the Advocate
Adv Bharti Isai

Salasar

Salasar Autocrafts Pvt Ltd

STATE BANK OF INDIA
SME Backbay Reclamation Branch

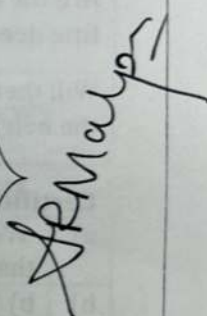
Annexure - F: Checklist on identification and physical verification of the property

(Physical verification of the properties mortgaged to the Bank must be meticulously followed in case of all loans.)

Name of Valuer: VIBHAD R. Prakash R. Baser

Name of the Branch/ Business Unit :-	SME Backbay Reclamation (11688)
Name(s) of the Inspecting Officials :-	Sandesh Malpani Reema Panchal

Date: 13.02.2021 & 13.02.2021

S. No	Parameters	Details	Checked (Y or N)	CSO	Relationship Manager
1	Name of the title holder of the property(ies)	Salasar Autocrafts Pvt Ltd	Yes		
2	Whether Borrower/s or Guarantor/s	Borrower	Yes		
3	Constitution of the Borrowers	Ltd Company	Yes		
	Guarantors	Individual/Corporate			
4	Description of documents scrutinized	As per Valuation Reports	Yes		
5	Description of Property/Properties (Address)	Plot No H-2-1, KIA Motors, Ajantha Road, At MIDC, Tal. Jalgaon, Dist.- Jalgaon	Yes		
6	Survey / Door No.	Plot No H-2-1	Yes		
7	Extent	As per Valuation Reports	Yes		
8	Location	As per Valuation Reports	Yes		
9	Boundaries	As per Valuation Reports	Yes		
10	Location Details	As per Valuation Reports			
11	Prominent landmark	As per Valuation Reports	Yes		
12	Nearest Bus stop	-	Yes		
13	Details of enquiries made with neighbours regarding ownership/valuation	The enquiries made with the neighbours regarding the ownership & with other empanelled valuer regarding the valuation	Yes		

VALUATION REPORT

RAKASH R. BASER.

G.D. ARCH., F.I.V., I.I.A.,
ARCHITECT - Reg. No. CA/80/6012.
VALUER - Reg. No. CAT. - I - 217.

Office :- Phone No. 2225821.
5, Mansingh Market,
First Floor, Station Road.
Jalgaon.- 425001.

Resi. :- Phone No. 2238720.
21A, Anand Nagar Hsng. Sty,
Ring Road. Jalgaon.- 425001.

Mobile No. 9422775017

Date :- 13/02/2021.

Owner :- M/S. PRABHANJAN AUTOMOBILES PVT LTD.

Property :- COMMERCIAL CAR SHOWROOM @ PLOT NO. H-2-1, "KIA MOTORS",
AJANTHA ROAD, AT. MIDC, TAL. JALGAON, DIST. JALGAON.
LOGITUDE & LATITUDE OF PROPERTY: 20°58'48.8"N 75°35'34.5"E

Valuation :- Rs. 10,67,21,000/-
(Rupees: Ten Crore Sixty Seven Lac Twenty One Thousand Only)
Realizable Value: Rs.10,13,84,950/- & Distress Sale Value: Rs.8,53,76,800/-
Govt. Ready Recknor Value: Rs.7,12,68,343/-

Enclosure :- 11 Pages & Photos.

E:\01 VALUATION REPORTS 2021\STATE BANK OF INDIA\NARIMAN POINT\01 VALUE. M-S. PRABHANJAN AUTMOBILES PVT LTD,
Plot No. H-2-1, MIDC Tal. Jalgaon Dis.JALGAON..doc



Prakash R. Baser²

G. D. ARCH., F.I.V., I.I.A.
ARCHITECT Reg. No. CA/80/6012
VALUER Reg. No. CAT-I-217

GOVT. APPROVED VALUER

- INCOME, GIFT, WEALTH TAX
- M. S. F. C.
- M. C. H. F. S. (HOUSING FINANCE)
- BANKS

FORMAT OF VALUATION REPORT

(To be used for all purpose of value above Rs. 5 Crore)

Name & Address of Branch : State Bank of India, Nariman Point.
Name of customer (s) / borrower unit : M/s. Salasar Autocraft Pvt Ltd.
(For which valuation report is sought)

1.	Introduction	
A	Name of the property owner (with address and phone number)	M/s. Prabhanjan Automobiles Pvt Ltd.
B	Purpose of valuation	Bank loan purpose.
C	Date of inspection of property	11/02/2021.
D	Name of the developer of the property (in case of developer built properties)	Self developed property.
2.	Physical characteristic of the property	
A	Location of the property	Ajantha Road, MIDC Area, At. MIDC.
I.	Nearby landmark.	MIDC Area, At. MIDC, Tal. Jalgaon.
II.	Postal address of the property.	Plot No. H-2-1, At. MIDC, Tal. Jalgaon.
III.	Area of the plot / land (supported by a plan)	Land Area = 6000.00 Sq.m.
IV.	Type of land, solid, rocky marsh land, reclaimed land, water-logged, lock land.	Solid land.
V.	Independent access / approach to the property etc.	Yes independent access available.
VI.	Google map location of the property with Neighborhood layout map.	Attached.
VII.	Details of road abutting the property.	20.0 M. MIDC Road then State Highway.
VIII.	Description of adjoin property.	The property is Industrial land and Building.
IX.	Plot No. / S. No.	Plot No. H-2-1.



5, MANSINGH MARKET,
FIRST FLOOR, STATION ROAD,
JALGAON - 425001. ☎: 2225821
MOBILE : 94227 75017

Ward / Village / Taluka	MIDC.	
Sub-registry / block	Jalgaon.	
District.	Jalgaon.	
Any other aspect.	Nil.	
Plinth area, carpet area and saleable is to be mentioned separately and clarified.	Built up area = 1429.68 Sq.m.	
Boundaries of the plot.	As per document	As per actual on site
East	Plot No. H-10.	Plot No. H-10.
West	Fire Station.	Fire Station.
North	Plot No. H-2.	Plot No. H-2.
South	MIDC 20 M. Road.	MIDC 20 M. Road.
Town Planning parameters	E/W = 100.00 M. & N/S = 60.00 M.	
a) Master plan provisions related to property in terms of land use.	Nil.	
b) FAR – floor area rise / FSI floor space index permitted and consumed.	FSI One, 21.55% Consumed.	
c) Ground coverage.	21.55% i.e. 1293.52 Sq.m.	
d) Comment on whether OC-occupancy certificate has been issued or not.	Nil.	
e) Comment on unauthorized construction if any.	No unauthorized construction.	
f) Transferability of development right if any, building by-laws provision as applicable to the property viz, setback, height restriction etc.	No.	
g) Planning area / zone	MIDC & Town Planning Jalgaon.	
h) Development controls.	MIDC & Jalgaon Municipal Corporation.	
i) Zoning regulations.	Nil	
Comment on the surrounding land use and adjoining properties in terms of uses.	Surrounded by Industrial land	
Comment on demolition proceeding if any.	No.	
Comment on compounding / regularization proceedings.	This land is surrounded by Brick compound wall	
Any other aspect.	Nil.	



Document details and legal aspect of property.	
Ownership documents.	
1. Sale deed, gift deed, leases deed.	Lease deed.
2. TIR of the property.	
Name of the owners	M/s. Prabhanjan Automobiles Pvt Ltd.
Ordinary status of freehold or leasehold including restrictions on transfer.	Lease holds Land.
II. Agreement of easement if any.	Nil.
III. Notification of acquisition if any.	Nil.
IV. Notification of road widening if any.	Nil.
V. Heritage restriction if any.	Nil.
VI. Comment on transferability of the property ownership.	Nil.
VII. Comment of existing mortgage of the property ownership.	To be Mortgage property.
VIII. Comment on existing mortgages / charge / encumbrances on the property, if any.	The property is to be mortgage.
IX. Comment on whether the owner of the property has issued any guarantee (Personal or corporate) as the case may be.	Nil.
X. Building plan sanction	Nil.
1. Authority approving the plan.	MIDC Jalgaon.
2. Name of the office the authority.	MIDC Jalgaon.
3. Any violation from the approved building plan.	No.
XI. Whether property is agricultural land if yes any conversion is contemplated.	Not agricultural land.
XII. Whether the property is SARFAESI complaint.	Yes.
XIII. a. All legal document, receipts to electricity, water tax, municipal tax and other building taxed to be verified and copies as applicable to be Enclosed with the report.	Yes, Verified, Copy Enclosed.
b. Observation on dispute or dues if any in payment of bills / taxed to be reported.	Nil.



	Whether entire piece of land on which the unit is set up / property is situated has been mortgage or to be mortgage.	Property is mortgage.
	Qualification in TIR / mitigation suggested if any.	Nil.
1.	Any other aspect.	Nil.
	Economic aspect of the property	
	i. Reasonable letting value.	Nil.
	ii. If property is occupied by tenant.	Nil.
	- Numbers of tenants.	
	- Since how long (tenant – wise)	
	- Status of tenancy right.	
	- Rent received per month (tenant wise) a comparison of existing Market rent.	Yes, Available.
	iii. Taxed and other outgoings.	Nil.
	iv. Property insurance.	Nil.
	v. Monthly maintenance charge.	Nil.
	vi. Security charge.	Nil.
	vii. Any other aspect.	Yes
5.	Socio-cultural aspect of the property.	Yes
A	Descriptive account of the location of the property in term of social structure of the area, population, social stratification, region origin, economic level, location of slums, squatter settlements nearby etc.	Nil. Available. Within 2.00 Kms. Medical facility available within 2.00 to 2.50 kms.
	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No.



Fictional and utilitarian aspect of the property.	
Description of the functionality and utility of the property in terms of. i. Space allocation. ii. Storage space. iii. Utility space provided within the Building. iv. Car parking facility. v. Balconies etc.	Nil.
Any other aspect.	Nil.
Infrastructure availability	
Description of aqua infrastructure availability in terms of. i. Water supply. ii. Sewerage / sanitation system underground or open. iii. Storm water drainage.	Sand, Cement, Steel, Bricks The property is RCC frame structure. Good in quality. Age 09 years old. 50 years if proper maintain.
B Description of physical infrastructure facilities viz. i. Solid waste management. ii. Electricity. iii. Road and public transport connectivity. iv. Availability of other public utilities nearby.	No. Yes Yes Yes, Available.
Social infrastructure in terms of. i. School ii. Medical facility. iii. Recreational facility in terms of parks and open space.	Within 2.00 Kms. Medical facility available within 2.00 to 3.00 Kms. Nil



Marketability of the property.	
Marketability of the property in terms of	
i. Location attributes.	Fully Industrial Area.
ii. Scarcity.	Nil.
iii. Demand and supply of the kind of Subject property.	Nil.
iv. Comparable sale price in the locality.	Not Available.
Any other aspect which has relevance on the value or marketability of the property.	No other aspect.
0. Engineering and technology aspects of the property.	
A. Type of construction.	RCC & MS Steel
B. Material and technology used.	Sand, Cement, Steel, Bricks
C. Specification.	The property is RCC frame structure.
D. Maintenance issue.	Good in Maintenance.
E. Age of the building.	App. 09 years old.
F. Estimated future life of building	56 years if proper maintain.
G. Total life of the building	65 years.
H. Extent of deterioration.	No.
I. Structural safety.	Yes.
J. Protection against natural disaster viz. earthquakes.	Yes.
K. Visible damage in the building.	No.
L. System of air-conditioning.	Yes.
M. Provision of firefighting.	Yes.
N. Copies of the plan and elevation of the building to be included.	No.
Enviromental factors.	
Use of environment friendly material, green building techniques if any.	Nil.



Provision of rain water harvesting.	Nil.
Use of solar heating and lighting system etc.	Nil.
Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Nil.
Architectural and aesthetic quality of property.	
Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Nil.
VALUATION.	
Land Value	
Land Area = 6000.00 Sq.m.	
MIDC Currant Rate Rs.3740/- per Sq.m. for Commercial Land	
Rs.3740/- + 20% for Highway Frontage i.e. Rs.748/- = Rs.4458/- Say. Rs.4500/-	
Land Value As per Current MIDC Commercial Rate	
6000.00 x Rs. 4500/- = Rs.2,70,00,000/-	
Premium for Commercial Plot	
6000.00 x Rs. 9000/- = Rs.5,40,00,000/-	
Total = Rs.8,10,00,000/-	
Building Value	
a) Ground floor = 1293.52 Sq.m. x Rs.15000/-	= Rs.1,94,02,800/-
b) Mezz. Floor = 136.16 Sq.m. x Rs.10000/-	= Rs.13,61,600/-
b) Compound wall = 320.00 Rmt. x Rs.4000/-	= Rs.12,80,000/-
c) Pavement in open area = 4706.48 Sq.m. x Rs.250/-	= Rs.11,76,620/-
d) Fixed in furniture, fixtures, Falls ceiling	= Rs.12,00,000/-
e) MS gate, Boring, Fire Fighting Arrangement, Ramp.	= Rs.13,00,000/-
Total = Rs.2,57,21,020/-	
Methodology of valuation – procedures adopted for arriving at the valuation. Valuer may consider various approaches and state explicitly the reason for adopting particular approach and assumption made. Basis adopted with supporting date, comparable sales and reconciliation of various factors on which final value judgment is arrive at.	Land & Building Method. Separate Sheet attached.



Prevailing market rates / price trend of the property in the locality / city form property search sites viz. magickbricks.com / 99acres.com / makaan.com etc. if available.	99acres.com & magickbricks.com reference attached.
Guideline rate obtained from registrar office / state govt. gazette / income tax notification.	For Highway Abutting Plot Rs.6400/- per Sq.m. for Land (Zone – 1.2) $6000.00 \times \text{Rs.}6400/- = \text{Rs.}3,84,00,000/-$ For Construction $1429.68 \times \text{Rs.}22990/- = \text{Rs.}3,28,68,343/-$ Total = Rs.7,12,68,343/-
Summary of valuation	
Land	Rs.8,10,00,000/-
Building	<u>Rs.2,57,21,020/-</u>
Fair market value.	Rs.10,67,21,020/-
Say Amount.	Rs.10,67,21,000/-
Realizable value.	Rs.10,13,84,950/-
Forced / distress sale value.	Rs.8,53,76,800/-
Insurable Value	Rs.2,07,64,400/-
i. In case of variation of 20% or more in the valuation proposed by the valuer and the guideline value provided in the state govt. notification or income tax gazette justification on variation has to be given.	The market rate based on the actual observation and potentiality of the property and the market trends which are subjected to change time to time and situation. Industrial, Commercial and development growth of all around the property. The difference between market value and government value is higher than 20% is because of considering the present status of market position I have workout the fair market rate and prepared the above said property valuation.
ii. Details of last two transactions in the locality / area to be provided, if available.	Separate Sheet attached.



Available sales of instance

Buyer : M/s. Raaj Autotech Private Limited.
 Buyer : M/s. Soham Motors Jalgaon Pvt Ltd.
 Property Address : Plot No. P-93/1, MIDC Jalgaon.
 Purchased Amount : Rs.5,50,00,000/- for Land & Building.
 Purchased Date : Dt. 17/03/2012.
 Registration No. : 1855/2012.
 Total Area : 3666.00 Sq.m.
 Built up Area : 1642.20 Sq.m.
 Total Rate Workout : Total Purchased Amount of Land & Construction Rs.5,50,00,000/-.
 Construction Amnt. : 1642.20 Sq.m. x Rs.13000/- = Rs.2,13,48,600/-
 Remaining Land Amnt: Rs.3,36,51,400/-
 Land Workout Rate : $\frac{\text{Rs.3,36,51,400/-}}{3666.00 \text{ Sq.m.}} = 9179.32 \text{ per Sq.m.}$

Now the available sales of instance are from year 2012 and we are working and preparing valuation in 2021. The Workout land Rate is Rs.9179/- per Sq.m. in 2012.

d. 6.25% per year in workout rate. Rs.573.68/- per Sq.m. per year.

hence: Rs.574/- x 8 = Rs.4592/-

Therefore work land rate of purchased deed. Rs.9179/- per Sq.m.

and difference of 8 years workout Rs.4592/- per Sq.m.

Total Rs.13771 per Sq.m.







नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Language
English

Selected District जळगाव
Select Taluka जळगाव
Select Village जळगाव बसाहत व अति.जळगाव (मेहरुण, खेडी बु., कुसुं
Search By ☐ Survey No ☒ Location

Select	उपविभाग	वृत्ती जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.1-राज्य महामार्गास सन्मुख निवासी भुखंड	5300	0	0	0	0	चौ. मीटर
SurveyNo	1.2-राज्य महामार्गास सन्मुखवाणिज्य भुखंड	6400	0	0	0	0	चौ. मीटर
SurveyNo	1.3-राज्य महामार्गास सन्मुख औद्योगिक भुखंड	2800	0	0	0	0	चौ. मीटर
SurveyNo	2.1-20 मी.पेक्षा जास्त रुंदीच्या रस्त्यास सन्मुख निवासी भुखंड	5200	0	0	0	0	चौ. मीटर
SurveyNo	2.2- 20 मी.पेक्षा जास्त रुंदीच्या रस्त्यास सन्मुख वाणिज्य भुखंड	4500	0	0	0	0	चौ. मीटर

1 2







2 BHK Builder Floor
in Uttam Nagar, Delhi West
Area: 50.17 sq.m | Rs. 21 Lakhs

Deepesh Singh: 98115470

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Commercial Buy

Additional MIDC

Add more

Post Property for
Free

Home Loans

Menu

Home > Commercial Property in Jalgaon > Additional MIDC > All Commercial

1 results | Commercial Property in Additional MIDC Jalgaon for Sale

Owner

Verified

Ready To Move

Under construction

With Photos



Hotel / Resort for sale in Additional MIDC

₹ 35 Cr

73,000 sq.ft. ✓

₹ 4,795/sq.ft.

(6782 sq.m.) Plot Area

It's a 38 rooms property Located in midc area address x20/21jalgaon

READY TO MOVE

RESALE

HOTEL/RESORTS

Posted on 05th Nov, 2020 by Owner
prashant jain

Contact

Not sure about location?

Consider these popular locations

Ramanand Nagar

Ganesh Colony

Mehrun

Quicklinks

Feedback

Max Budget

Property

Sorts

Local Shops

Local Land/Inst. Land

Local Showrooms

Lands/Plots

Property Status

Ready To Move

Under Construction

Property Type

New Booking

Clear

MIDC

Facilities

Societies

Clear

Commercial Property • Shops for sale in Jalgaon • Shops for sale in MIDC

Your Search

Send alerts for the latest properties related to your saved search

MIDC Add More Shop/Showroom +2 Budget Area More Filters

shop/showroom/L... [Edit](#)

Properties(3)

Top Agents

Commercial Properties for Sale in MIDC

Sort By Relevance

LIST



₹ 1.11 Cr
₹ 1156 per sqft

Industrial Building for Sale in MIDC

Super Area 9600 sqft Ready to Move

Industrial Building is available for Sale in MIDC, Jalgaon for 1.1 Cr...

[Contact Owner](#)

[Get Phone No.](#)

Owner
Anisha lahori



₹ 1 Cr
₹ 222 per sqft
[See other Charges](#)

Industrial Land for Sale in MIDC

Plot Area 45000 sqft

Industrial shed of 4000 sqft available 100 hp load available good f...

[Contact Owner](#)

[Get Phone No.](#)

Owner
raahul



₹ 75 Lac
₹ 1161 per sqft

Industrial Land for Sale in MIDC

Plot Area 6459 sqft

600 Sq-m Industrial Land is available for Sale in MIDC, Jalgaon for ...

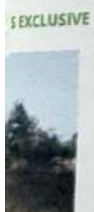
[Contact Owner](#)

[Get Phone No.](#)

Owner
Rajesh J Rao

No More Results!

See top 3 properties similar to your search criteria



₹ 1.27 Cr
₹ 14 per sqft
[See other Charges](#)

Industrial Land for Sale in Khedi Shivar

Plot Area 21 acre

21 Acres of main road touch irrigated land with 3 wells full of wat... [read more](#)

[Contact Owner](#)

[Get Phone No.](#)

Owner
Shubham Lahoti



₹ 80 Lac
₹ 31 per sqft
[See other Charges](#)

Industrial Land for Sale in Khedi Shivar

Plot Area 6 acre



CHALLAN
MTR Form Number-6

जलन-२
रस्त.क्र.१५५/२०१८
१/२०

GRN	MH000373407201819E	BARCODE			Date	10/04/2018-16:35:03	Form ID	36
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name JLG3_JALGAON 3 JOINT SUB REGISTRAR					Full Name PRABHANJAN AUTOMOBILE PVT LTD			
Location JALGAON					Flat/Block No. MIDC PLOT NO H-2/1			
Year 2018-2019 One Time					Premises/Building			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					100.00			
0030063301 Registration Fee					30000.00			
					Road/Street 6000.00 Sq.M			
					Area/Locality MEHRUN			
					Town/City/District			
					PIN 4 2 5 0 0 2			
					Remarks (If Any)			
					SecondPartyName=MIDC THROUGH REGIONAL OFFICER~			
					Amount In Thirty Thousand One Hundred Rupees Only			
					Words			
Total					30,100.00			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 69103332018041014547 161801784			
Cheque/DD No.					Bank Date RBI Date 10/04/2018-16:35:28 11/04/2018			
Name of Bank					Bank-Branch IDBI BANK			
Name of Branch					Scroll No. , Date 100 , 11/04/2018			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दस्तावेज निबंधक कार्यालयात नोंदणी करवयाच्या दस्तावासाठी लागू आहे. नोंदणी न करवयाच्या दस्तावासाठी सदर चलान लागू नाही.

Mobile No. : 9823377886

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY

Challan Defaced Debit

MUMBAI/01

Date: 2018.05.11

17:49:53 IST

Reason: Secure

Do Roman

Sr. No.	Reason: Secure Do Roman Location: India	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-356-1858	0000816075201819	11/05/2018-17:49:49	IGR350	100.00
2	(IS)-356-1858	0000816075201819	11/05/2018-17:49:49	IGR350	30000.00
Total Defacement Amount					30,100.00

356/1858

पावती

Original/Duplicate

Friday, May 11, 2018

नोंदणी क्र.: 39म

5:51 PM

Regn.: 39M

पावती क्र.: 2487 दिनांक: 11/05/2018

सावाचे नाव: येहरुण

दस्तऐवजाचा अनुक्रमांक: जलन3-1858-2018

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: प्रभंजन ऑटोमोबाईल्स प्रा.लि.चे डायरेक्टर आदित्य प्रकाश जाखटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Class-2

Jalgaon 3

बाजार मूल्य: रु.9177000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000373407201819E

दिनांक: 11/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

ज ल न - ३
दस्त.क्र. १५८/२०१८
२५०



FINAL LEASE

Abbate

THIS LEASE made at Jalgaon the 11th day of April.
Two Thousand Eighteen 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

M/S. PRABHANJAN AUTOMOBILES PVT LTD. a Company
incorporated under the Companies Act 1956/Companies Act, 2013 and having
its registered office at Plot No. H-2/1, MIDC Jalgaon 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.

Prabhanjan Automobiles Pvt Ltd

Abbate

WHEREAS

जलन - 3

दस्ता.क्र. १८५८/२०१८

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(A) The Grantor/Lessor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961 is holding the land acquired by the State Govt. under Chapter VI of MID Act for the purpose of securing rapid & orderly establishment of Industrial area & Industrial estates in the State of Maharashtra & to assist generally in the growth, development, management & organization of Industrial area/ estates & is empowered by the Govt. of Maharashtra to make available the Plot of land/sheds/ units / gallas on such land, to entrepreneurs/ undertakings to establish themselves in such areas on payment of premium to Grantor/Lessor, on certain terms & conditions as prescribed by & on behalf of the State Government.

(B) By an Agreement to Lease dated the 11th day of March, 2011 and made between the Lessor of the One Part and SAU. SUDHA SHRIKANT KHATOD , SHRI SHRIKANT GOPALDAS KHATOD, SHRI SHRIRAM GOPALDAS KHATOD & SAU. KALPANA SHRIRAM KHATOD PARTNERS OF M/S. SHRI SHRI RESORTS of the Other Part, the Lessor agreed to grant to the SAU. SUDHA SHRIKANT KHATOD , SHRI SHRIKANT GOPALDAS KHATOD, SHRI SHRIRAM GOPALDAS KHATOD & SAU. KALPANA SHRIRAM KHATOD PARTNERS OF M/S. SHRI SHRI RESORTS upon the performance and observance by the SAU. SUDHA SHRIKANT KHATOD , SHRI SHRIKANT GOPALDAS KHATOD, SHRI SHRIRAM GOPALDAS KHATOD & SAU. KALPANA SHRIRAM KHATOD PARTNERS OF M/S. SHRI SHRI RESORTS 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 6000 square meters or thereabouts in Addl. Jalgaon industrial Area bearing Plot No. H-2/1 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.

Recitals



AND WHEREAS at the request of SAU. SUDHA SHRIKANT KHATOD , SHRI SHRIKANT GOPALDAS KHATOD, SHRI SHRIRAM GOPALDAS KHATOD & SAU. KALPANA SHRIRAM KHATOD PARTNERS OF M/S. SHRI SHRI RESORTS the Lessor by an order No. MIDC/RO(DHL)/Null/LMS-37/2368, Dated 12.10.2017 granted its consent and permission for transfer and assignment of their interest

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under or the benefit of the Agreement to Lease dt. 11.03.2011 in respect of the Plot No. H-2/1 in the Addl. Jalgaon industrial area in favour of M/S. PRABHANJAN AUTOMOBILES PVT. LTD.

AND WHEREAS Supplemental Agreement dt. 17.11.2017

made between the Lessor of the First Part and SAU. SUDHA SHRIKANT KHATOD , SHRI SHRIKANT GOPALDAS KHATOD, SHRI SHRIRAM GOPALDAS KHATOD & SAU. KALPANA SHRIRAM KHATOD PARTNERS OF M/S. SHRI SHRI RESORTS of the Second Part and M/S. PRABHANJAN AUTOMOBILES PVT. LTD. of the Third Part, the Principal Agreement dated 11.03.2011 was construed and declared as if the Lessor had entered into the said Agreement with M/S. PRABHANJAN AUTOMOBILES PVT. LTD. alone had agreed to observe and perform the stipulations and conditions contained in the said Agreement.

(C) The said Agreement to Lease is registered with the Sub-Registrar of Assurances, Addl. Jalgaon under Sr. No. 1378 on dated 11.03.2011.

The SAU. SUDHA SHRIKANT KHATOD , SHRI SHRIKANT GOPALDAS KHATOD, SHRI SHRIRAM GOPALDAS KHATOD & SAU. KALPANA SHRIRAM KHATOD PARTNERS OF M/S. SHRI SHRI RESORTS have paid the stamp duty of Rs. 53150/- on the Agreement to Lease dated 11.03.2011 on the amount of the premium of Rs. 75,90,000/- (Rupees Seventy Five Lakh Ninety Thousand only).

(D) At the request of the Lessees, the Lessor handed over the possession of the Demised Land to the Lessees on the 7th day of March, 2011 and the Lessee has completed 33% 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.

(E) The Lessees have now requested the Lessor to execute lease in favour of the Lessees 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. 75,90,000/- towards premium of Plot plus Differential Premium Rs. 15,87,000/- i.e. total RS. 91,77,000/- (Rupees Ninety One Lakh Seventy Seven Thousand Only) paid by the Lessee to the Lessor

Description
of Land

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and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby give unto the Lessee ALL that piece of land known as Plot No. H-2/ in the Addl. Jalgaon Industrial Area, and within Village limits of Mehrun Taluka and outside the limits of Jalgaon Municipal Council, Taluka and Registration Sub-District Jalgaon District and Registration District Jalgaon containing by admeasurements 6000 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 **Ninety Five** years computed from the **First** day of **March**, **2011** 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 Lessees with intent to bind all persons into whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows:



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.

- b) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments or other outgoings of every description whatsoever for the time being payable either by Grantor/Lessor/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/license thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any

Co.
by the
Lessee

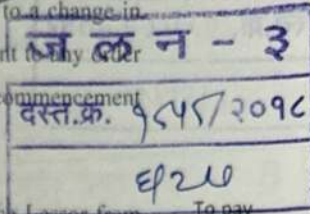


To pay
Rent.

To pay
rates and
taxes

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description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the lease deed or Agreement to lease.



- 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 there under by the Lessor in respect of the amenities or common facilities provided by the Lessor. The 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 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 Lessees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the

Access
Road



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(h)

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.

(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 there under 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 setout 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 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 and also against all payments whatsoever which during the progress of 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.

To comply the Provision, 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.

Membership of CETP

To build as per agreement

Plans to be submitted before building.

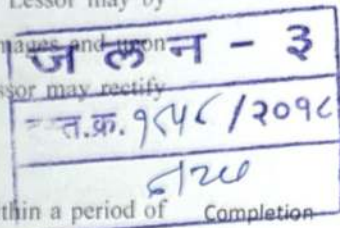
Indemnity



Abhot

- (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 Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees.

Not to
cause any
damage.



- (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.

Completion
of balance
construction.

- (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.

To build
according
to rules

- (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 laborers, 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 laborers 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.

Sanitation

That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA.

Alterations

- (q) Throughout the said Term at the 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

To
repair



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building and premises and the drains, compound walls and fences
thereunto belonging and all fixtures and additions thereto.

To permit the Lessor or the Chief Executive Officer or the SPA 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 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 Lessees.

To enter
and
inspect

- (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.

Nuisance

- (t) (i) To use the Demised Land only for the purpose of **VEHICLE
SHOWROOM** 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.

User



- (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 to resume the Demised Land or any unutilized portion
thereof in accordance with the prevailing policy.

- (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 names of the Lessees 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

Insurance

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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/Lessees 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 Lessees shall be at liberty if Lessees 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 Lessees 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.

Delivery of possession after expiration

- (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 refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign

- (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 Lessees for termination of this Lease unilaterally.

Assignments to be registered with Lessor



[Signature]

[Signature]

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Abbate

Subject to "Not to Assign" Clause as stated hereinabove, if the Lessees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the 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 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 endeavor 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 Lessees permitted assignee or assignees of the 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 Lessees is more than 5 MVA, the 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 Lessees shall plan the land requirement considering the land requirement of EHV Sub-Station.

To give preference in employment of Labour

Notice in case of death.

Provision of EHV Sub-station



If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessees hereunder shall be in arrear, the same may be recovered from the 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.

Recovery of Rent fees etc. as land revenue

4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the 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 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

Rent, fees Etc. in arrears

Abbate

Abbate

there of shall absolutely cease and Lease the shall be determine and in
that case no compensation shall be payable to the Lessees on account of
the building or improvements built or carried out on the Demised Land
or claimed by the 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 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 Lessees in remedying such breach or breaches within three months
after the giving or leaving of such notice.

Abhate
जलन - 3
क्र. 9545/2096
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5. The Lessor doth hereby covenant with the Lessees that the Lessees paying the rent hereby reserved and performing the covenants hereinbefore on the 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 Addl. Jalgaon 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 in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Alteration
of estate
rules

7. That the Lessees shall observe and confirm 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.

Provisions
of MID Act
applicable

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 Lessees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessees.

Notices

9. If the Lessees duly performed and observed the covenants and conditions on the part of the Lessees hereinbefore contained and shall at

Renewal of
Lease.



7
[Signature]

Abhate

जलन - ३

दस्त.क्र. १५८/२०१८

१३/१०

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 Lessees grant to the Lessees a new Lease of the Demised Land for a further term of 95 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 Lessees.
11. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

Cost and charges to be borne by the Lessee.

Marginal Notes.

IN WITNESS WHEREOF SHRI. JITENDRA S. KAKUSTE, The Regional Officer, 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 Aditya Prakash Jakhete has for and on behalf of the aforesaid M/S. PRABHANJAN AUTOMOBILES PVT. LTD. 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 No. H-2/1 in the Addl. Jalgaon Industrial Area, within the village limits of Mehrun and outside the limit of Jalgaon Municipal Council, Taluka and Registration, Sub-District Jalgaon and Registration District Jalgaon containing by admeasurements 6000 Sq. Mtrs. or thereabouts and bounded by red coloured boundary on the plan annexed hereto, that is to say:

On or towards the North by : PLOT NO. AM-9/1 Part

On or towards the South by : PLOT NO. H-10

On or towards the East by : PLOT NO. H-2

On or towards the West by : MIDC SERVICE ROAD 20 MTR.



ज ल न - ३
दस्त.क्र. १८५८/२०१८
१४/२५

SECOND SCHEDULE
(Building Regulations)

Adabhai

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 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.
5. 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.
6. 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.
7. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the



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Adabhai

जलन - ३

दस्त.क्र. १५५/२०१८

१५/२०

period of construction of building concerned with the same boundary mark, the officer authorized by the lessor shall allocate this obligation suitably.

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

9. 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

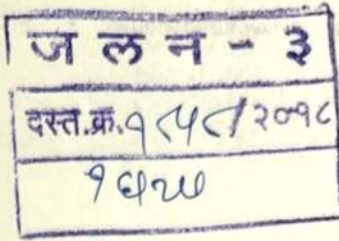
(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. 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.
10. 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.



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SIGNED, SEALED AND DELIVERED BY

SHRI Jiteendra S. Kakute

The Regional Officer

of the within named Maharashtra Industrial

Development Corporation

in the presence of :-

- 1) Shri M. D. Patel, AM
- 2) Su. P. S. Salunke, AAM

The Common Seal of the
Above named Lessee

M/S. PRABHANJAN AUTOMOBILES PVT. LTD.

Was pursuant to a resolution
of its Board of Directors passed in
that behalf on the 03rd day
of April 2018 affixed hereto,

Director (s) of the Company

ADITYA PRAKASH JAKHETE

Who in token of having affixed
the Company's Seal set his hand
here to, in presence of :

- 1) Nitin S. Sharma
- 2) Nitin S. Jain



Regional Officer,
M.I.D.C., DHULE.



P

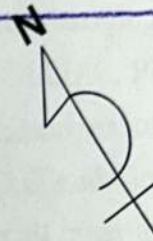
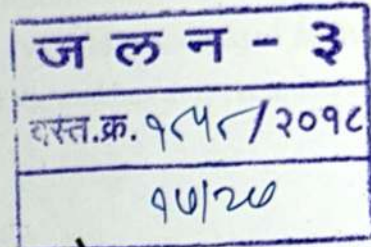
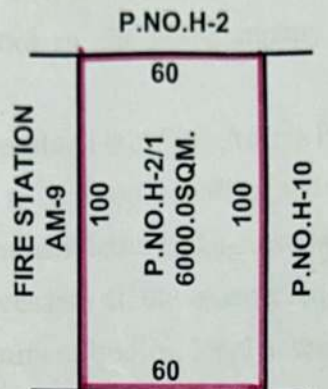


Prabhanjan Automobiles Pvt. Ltd.

Aditya Jakhete
Authorised Sign./Director



ADDL. JALGAON INDUSTRIAL AREA
VILLAGE:-MEHARUN,TAL.& DIST:-JALGAON
SCALE:-1CM.=20.0M.



Prabhanjan Automobiles Pvt.Ltd.

Authorised Sign./Director



COPIED BY

SURVEYOR
MIDC, DHULE

Regional Officer,
M.I.D.C., DHULE.



M/S PRABHANJAN AUTOMOBILES PRIVATE LIMITED

Regd. Off.: Plot No.H-2/1 M.I.D.C. Area Jalgaon 425003 .

Date : **03.04.2018**

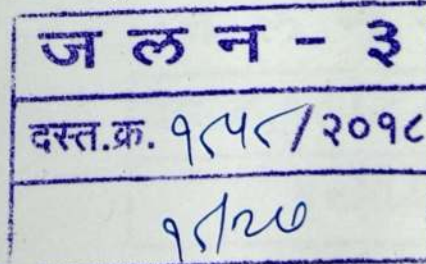
Copy of the Board Resolution

We hereby certified that the following resolutions of the board of Director of the M/s Prabhanjan Automobiles Pvt. Ltd. was passed at the Meeting of the Board held on the 02nd April 2018 and has duly recorded in the minute book of the said company.

It is resolved that Shri Aditya Prakash Jakhete Managing Director has authorised to sign on behalf of the company of M.I.D.C. Plot No.H-2/1 Jalgaon document letter and also authorised the common seal of the company wherever necessary all documents required by M.I.D.C. and Government and Semi Government bodies, local authorities and also all other authorities into sign & execute Lease Agreement, to get registered or to present for registration or admit due execution of registration.

Further Resolved that the copy of all above said resolution shall be given to the concerned authorised with the sign of Shri Aditya Prakash Jakhete on the copy

Certified true copy



Prabhanjan Automobiles Pvt.Ltd

Aditya Prakash Jakhete
Authorised Sign./Director



Prabhanjan Automobiles Pvt.Lt

Aditya Prakash Jakhete
Authorised Sign./Director



GOVERNMENT OF MAHARASHTRA

महाराष्ट्र शासन

DIRECTORATE OF INDUSTRIES

उद्योग संचालनालय

ज ल न - ३

दस्त.क्र. १५८/२०१८

२०१८

No. DI/DIC/PSI-2013/SDEC/Jalgaon/Small/New/08724/2018

दिनांक: 23/03/2018

प्रमाणपत्र

M/s. PRABHANJAN AUTOMOBILES PRIVATE LIMITED, हा उद्योग घटक Jalgaon, तालुका - Jalgaon, जिल्हा - Jalgaon (एकूण जमीन क्षेत्र 6000 चौ.मी.) येथे नवीन उद्योग प्रस्थापित करित आहे. सदर घटकास महाराष्ट्र मुद्रांक शुल्क अधिनियम-१९५८ अंतर्गत शासन अधिसूचना क्र. मुद्रांक- २०१३/अनौ.सं.क्र.१९/प्र.क्र.२३५/म-१, दिनांक १४.०५.२०१३, व क्र. मुद्रांक-2013/अनौ.सं.क्र.19/ प्र.क्र.235(2)/म-1, दिनांक 4/09/2013 व त्यानंतरचा आदेश दिनांक 16/10/2017 अंतर्गत अनुसूचीतील अनुक्रमांक १ नुसार "नवीन उद्योग घटक" म्हणून प्रमाणित करण्यात येत आहे.

सदर मुद्रांक शुल्क सवलत प्रमाणपत्र हे उपरोल्लेखित प्लॉट नं. Plot No.H-2/1, MIDC Area, Jalgaon (एकूण जमीन क्षेत्र 6000 चौ.मी.) च्या भाडेपट्टा करारासाठी महाराष्ट्र मुद्रांक शुल्क अधिनियम - १९५८ (१९५८ चा अधिनियम ६०) यांचे कलम ९ च्या खंड (अ) प्रमाणे (अनुच्छेद ३६ खालील) भाडेपट्टाकरार निष्पादित करणेसाठी देण्यात येत आहे.

सोबत जोडलेल्या प्रपत्रातील माहिती दस्तऐवज निष्पादित केल्यानंतर तात्काळ या कार्यालयास सादर करावी.



महाव्यवस्थापक

जिल्हा उद्योग केंद्र, Jalgaon DIC

कार्यालयाचा पत्ता :-

M/s. PRABHANJAN AUTOMOBILES PRIVATE LIMITED,
Plot No.H-2/1, MIDC Area, Jalgaon,
तालुका - Jalgaon, जिल्हा - Jalgaon, 425003.

कारखान्याचा पत्ता :-

M/s. PRABHANJAN AUTOMOBILES PRIVATE LIMITED,
Plot No.H-2/1, MIDC Area, Jalgaon,
तालुका - Jalgaon, जिल्हा - Jalgaon, 425003.

प्रत :-

- 1) जिल्हा सह निबंधक तथा मुद्रांक जिल्हा अधिकारी, Jalgaon.
- 2) महाव्यवस्थापक, जिल्हा उद्योग केंद्र, Jalgaon.



District Industries Centre, Jalgaon, Near Govt. Technical College, National Highway No.9, District Jalgaon-425001.

Tel No: (0257) 2252832 E-mail: didicjalgaon@maharashtra.gov.in

Fax No:

महाराष्ट्राचे औद्योगिक धोरण-२०१३ ची
मुदत दि. ०१ एप्रिल २०१८ पासून सहा
महिने (दि. ३० सप्टेंबर २०१८) अथवा
नविन औद्योगिक धोरण अस्तित्वात
येईपर्यंत मुदतवाढ देण्याबाबत.

महाराष्ट्र शासन
उद्योग, ऊर्जा व कामगार विभाग
शासन निर्णय क्र. मऔद्यो- २०१७/ प्र.क्र.२२९/ उद्योग-२
मंत्रालय, मुंबई- ४०० ०३२
दिनांक : १४ फेब्रुवारी, २०१८

ज ल न - ३
दस्त.क्र. १५८/२०१८
२१/२०

संदर्भ :- शासन निर्णय क्र. आयआयआय-पॉलिसी २०१०/ प्र.क्र. ७६८/ उद्योग-२,
दि. २२ फेब्रुवारी, २०१३

शासन निर्णय :

शासन निर्णय क्र. आयआयआय-पॉलिसी २०१०/प्र.क्र. ७६८/उद्योग-२ दि. २२ फेब्रुवारी
२०१३ अन्वये महाराष्ट्राचे औद्योगिक धोरण-२०१३ हे जाहीर करण्यात आले आहे. सदर धोरणाचा
कालावधी दि. ३१ मार्च २०१८ रोजी संपुष्टात येणार आहे. दरम्यान दि. ०१ जुलै २०१७ पासून सुरु
झालेल्या -वस्तू व सेवा कर प्रणालीमधून अस्तित्वातील सामूहिक प्रोत्साहन योजनेतील प्रोत्साहने
कोणत्या सूत्रानुसार द्यावीत याबाबत राज्याचे धोरण ठरविण्याची कार्यवाही सुरु आहे.

दरम्यान महाराष्ट्राचे नविन औद्योगिक धोरण-२०१८ तयार करण्याची कार्यवाही सुरु आहे.
महाराष्ट्र औद्योगिक धोरण-२०१३ ची मुदत दि.०१ एप्रिल २०१८ पासून सहा महिने (दि. ३० सप्टेंबर
२०१८) अथवा नविन धोरण अस्तित्वात येईपर्यंत वाढविण्याचा निर्णय शासनाने घेतला आहे.

सदर शासन निर्णय महाराष्ट्र शासनाच्या www.maharashtra.gov.in या संकेतस्थळावर
उपलब्ध करून देण्यात आला असून, त्याचा संकेतांक २०१८०२१५१०३२१७२११० असा आहे. सदर
शासन निर्णय डिजीटल स्वाक्षरीने साक्षांकित करून काढण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

Sanjay
Shamkant
Degaonkar

(संजय देगांवकर)

सह सचिव, महाराष्ट्र शासन

Digitally signed by Sanjay Shamkant Degaonkar
DN: c=IN, o=Industry, Energy and Labour
Department, ou=Government Of Maharashtra,
postalCode=400032, st=Maharashtra,
2.5.4.20=deba2ca7914a3c02f24aa23653b0d41f2d3
8b0ec37da4c71119a08230a75,
serialNumber=660857754da4c28070181c785c4
1084c348668353d2f0c8bfa3d4a1f, cn=Sanjay
Shamkant Degaonkar
Date: 2018.02.15 16:18:12 +05'30'

प्रति:

१. मा. राज्यपालांचे प्रधान सचिव.
२. मा. मुख्यमंत्री यांचे प्रधान सचिव.

६ - न ल ल
१५०६/ १५.११.१८

Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)

Tel: 02562-239030,
Fax: 02562-281030
E-mail: rodhule@midcindia.org

Regional Office, Dhule
Opp. Sub-Division Office, MIDC, Addl.
Dhule MIDC, Avadhan,
DHULE - 424006

Letter No.:MIDC/RO(DHL)/null/LMS-37/D-31244 Date: 11/04/2018

To,
M/S. PRABHANJAN AUTOMOBILES PVT
LTD
PLOT NO. H-2/1, MIDC, JALGAON

ज ल न - ३
दस्त.क्र. १५५/२०१८
२३/२०

Subject :-ADDL. JALGAON
Plot No. H-2/1

Asking party to register the lease document.

Sir/Madam/Gentlemen,

The Lease in respect of the subject Shed has been executed on 11/04/18. The Lease is to be presented to the Sub-Registrar for the purpose of registration within a specific time limit prescribed by the law viz. within 4 months from the date of execution of documents. We would request you to lodge bothcopies of the Lease for the registration making.

- (1) The original returnable to you and
- (2) The duplicate to the
Regional Office, Dhule
Opp. Sub-Division Office, MIDC, Addl.
Dhule MIDC, Avadhan,
DHULE - 424006

(3) Three Xerox copies of original documents of Lease on the ledger paper duly executed by yourself and MIDC, be submitted to the Sub-Registrar along with original document. Xerox copies should be prepared by inserting butter papers amongst all the pages of the documents.

The Government in the Revenue and forest Department by its Notification No.RGN. 1093/1470/ Cr.No.360/M-1, dated 18 November 1996 has exempted the undersigned from appearing before the Sub-Registration of Assurances for the purpose of registration of the Lease and such incidental documents. A copy of the Notification is attached herewith for handing over to the Sub-registrar of Assurances at the time of presenting documents for registration.

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 Xerox 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 lease and its duplicate for registration.

We inform you that Income Tax Authorities have omitted section 230A of IncomeTax Act 61 from the statute Book with effect from 01-06-2001 by Finance Act 2001. Therefore no question arises of issuing any certificate under the said section by the undersigned.



MIDC/RO(DHL)/null/LMS37/

Page 1 of 2



Before lodging the 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 decide to raise financial assistance for your unit.

Thanking You,

Yours faithfully,

Regional Officer,
MIDC, DHULE.

Encl : as above

ज ल न - ३

दस्तावेज. १८५८/२०१८

२४/२०



s of the original
and the same for

ज ल न - ३
दस्त.क्र. १५८/२०१८
२५/२५

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH19.19930008975 DOI: 09-11-1993
Valid Till: 13-10-2023 (NT)

DLR 19-10-2013
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
GOV DOI
MCWG 09-11-1993

DOB: 14-10-1973 BG

Name: NITIN SHARMA
S/D/W of: SUBHASHCHANDRA
Add: AJP NEHARU NAGAR, P. NO. 99, JALGAON,
TAL & DIST JALGAON

PIN: 425001
Signature & ID of
Issuing Authority: MH19 201390

FORM 1
RULE 14 (2)

Signature/Thumb
Impression of Holder



कामकाजाच्या वेळा

मुसावळ शाखा	सोम ते शुक्र १०.३० ते ३.३० / शनि १०.३० ते १२.३० रवि-सुटी
बोदवड शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
सावदा शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
धुळे शहर शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
देवपूर शाखा	सोम ते शुक्र १० ते ३ ----- शनि १० ते १२ ----- रवि-सुटी
मार्केट यार्ड शाखा धुळे	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
कुमार नगर शाखा, धुळे	सोम ते शुक्र १० ते ३ ----- शनि १० ते १२ ----- रवि-सुटी
प्राळीसगाव शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
अमळनेर शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
नंदुरवार शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
यावल शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
जामनेर शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
कुन्हा शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
फेजपूर शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते १ ----- रवि-सुटी
नाशिक शाखा	सोम ते शुक्र ११ ते ४ ----- शनि ११ ते २ ----- रवि-सुटी
भोसला मिल्डी स्कूल शाखा	सोम ते शुक्र ११ ते २ व ४ ते ६ ----- शनि ११ ते २ ----- रवि-सुटी

जळगाव जनता सहकारी बँक लिमिटेड

(शेड्यूल्ड बँक)

शाखा : STATION ROAD
Individual
23 - SAVINGS DEPOSITS

खाते क्र. : 23/30156

नाव : JAIN ABHAY SWURUPCHAND

संयुक्त नाव :

पत्ता : PLOT NO.71
BHOATE NAGAR

JALGAON
Nominee Registered

विशेष सुचना : Self

Cheque Book Facility

356/1858

शुक्रवार, 11 मे 2018 5:52 म.नं.

दस्त गोपवारा भाग-1

जलन3

दस्त क्रमांक: 1858/2018

दस्त क्रमांक: जलन3 /1858/2018

बाजार मूल्य: रु. 91,77,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. जलन3 यांचे कार्यालयात

अ. क्र. 1858 वर दि.11-05-2018

रोजी 5:38 म.नं. वा. हजर केला.

पावती:2487

पावती दिनांक: 11/05/2018

सादरकरणाराचे नाव: प्रभंजन ऑटोमोबाईल्स प्रा.लि.चे
डायरेक्टर आदित्य प्रकाश जाखटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकुण: 30540.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Class-2 Jalgaon 3

Joint Sub Registrar Class-2 Jalgaon 3

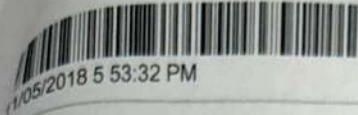
दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्षा क्रं. 1 11 / 05 / 2018 05 : 38 : 04 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 11 / 05 / 2018 05 : 39 : 30 PM ची वेळ: (फी)





दस्त क्रमांक : जलन3/1858/2018
दस्ताचा प्रकार :- भाडेपट्टा



जलन3
दस्त क्रमांक: 1858/2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रभजन ऑटोमोबाईल्स प्रा. लि. चे डायरेक्टर आदित्य प्रकाश जाखटे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - -, रोड नं: एम.आय.डि.सी. जळगांव, महाराष्ट्र, जळगांव, पिन नंबर:	भाडेकरू वय :- 26 स्वाक्षरी:- <i>Aditya</i>		
2	नाव: एम.आय.डि.सी. धुळे तर्फे रिजनल ऑफीसर जितेंद्र काकुस्ते पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - -, रोड नं: एम.आय.डि.सी. धुळे, महाराष्ट्र, धुळे, पिन नंबर:	मालक वय :- 50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 11 / 05 / 2018 05 : 40 : 59 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: अभय स्वरुपचंद जैन वय: 42 पत्ता: जळगांव ता. जि. जळगांव पिन कोड: 425001		
2	नाव: नितीन सुभाष शर्मा वय: 45 पत्ता: जळगांव ता. जि. जळगांव पिन कोड: 425001		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	एम.आय.डि.सी. धुळे तर्फे रिजनल ऑफीसर जितेंद्र काकुस्ते प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एम.आय.डि.सी. धुळे, महाराष्ट्र, धुळे.

शिक्का क्र.4 ची वेळ: 11 / 05 / 2018 05 : 41 : 55 PM

Joint Sub Registrar Class-2 Jalgaon 3

EPayment Details.

sr.	Epayment Number
1	MH000373407201819E

Defacement Number
0000816075201819

प्रमाणित करणेत येते की सदर दस्त क्रमांक
१८५८ मध्ये २० जाने आहते
पहिले वर नोंदला
दिनांक ११/०५/२०१८

सह दुय्यम निबंधक (वर्ग-२) जळगांव-३

1858 / 2018

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दस्तावेज क्रमांक: जलन3/1858/2018
दस्तावेजा प्रकार: भाडेपट्टा



जलन3
दस्तावेज क्रमांक: 1858/2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रमजून ओटीमोबाईल्स प्रा. लि. चे डायरेक्टर आदित्य प्रकाश जाधेडे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एम.आय.डि.सी. जळगांव, महाराष्ट्र, जळगांव. पिन नंबर:	भाडेकरू वय: 26 स्वाक्षरी: <i>Abhdel</i>		
2	नाव: एम.आय.डि.सी. धुळे तर्फे रिजिनल ऑफीसर जितेंद्र काकुस्ते पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एम.आय.डि.सी. धुळे, महाराष्ट्र, धुळे. पिन नंबर:	मालक वय: 50 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तयारकीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 11/05/2018 05:40:59 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अभय स्वरुपचंद जैन वय: 42 पत्ता: जळगांव ता. जि. जळगांव पिन कोड: 425001	स्वाक्षरी: <i>Abh</i>	
2	नाव: नितीन सुभाष शर्मा वय: 45 पत्ता: जळगांव ता. जि. जळगांव पिन कोड: 425001	स्वाक्षरी: <i>Nitin</i>	

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता
1 एम.आय.डि.सी. धुळे तर्फे रिजिनल ऑफीसर जितेंद्र काकुस्ते
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एम.आय.डि.सी. धुळे, महाराष्ट्र, धुळे.

शिक्का क्र.4 ची वेळ: 11/05/2018 05:41:55 PM

Joint Sub Registrar Class-2 Jalgaon 3

EPayment Details.

sr. Epayment Number
1 MH000373407201819E

Defacement Number
0000816075201819

सह दुय्यम निबंधक (वर्ग-2) जळगांव-3

1858/2018

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सह दुय्यम निबंधक (वर्ग-2)
जळगांव-3

अस्सल वर हुकूम नक्कल

सदर नक्कल अर्जदार महाराष्ट्र सरकार

राज्य सरकार जळगांव

यास देली.

सह दुय्यम निबंधक (वर्ग-2)
जळगांव-3

दिनांक 10 AUG 2021

सह दुय्यम निबंधक (वर्ग-2)



VALUATION REPORT



VIBHAD

Ar. VISHAL BHARAT DESHMUKH (B.Arch., A.I.V.)

Architect, Govt. Registered Valuer & Interior Designer

OFFICE

"VIBHAD", Plot No.-10, Vijay Colony, Opp. Ashok Bakery,
Khajamiya Road, Jalgaon – 425001 (Maharashtra-India)

Mobile No.

94 22 78 10 29

E-mail

veebhad@yahoo.co.in

Web

<https://vibhad.weebly.com>

Date :- 13/02/2021.

Owner :- M/S. PRABHANJAN AUTOMOBILES PVT LTD.

Property :- **COMMERCIAL CAR SHOWROOM @** PLOT NO. **H-2-1**, "KIA MOTORS",
AJANTHA ROAD, AT. MIDC, TAL. JALGAON, DIST. JALGAON.
LOGITUDE & LATITUDE OF PROPERTY: 20.979780, 75.593315

Valuation :- **Rs. 10,77,41,000/-**
(Rupees: Ten Crore Seventy Seven Lac Forty One Thousand Only)
Realizable Value: Rs. 10,23,53,000/- & Distress Sale Value: Rs. 9,15,79,000/-
Govt. Ready Recknor Value: Rs.7,12,68,343/-

Enclosure :- 08 Pages & Photos.

	VIBHAD Ar. VISHAL BHARAT DESHMUKH (B.Arch., A.I.V.) Architect, Govt. Registered Valuer & Interior Designer	
	OFFICE "VIBHAD", Plot No.-10, Vijay Colony, Opp. Ashok Bakery, Khajamiya Road, Jalgaon – 425001 (Maharashtra-India)	Mobile No. 94 22 78 10 29 E-mail veebhad@yahoo.co.in Web https://vibhad.weebly.com

FORMAT OF VALUATION REPORT

(To be used for all purpose of value above Rs. 5 Crore)

Name & Address of Branch : State Bank of India, Nariman Point.
 Name of customer (s) / borrower unit : M/s. Salasar Autocraft Pvt Ltd.
 (For which valuation report is sought)

1.	Introduction	
A	Name of the property owner (with address and phone number)	M/s. Prabhanjan Automobiles Pvt Ltd.
B	Purpose of valuation	Bank loan purpose.
C	Date of inspection of property	12/02/2021.
D	Name of the developer of the property (in case of developer built properties)	Self developed property.
2.	Physical characteristic of the property	
A	Location of the property	Ajantha Road, MIDC Area, At. MIDC.
I.	Nearby landmark.	MIDC Area, At. MIDC, Tal. Jalgaon.
II.	Postal address of the property.	Plot No. H-2-1, At. MIDC, Tal. Jalgaon.
III.	Area of the plot / land (supported by a plan)	Land Area = 6000.00 Sq.m.
IV.	Type of land, solid, rocky marsh land, reclaimed land, water-logged, lock land.	Solid land.
V.	Independent access / approach to the property etc.	Yes independent access available.
VI.	Google map location of the property with Neighborhood layout map.	Attached.
VII.	Details of road abutting the property.	20.0 M. MIDC Road then State Highway.
VIII.	Description of adjoin property.	The property is Industrial land and Building.
IX.	Plot No. / S. No.	Plot No. H-2-1.
X.	Ward / Village / Taluka	MIDC.
XI.	Sub-registry / block	Jalgaon.
XII.	District.	Jalgaon.
XIII.	Any other aspect.	Nil.
b)	Plinth area, carpet area ad saleable is to be	Built up area = 5228.22 Sq.m.



	mentioned separately and clarified.		
c)	Boundaries of the plot.	As per document	As per actual on site
		Plot No. H-2.	Plot No. H-2.
	North	MIDC 20 M. Road.	MIDC 20 M. Road.
	South	Plot No. H-10.	Plot No. H-10.
	East	Fire Station.	Fire Station.
	West		
3.	Town Planning parameters	E/W = 100.00 M. & N/S = 60.00 M.	
a)	Master plan provisions related to property in terms of land use.	Nil.	
b)	FAR – floor area rise / FSI floor space index permitted and consumed.	FSI One, 21.55% Consumed.	
c)	Ground coverage.	21.55% i.e. 1293.52 Sq.m.	
d)	Comment on whether OC-occupancy certificate has been issued or not.	Nil.	
e)	Comment on unauthorized construction if any.	No unauthorized construction.	
f)	Transferability of development right if any, building by-laws provision as applicable to the property viz, setback, height restriction etc.	No.	
g)	Planning area / zone	MIDC & Town Planning Jalgaon.	
h)	Development controls.	MIDC & Jalgaon Municipal Corporation.	
i)	Zoning regulations.	Nil	
j)	Comment on the surrounding land use and adjoining properties in terms of uses.	Surrounded by Industrial land	
k)	Comment on demolition proceeding if any.	No.	
l)	Comment on compounding / regularization proceedings.	This land is surrounded by Brick compound wall	
m)	Any other aspect.	Nil.	
4.	Document details and legal aspect of property.		
A	Ownership documents. 1. Sale deed, gift deed, leases deed. 2. TIR of the property.	Lease deed.	
B	Name of the owners	M/s. Prabhanjan Automobiles Pvt Ltd.	
I.	Ordinary status of freehold or leasehold including restrictions on transfer.	Lease holds Land.	
II.	Agreement of easement if any.	Nil.	
III.	Notification of acquisition if any.	Nil.	
IV.	Notification of road widening if any.	Nil.	
V.	Heritage restriction if any.	Nil.	
VI.	Comment on transferability of the property ownership.	Nil.	
VII.	Comment of existing mortgage of the property ownership.	To be Mortgage property.	
VIII.	Comment on existing mortgages / charge / encumbrances on the property, if any.	The property is to be mortgage.	
IX.	Comment on whether the owner of the	Ni.	



	property has issued any guarantee (Personal or corporate) as the case may be.	
X.	Building plan sanction 1. Authority approving the plan. 2. Name of the office the authority. 3. Any violation from the approved building plan.	MIDC Jalgaon. MIDC Jalgaon. No.
XI.	Whether property is agricultural land if yes any conversion is contemplated.	Not agricultural land.
XII.	Whether the property is SARFAESI complaint.	Yes.
XIII.	a. All legal document, receipts to electricity, water tax, municipal tax and other building taxed to be verified and copies as applicable to be Enclosed with the report. b. Observation on dispute or dues if any in payment of bills / taxed to be reported.	Yes, Verified, Copy Enclosed. Nil.

XIV.	Whether entire piece of land on which the unit is set up / property is situated has been mortgage or to be mortgage.	Property is mortgage.
XV.	Qualification in TIR / mitigation suggested if any.	Nil.
XVI.	Any other aspect.	Nil.
5.	Economic aspect of the property	
A	i. Reasonable letting value. ii. If property is occupied by tenant. - Numbers of tenants. - Since how long (tenant – wise) - Status of tenancy right. - Rent received per month (tenant wise) a comparison of existing Market rent. iii. Taxed and other outings. iv. Property insurance. v. Monthly maintenance charge. vi. Security charge. vii. Any other aspect.	Nil. Nil. Nil. Nil. Nil. Nil. Nil.
6.	Socio-cultural aspect of the property.	
A	Descriptive account of the location of the property in term of social structure of the area, population, social stratification, region origin, economic level, location of	Nil.



[Signature]

10.	Engineering and technology aspects of the property.	
A.	Type of construction.	RCC & MS Steel
B.	Material and technology used.	Sand, Cement, Steel, Bricks
C.	Specification.	The property is RCC frame structure.
D.	Maintenance issue.	Good in Maintenance.
E.	Age of the building.	App. 09 years old.
F.	Estimated future life of building	56 years if proper maintain.
G.	Total life of the building	65 years.
H.	Extent of deterioration.	No.
I.	Structural safety.	Yes.
J.	Protection against natural disaster viz. earthquakes.	Yes.
K.	Visible damage in the building.	No.
L.	System of air-conditioning.	Yes.
M.	Provision of firefighting.	Yes.
N.	Copies of the plan and elevation of the building to be included.	No.
11.	Enviromental factors.	
A	Use of environment friendly material, green building techniques if any.	Nil.
B	Provision of rain water harvesting.	Nil.
C	Use of solar heating and lighting system etc.	Nil.
D	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Nil.
12.	Architectural and aesthetic quality of property.	
A	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Nil.
13	VALUATION. Land Value Land Area = 6000.00 Sq.m. MIDC Currant Rate Rs.3740/- per Sq.m. for Commercial Land Rs.3740/- + 20% for Highway Frontage i.e. Rs.748/- = Rs.4458/- Say. Rs.4500/- Land Value As per Current MIDC Commercial Rate 6000.00 x Rs. 4500/- = Rs.2,70,00,000/- Premium for Commercial Plot 6000.00 x Rs. 9000/- = Rs.5,40,00,000/- Total = Rs.8,10,00,000/-	

Building Value		
a) Ground floor	= 1293.52 Sq.m. x Rs.15500/-	= Rs.2,00,49,560/-
b) Mezz. Floor	= 136.16 Sq.m. x Rs.10500/-	= Rs.14,29,680/-
b) Compound wall	= 300.00 Rmt. x Rs.4500/-	= Rs.13,50,000/-
c) Pavement in open area	= 4706.48 Sq.m. x Rs.300/-	= Rs.14,11,944/-
d) Fixed in furniture, fixtures, False ceiling		= Rs.11,00,000/-
e) MS gate, Boring, Fire Fighting Arrangement, Ramp.		= Rs.14,00,000/-
Total		= Rs.2,67,41,184/-
A	Methodology of valuation – procedures adopted for arriving at the valuation. Valuer may consider various approaches and state explicitly the reason for adopting particular approach and assumption made. Basis adopted with supporting date, comparable sales and reconciliation of various factors on which final value judgment is arrive at.	Land & Building Method.
B	Prevailing market rates / price trend of the property in the locality / city form property search sites viz. magickbricks.com / 99acres.com / makaan.com etc. if available.	99acres.com & magickbricks.com reference attached.
C	Guideline rate obtained from registrar office / state govt. gazette / income tax notification.	For Highway Abutting Plot Rs.6400/- per Sq.m. for Land (Zone – 1.2) 6000.00 x Rs.6400/- = Rs.3,84,00,000/- For Construction 1429.68 x Rs.22990/- = Rs.3,28,68,343/- Total = Rs.7,12,68,343/-
D	Summary of valuation Land <u>Building</u> Fair market value. Say Amount. Realizable value. Forced / distress sale value. Insurable Value	Rs.8,10,00,000/- Rs.2,67,41,184/- Rs.10,77,41,184/- Rs.10,77,41,000/- Rs.10,23,53,000/- Rs.9,15,79,000/- Rs.2,15,48,000/-

