

CHALLAN
MTR Form Number-6

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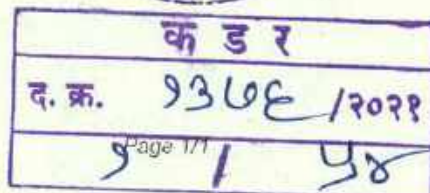
GRN	MH004232745202122P	BARCODE	Date		29/07/2021-10:37:15	Form ID	36	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty					
Registration Fee			TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name			KHD_KHED SUB REGISTRAR		Full Name			Unison Enviro Private Limited
Location			RATNAGIRI		Flat/Block No.			Plot No C-40
Year			2021-2022 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			Lote Parshuram MIDC
0030046401 Stamp Duty			2000.00		Area/Locality			Kheda
0030063301 Registration Fee			100.00		Town/City/District			
					PIN			4 1 5 7 2 2
					Remarks (if Any)			
					SecondPartyName=Maharashtra industrial development corporation~			
					Amount In			Two Thousand One Hundred Rupees Only
Total			2,100.00		Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		10000502021072900444 8270934545714	
Cheque/DD No.			Bank Date		RBI Date		29/07/2021-10:38:20 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 document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9112235173

सदर चलन केवल दुय्यम निबन्धक कार्यालयत नोंदणी करवावया दस्तासादी लागू आहे. नोंदणी न करवावयाच्या दस्तासादी सदर चलन लागू नाही.



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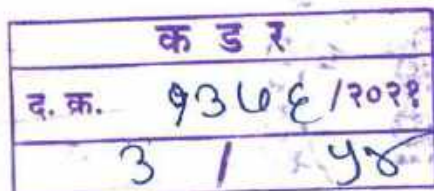
GRN	MH004330838202122E	BARCODE			Date	30/07/2021-17:15:23	Form ID	
Department Inspector General Of Registration				Fayer Details				
Registration Fee				TAX ID / TAN (If Any)				
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)				
Office Name KHD_KHED SUB REGISTRAR				Full Name		MS UNISON ENVIRO PVT LTD		
Location RATNAGIRI				Flat/Block No.		PLOT NO. C-40 . AT LOTE		
Year 2021-2022 One Time				Premises/Building				
Account Head Details			Amount In Rs.					
0030063301 Amount of Tax			300.00	Road/Street		TAL- KHED , DIST- RATNAGIRI		
				Area/Locality		KHED RTG		
				Town/City/District				
				PIN		4 1 5 7 2 2		
				Remarks (If Any)				
				SecondPartyName=M I D C~~Marke.val=0				
Total			300.00	Amount In	Three Hundred Rupees Only			
				Words				
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300342021073084283		008575948
Cheque/DD No.				Bank Date	RBI Date	30/07/2021-17:16:40		Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department D :

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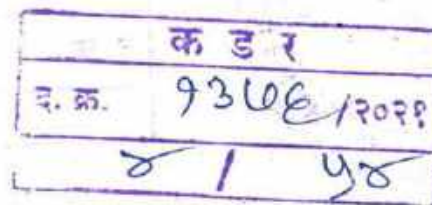
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

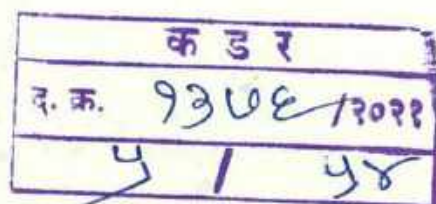
सदर चालन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3007202109623	Date 30/07/2021
Received from MS Unison Enviro Ptv Ltd, Mobile number 9112235173, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Khed of the District Ratnagiri.	
Payment Details	
Bank Name MAHB	Date 30/07/2021
Bank CIN 10004152021073006464	REF No. 005611568
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3007202113319	Date 30/07/2021
Received from MS UNISON ENVIRO PVT LTD, Mobile number 9112235173, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Khed of the District Ratnagiri.	
Payment Details	
Bank Name MAHB	Date 30/07/2021
Bank CIN 10004152021073009743	REF No. 008319493
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THIS LEASE made at Ratnagiri the 30th day of July Two Thousand Twenty one BETWEEN THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH-III 1962) and having its office at **Udyog Sarathi, Mahakali Caves Road, Andheri (E), Mumbai-400093** hereinafter called "the Corporation" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part AND **M/S. UNISON ENVIRO PVT. LTD.**, a Company is registered under the Companies Act, 2013 and having its registered office at **at 807, 8th floor, the Capital Plot No. C-70, G Block, Bandra Kurla Complex, BaNDRA (E), Mumbai 400051**, hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include his heirs, executors administrators and permitted assigns) of the Other Part;

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WHEREAS, The 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 Lessor, on certain terms & conditions as prescribed by & behalf of the State Government.

TDS on
Lease
Premium

Recitals

By an Agreement to Lease dated the 13th day of December, 2017 and made between the Lessor of the One Part and M/s. Ashoka Buildcon Ltd. of the Other Part. The Lessor agreed to grant to M/s. Ashoka Buildcon Ltd. upon the performance and observance M/s. Ashoka Buildcon Ltd. 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 4024 Square Meters or thereabouts in Lote Parshuram industrial Area bearing Plot No. C-40 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.

The said Agreement to Lease is registered with the Sub-Registrar of Assurances, Khed, Under Serial No.3708 & 3709 on 15th day of December, 2017 The Lessee has paid the Stamp Duty of Rs. 4,23,000=00 (Rupees Four Lakh Twenty Three Thousand Only) on the 08th day of December, 2017 on the Agreement to Lease dated 13th day of December, 2017 on the amount of the premium of Rs. 84,54,424=00 (Rupees Eighty Four Lakh Fifty Four Thousand Four Hundred Twenty Four Only)

AND WHERE AS M/s. Ashoka Buildcon Ltd. Pursuance of Sub-Clause (m) of Clause-3 of the said Agreement requested to grantor to grant its consent for transfer and assignment of its interest therein by way of transfer in favour of M/s. Unison Enviro Pvt. Ltd. and granted vide this office Transfer order No. C58213 Dated 16.08.2018.

AND WHEREAS by a Supplemental Agreement dated the 24th day of September, 2018 and made between the Lessor of the First Part M/s. Ashoka Buildcon Ltd. of the Second Part and AND M/s. Unison Enviro Pvt. Ltd. of the Third Part, and lodged for registration with the Sub Registrar of Assurances at Khed, Under Sr. 2897 on 25th September, 2018 and the Principal Agreement dated the 13th day of December, 2017

At the request of the Confirming Party, the Lessor handed over the possession of the Demised Land to the Confirming Party on the 17th day of November, 2017 and the Lessee has completed 1018.61 sq.mtrs. (i.e.0.25%) construction on the Demised Land as per the plans approved by the Lessor and obtained Occupancy Certificate (BCC) from the Lessor.

AND WHEREAS, at the request of the Confirming Party and the Lessor has agreed to grant to the Lessee a Lease of the piece of land and premises in the manner hereinafter mentioned.



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AND WHEREAS pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted.

AND WHEREAS for the purpose of Stamp duty, recurring charges such as Government revenue, the Lessor share of cesses and the owners share of Municipal or Village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the lessor have been estimated at Rs. 1280=00 approximately per annum.

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the premises and of the sum of **Rs. 84,54,424=00** (Rupees Eighty Four Lakh Fifty Four Thousand Four Hundred Twenty Four Only). & **Further Sum of Rs. 20,300=00 in aggregate amount Rs. 84,94,724=00** (Rupees Eighty Four Lakh Ninety Four Thousand Seven Hundred Twenty Four Only) the Lessor as Land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise and the Confirming Party both hereby confirm unto the Lessee all that piece of land known as **Plot No. C-40** in the **Lote Parshuram** Industrial Area within the village limits of **Lote** and Taluka and Registration Sub-District **Khed** District and registration District **Ratnagiri** containing by admeasurement 4024 Square Metres or thereabouts and more particularly described in the First Schedule hereunder written and shown surrounded 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 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 land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of **Ninety Five** years computed from the **First day of November, 2017** subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer" 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 the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the first day of January in each and every year.

Description
of Land

2. The Lessee with intent to bind all persons into whosoever hands the demised premises may come doth hereby covenant with the Lessor as follows:

Covenants
by the Lessee

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

To Pay rent

(b) To pay all existing and future taxes, rates, assessments and outgoings of every description for the time being payable and taxes.

To pay rates
and taxes.



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either by landlord or tenant or by the occupier in respect of the demised premises under the applicable law.

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

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 his own expenses within a period of one year from the date hereof plant trees in the periphery of the plot to be kept open to sky of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 Square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.

Planting of trees in the periphery of the plot.

(e) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand gravel, clay or earth therefrom 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 a compound wall and steps and 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.

Not to erect beyond building line.

(g) The Lessee having at his own expenses constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned.)

Access Road.

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

To comply with the provisions of water (Prevention and Control of Pollution) Act, 1974 The Air (P & C of P) Act, 1981 and the Environment (protection) Act 1986 and as amendments issued from time to time.



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(h) The Lessee shall have to become a member of Common Effluent Treatment Plant (CETP) & observe the Criteria/Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Lessor.

(i) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto. **To build as per Agreement.**

(j) That no building or erection to be erected hereafter shall be commenced unless and until specification, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and consent in writing by the Executive Engineer, and after approval for the same is obtained from the Local Authority/Planning Authority and also a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations. **Plans to be submitted before building.**

(k) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained. **Indemnity.**

(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.**

(ii) 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) To observe and conform to all rules, regulations and by-laws of the Municipality/Local Authority/Planning 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 accommodation and other sanitary arrangement for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings, clean and in good conditions to the satisfaction of the Executive Engineer, and shall not without the previous consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof. **Sanitation.**

(o) That no alterations or additions shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features **Alterations.**



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thereof except with the previous consent in writing of the Executive Engineer and in accordance with the building Regulations set out in the Second Schedule hereunder written.

(p) Throughout the said term at the Lessee's expense well **To repair** and substantially to repair, pave cleans 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 Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

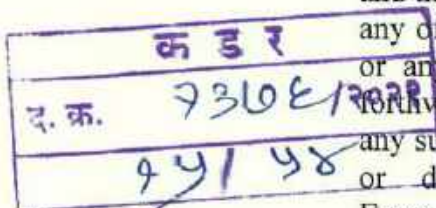
(q) To permit the Lessor or the Chief Executive Officer or **To enter and** the Executive Engineer and the Officers, Surveyors, Workmen or **inspect.** others employed by them from time to time and at all reasonable time of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice in writing to the Lessee call upon her to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee.

(r) That it shall not at any time to do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunderwritten for any purpose which may be 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 Pollution Control Board, Central Pollution Control Board and Ministry of Environment & Forest, Govt. of India, with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour; liquid-effluvia, dust, smoke, gas or otherwise howsoever.

Nuisance

(s) To use the demised premises only for the purpose of a **User.** factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunder written and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, or 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 Pollution control 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.

(t) To keep the buildings already erected or which **Insurance.** may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said land or any part of thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term the said building or any part thereof respectively shall be destroyed or





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damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened

(u) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised premises and all erections and building then standing or being thereon PROVIDED always that the Lessee shall be at liberty if he/she 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 himself/herself all buildings, erections and structures and materials from the said land but so nevertheless, that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and 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.

(v) Not to assign, underlet or part with the possession of the demised premises 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 condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's 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.

(w) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense 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.

Assignments to be registered with the Lessor.

(x) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said Industrial area

To give preference in employment of Labour.

(y) while employing the skilled and unskilled labour, she shall also recruit the maximum local people on the basis of its knowledge of handling and operating the equipment/machinery used by the Lessee and the general qualifications of the Local labour.

(z) And in the event of the death of the Lessee 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.

Notice in case of death

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from Lessee as an arrear of Land Revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966.)

Recovery of Rent, Fees, etc. as Land Revenue.



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

**Rent, Fees etc.
in arrear.**

5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for 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 **Lote Parshuram Indll. Area** and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessee 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. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessee grant to the Lessee a new Lease of the demised premises for a further term of Ninety Five years on payment of premium as may be determined by the Lessor and with covenant, provisos and stipulations here in before contained except this covenants for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

**Renewal of
Lease.**

8. The stamp duty and registration charges in respect of the preparation and execution of this Lease and it's duplicate including the cost, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

**Costs and
charges to be
borne by the
Lessee.**

9. The marginally notes do not form part of the Lease and shall not be referred to for construction for interpretation thereof.

**Marginal
Notes.**



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२० / ५४



३६	३०६५	३६
३६	३०६५	३६



IN WITNESS WHEREOF **SHRI P.H. Padalkar** the **REGIONAL OFFICER** of the Maharashtra Industrial Development Corporation has for and on behalf of the Maharashtra Industrial Development Corporation the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Confirming Party has set his respective hand the Lessee has set his/her hand hereto the day and year first above written.

FIRST SCHEDULE
(Description of Land)

All that piece or parcel of land known as **Plot No. C-40** in the **Lote Parshuram** Industrial Area within the village Limits of **Lote Taluka** and Registration, Sub-District **Khed** District and Registration District **Ratnagiri** containing by ad-measurements 4024 square Metres or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto and that is to say :-

On or towards the North by :- MIDC Road 20.00 M. R/W
On or towards the South by :- Plot No. C-39
On or towards the East by :- Plot No. C-39
On or towards the West by :- MIDC Boundry

SECOND SCHEDULE
(BUILDING CONTROL RULES.)

1) All survey boundary marks demarcating the boundaries of the Plots shall be properly preserved and kept in good repair by the Lessee. Where more than one Lessee is concerned with the same boundary mark the officer authorised by the Lessor shall allocate the obligation suitably.

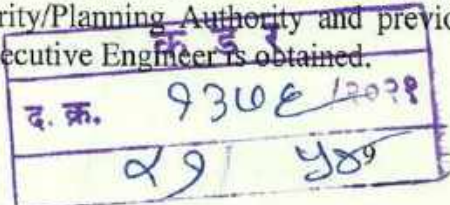
The Development Control Rules applicable in MIDC Industrial Area shall be applicable in the Industrial Area.

2) Periphery of the plot shall be utilised 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 said land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries a list whereof is attached

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

5) No construction work shall be commenced unless the plans, elevations and sections have been approved by the Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained and no additions or alterations 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 Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained.



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THIRD SCHEDULE
(List of Obnoxious Industries)

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, Sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage, except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals, garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosive or fire-works.
11. Fat rendering.
12. Fat, tallows, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products or pyroxylin.
14. Pyroxyline manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise vibrations or fire-hazards.



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२४/५२



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345	678
901	234

SIGNED, SEALED AND DELIVERED
BY SHRI P. H. Padalkar

REGIONAL OFFICER, RATNAGIRI
of the withinnamed Maharashtra Industrial
Development Corporation in the presence of..



[Handwritten signature]

Regional Officer
M. I. D. C. Ratnagiri.

1. Shri. S. S. Bhatawdekar, AAM
[Handwritten signature]

2. Shri. S. A. Gawade, AAM
[Handwritten signature]

The Common Seal of the above named
LESSEE M/S. UNISON ENVIRO PVT. LTD.
was, pursuant to a Resolution

Of its Board of Directors passed in
that behalf on the 28th day
of June 2021 affixed hereto

Director (s) of the Company

1) Rohit Lahanu Wagh
2) _____



UNISON ENVIRO PRIVATE LIMITED

[Handwritten signature]

Authorised Signatory

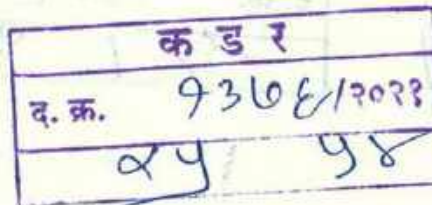
Who, in token of having affixed
the Company's Seal set his hand/their
respective hands hereto, in presence of :

1) Shri. Siddhesh S. Bhutkar
179, Padavewadi, Mirjole
Ratnagiri

[Handwritten signature]

2) Shri. Popat Bhimaji Nalawade
Gadhavemala, Near Datta Mandir
stur, Pune.

[Handwritten signature]





Ministry of Industries
New Delhi



THE HENRO PRIVATE LIMITED

Registered Office



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४६१ ५४	

LOTE PARSHURAM INDUSTRIAL AREA
VILLAGE- LOTE TALUKA- KHED
DISTRICT - RATNAGIRI



SCALE : 1cm=10mtr



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Regional Officer
M. I. D. C. Ratnagiri.

UNISON ENVIRO PRIVATE LIMITED

Authorised Signatory

PREPARED BY

Umesh P. Koshti

Surveyor
Regional Office, M.I.D.C.
Ratnagiri.



क ड र
र. क्र. 9364/2021
20/ 48



Registrar of Companies
Kharagpur, Odisha



PREPARED BY

Registrar of Companies
Kharagpur, Odisha



क ड र
द. क्र. 9306/2028
२५ / १७

ग्रामपंचायत लोटे

तालूका :- खेड

जिल्हा :- रत्नागिरी

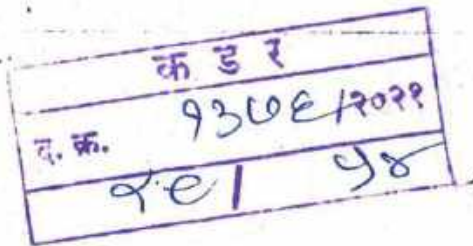
करास पात्र असलेल्या इमारती व जमिनी यांची आकारणी यादी

आकारणी यादी (असेसमेंट लिस्ट)

२०२१-२०२२

महाराष्ट्र ग्रामपंचायत कायदा

नमुना नंबर ८



अ.नु.	वस्तुगोचर नाव	शिटी सर्टिफिकेट नंबर	मालमत्ता नंबर	मालमत्तापत्र नाव	भोगतत्ता नाव	गातागतीचे वर्णन	मिळकत बांधका माचे वर्ष	क्षेत्रफळ चौ.मीटर	रेडरेकनर दर प्रति चौ.मी. (रुपये)			घसारा दर	इमारतीच्या वापरानुसार भारांक
									जमीन	इमारत	बांधकाम		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
२६८४	औद्योगिक विभाग		१०५७	युनिसन एनक्वायरो प्रा.लि.(प्लॉट नं.सी-४०)	स्वतः	आर.सी.सी.कारखाना इमारत ० X ० मोकळी जागा ० X ०	२०२१	१,०१८.६१		१४९६०.००		१००%	औद्योगिक
								३,२३२.५०	७९०.००				औद्योगिक

भांडवली मूल्य (रुपये)	कराचा दर	करांची रक्कम (रुपये)				एकूण कर	अपिलाचे निकाल आणि त्यानंतर केलेले फेरफार (रुपये)				एकूण कर	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भात शेष						
		घर पट्टी	विज कर	आरेख्य कर	कर ३		कर ४	घर पट्टी	विज कर	आरेख्य कर			कर ३	कर ४				
१५	१६	१७	१८	१९	२०	२१					२२	२३	२४	२५	२६	२७	२८	२९
२०८३९७६२.००	१.५० ३.५०	३६३६७.००	०.००	३०.००	०.००	०.००	३६३९७.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	ग्रामपंचायत नासिक सभा ठराव नं. ७(३०) तारीख २०-०७-२०२१ ने आकारणी केली.



ग्रामविकास अधिकारी
ग्रामपंचायत लोटे
ता. खेड, जि. रत्नागिरी

ग्रामपंचायत लोटे
ता. खेड, जि. रत्नागिरी

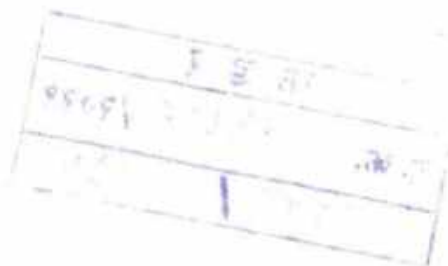
मुख्य प्रतीवरून नक्कल दिली दिनांक :- २७/०७/२०२१

अर्जदार नाव :- युनिसन एनक्वायरो प्रा. लि.

राहणार :-



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३० / ५४





Ashoka Gas

Unison Enviro Private Limited

CERTIFIED TRUE COPY OF CIRCULAR RESOLUTION NO. 7 / BOARD / 2021-22 PASSED BY THE BOARD OF DIRECTORS OF UNISON ENVIRO PRIVATE LIMITED ON JUNE 28, 2021

APPROVAL FOR SINGING LEASE DEED WITH MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION AND AUTHORISING OFFICERS OF THE COMPANY TO SIGN THE SAME


'RESOLVED THAT in pursuance of the Agreement dated September 24, 2018, executed between Maharashtra Industrial Development Corporation ('MIDC'), Ashoka Buildcon Limited ('ABL') and Unison Enviro Private Limited ('the Company'), for transfer & assignment of leasehold interest / rights of ABL in the land situated at Plot No. C-40, Lote-Farshuram Industrial Area, Ratnagiri, in favour of the Company, consent of the Board be and is hereby accorded to sign lease deed with Maharashtra Industrial Development Corporation ('MIDC') for the said land.

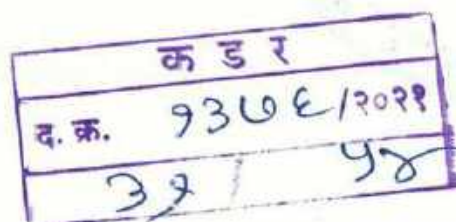
FURTHER RESOLVED THAT Mr. Amit Kumar Sam, Mr. Mukund Chandak and Mr. Rohit Wagh, officers of the Company be and are hereby severally authorized to sign the said Lease Deed with MIDC and to sign, execute and submit all documents and to do all such acts, things and deeds as may be required in connection with the same.

FURTHER RESOLVED THAT any Director or Company Secretary & Compliance Officer of the Company be and are hereby authorised to issue a certified copies of the aforesaid resolution."

By order of the Board
For Unison Enviro Private Limited




Ketki Gandham
Company Secretary & Compliance Officer
CSI M. No. ACS-24771



Regd. Office : 807, 8th Floor, The Capital, Plot No. C-70, G Block, Bandra Kurla Complex, Bandra(E), Mumbai - 400 051
Tel: +91 22 67399700 | www.unisonenviro.com
Corporate Office : Ashoka House, Ashoka Marg, Ashoka Nagar, Nashik 422011, Maharashtra, India | Tel: +91 253 6633795
Fax: +91 253 2236704
CIN : U41300MH2015PTC27100E



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३२१	५२



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Office :- The Deputy Engineer, MIDC Utility SPA.

e-mail : dech.plunutility@midcindia.org

Phone No. 02355-256695

No. MIDC/SPA/ Lote / A30151

Date: 22/01/2020.

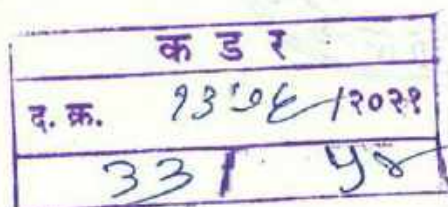
OCCUPANCY CERTIFICATE

Sub: - Issue of Occupancy certificate for Buildings on Plot No. (C-40)
Lote - Parshuram.

- Ref: 1. On Line application vide SWC No-27/19/20200118/680406 dt.18/01/2020
2. Building Completion Certificate by Architect / Licence Engineer dt.
13/12/2019.
3. Final Fire N.O.C. issued vide letter No. MIDC/Fire/E-22077 dt.19/12/19
4. Plans approval vide letter No./DB/KHD/ D-73061/ Of 2019
dated-16/11/2019
5. Site Inspection Report submitted by designated Site Inspector dt.
22/01/2020.

This is to certify that, M/s.UNISON ENVIRO PVT. LTD., allottee of Plot No-C-40 MIDC, Lote-Parshuram, Peer Lote Pin Code -415722 have completed the development work of Building having total built up area- 1018.61 sq.m. on Plot No C-40, situated at Lote-Parshuram, MIDC, (Peer Lote), is complete as per details mentioned below under the supervision of Architect Mrs.SHREYA SAMEER INDULKAR[CA/96/20609] ,906,Vynkatesh Vinamra Nagar ,Godown Stop, Nachane,Ratnagiri-415639.

1. Name of the Plot holder : M/s.UNISON ENVIRO PVT. LTD
2. Address : MIDC. Lote-Parshuram Ind.Area. C-40
3. Plot area : 4024 Sq. m.
4. Approval of Plans : MIDC/ Lote/D-73061/2019 dt.16/11/19.
6. Built-up Area Approved : 1018.61 sq.m.
7. Previous CC issued :--
8. Status of construction
on site as per site inspection report : Completed as per approved plans.
- a) Built up area completed in : 1018.61 Sq. m.
a) respect
- b) FSI Details : FSI Consumed = 0.25 (i.e.25%)



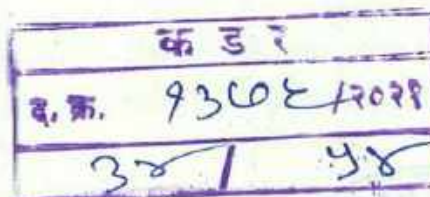
- As requested vide ref. no. 1 & as per site inspection report vide ref no. 5, you are permitted to occupy the buildings having total built up area- (1010.64)sq.m.(FSI-0.25).

Sr. No.	Building No.	Built up Area (in sq.m.)	Extra height
1	Dispensing area	379.20	189.60
2	Mobile area	75.00	37.50
3	Electrical control & D.C.Room.	58.69	--
4	Store	25.43	--
5	Machine Foundation & open storage	226.80	--
6	Sales Office	14.88	--
7	Pressure Regulating Skid-1	4.00	--
8	Pressure Regulating Skid-2	7.50	--
Total BUA		791.50	227.10
Total BUA		1018.61 M2	

Special Planning Authority,
MIDC, SPA Division,

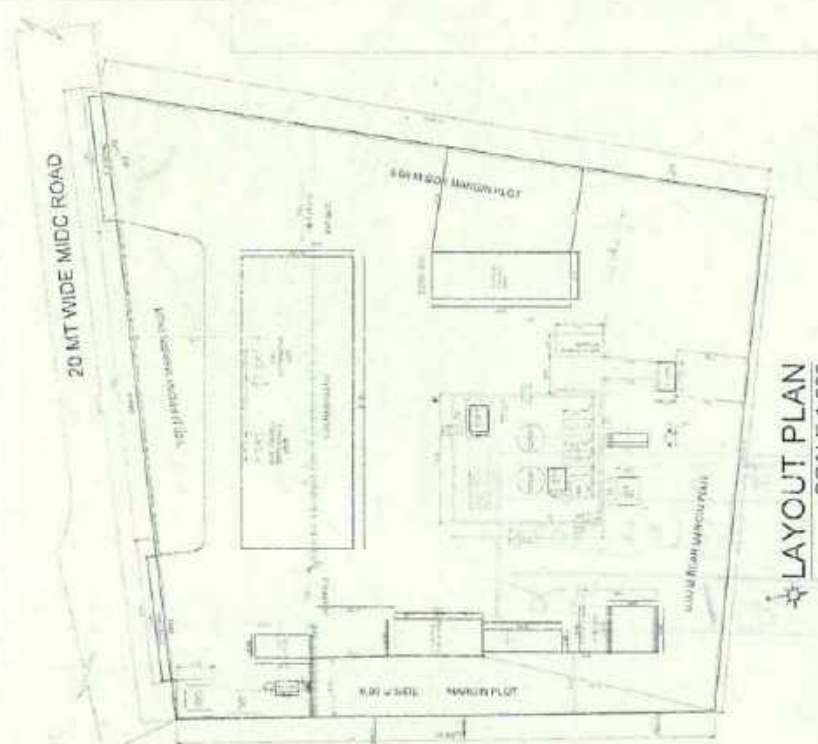
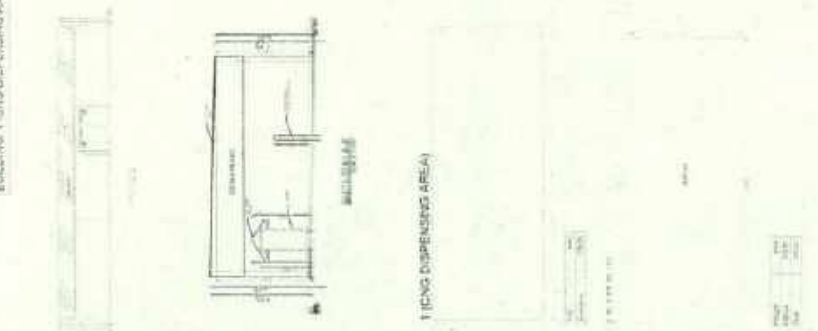
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- 1) Copy f.w.c.s to Mrs SHREYA SAMEER INDULKAR, [CA/96/20609], 905, Vynkatesh Vinamra Nagar, Godown Stop, Nachane, Ratnagiri-415639.
- 2) Copy submitted to the Jt. C.E.C. Mumbai-93 for information.
- 3) Copy submitted to the Executive Engineer, MIDC, Ratnagiri for information please.
- 4) Copy f.w.c.s to Regional officer, MIDC, Mirjole Industrial Area, Near J.K. Files Co. Ratnagiri.-415639.
- 5) Copy to Loto -Parshuram Water Supply File.



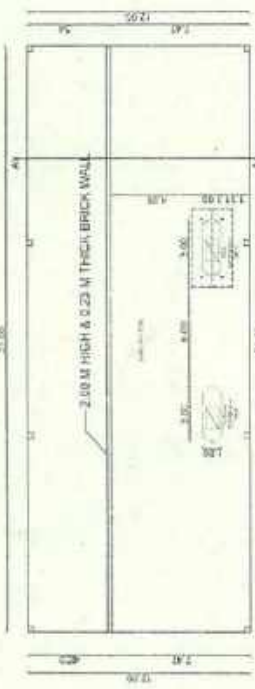
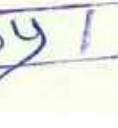
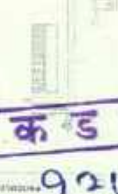
ASHOK
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B. PATIL

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LAYOUT PLAN
SCALE 1:200

ANNUAL REGISTER 2014			
Year	Number of cases	Number of deaths	Number of cases per 100,000 population
1990	100	10	100
1991	100	10	100
1992	100	10	100
1993	100	10	100
1994	100	10	100
1995	100	10	100
1996	100	10	100
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2074	100	10	100
2075	100	10	100
2076	100	10	100
2077	100	10	100
2078	100	10	100
2079	100	10	100
2080	100	10	100
2081	100	10	100
2082	100	10	100
2083	100	10	100
2084	100	10	100
2085	100	10	100
2086	100	10	100
2087	100	10	100
2088	100	10	100
2089	100	10	100
2090	100	10	100
2091	100	10	100
2092	100	10	100
2093	100	10	100
2094	100	10	100
2095	100	10	100
2096	100	10	100
2097	100	10	100
2098	100	10	100
2099	100	10	100
2100	100	10	100



6- GROUND FLOOR PLAN
SCALE 1:100

Parameter	Unit	Value	Unit	Value	Unit	Value	Unit	Value
Initial concentration	mg/L	100	mg/L	100	mg/L	100	mg/L	100
Final concentration	mg/L	10	mg/L	10	mg/L	10	mg/L	10
Removal efficiency	%	90	%	90	%	90	%	90
Flow rate	L/min	1	L/min	1	L/min	1	L/min	1
Bed depth	cm	10	cm	10	cm	10	cm	10
Particle size	mm	0.5	mm	0.5	mm	0.5	mm	0.5
Temperature	°C	25	°C	25	°C	25	°C	25
pH		7		7		7		7
Time	min	60	min	60	min	60	min	60
Adsorbent dose	g/L	1	g/L	1	g/L	1	g/L	1
Batch size	L	1	L	1	L	1	L	1
Stirring speed	rpm	100	rpm	100	rpm	100	rpm	100
Equilibrium time	min	120	min	120	min	120	min	120
Desorption efficiency	%	95	%	95	%	95	%	95
Regeneration cycles		5		5		5		5
Cost of treatment	\$/m ³	0.1	\$/m ³	0.1	\$/m ³	0.1	\$/m ³	0.1
Overall efficiency	%	92	%	92	%	92	%	92

Project Name		Project No.		Project Date		Project Location		Project Status		Project Manager		Project Team		Project Budget		Project Progress		Project Notes	
1	Project A	2	Project B	3	Project C	4	Project D	5	Project E	6	Project F	7	Project G	8	Project H	9	Project I	10	Project J
11	Project K	12	Project L	13	Project M	14	Project N	15	Project O	16	Project P	17	Project Q	18	Project R	19	Project S	20	Project T
21	Project U	22	Project V	23	Project W	24	Project X	25	Project Y	26	Project Z	27	Project AA	28	Project AB	29	Project AC	30	Project AD
31	Project AE	32	Project AF	33	Project AG	34	Project AH	35	Project AI	36	Project AJ	37	Project AK	38	Project AL	39	Project AM	40	Project AN
41	Project AO	42	Project AP	43	Project AQ	44	Project AR	45	Project AS	46	Project AT	47	Project AU	48	Project AV	49	Project AW	50	Project AX
51	Project AY	52	Project AZ	53	Project BA	54	Project BB	55	Project BC	56	Project BD	57	Project BE	58	Project BF	59	Project BG	60	Project BH
61	Project BI	62	Project BJ	63	Project BK	64	Project BL	65	Project BM	66	Project BN	67	Project BO	68	Project BP	69	Project BQ	70	Project BR
71	Project BS	72	Project BT	73	Project BU	74	Project BV	75	Project BW	76	Project BX	77	Project BY	78	Project BZ	79	Project CA	80	Project CB
81	Project CC	82	Project CD	83	Project CE	84	Project CF	85	Project CG	86	Project CH	87	Project CI	88	Project CJ	89	Project CK	90	Project CL
91	Project CM	92	Project CN	93	Project CO	94	Project CP	95	Project CQ	96	Project CR	97	Project CS	98	Project CT	99	Project CU	100	Project CV

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Addressed to the Author by the Editorial Staff



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द. क्र. 9206/2022
34 / 48



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३६/५४

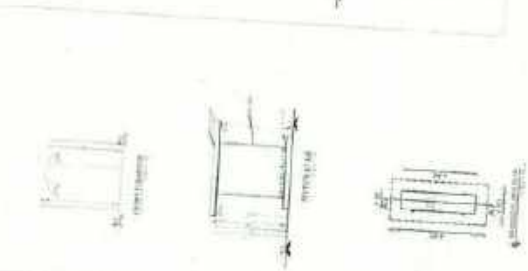
१३७६/२०२१
३६/५४



BUILDING 7 (MOBILE CASCADE AREA)



BUILDING 3 (PRESSURE REGULATING SKID 1)



BUILDING 4 (PRESSURE REGULATING SKID 2)



BUILDING 5 (STORE)



5 (STORE)



3 (PRESSURE REGULATING SKID 1)



GROUND FLOOR PLAN
SCALE 1:100

2 (MOBILE CASCADE AREA)



3 (ODOR)



6 (ELECTRICAL CONTROL & DC ROOM)



ASHOK
BABASAHEB
PATIL

BUILDING 6 (ELECTRICAL CONTROL & DC ROOM)

FRONT ELEVATION
SCALE 1:100

SECTION AT A-A
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100

FOR MECHANICAL WORKS

Sl. No.	Particulars	QTY	UNIT	AMOUNT
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FOR MECHANICAL WORKS

Sl. No.	Particulars	QTY	UNIT	AMOUNT
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FOR MECHANICAL WORKS

FOR MECHANICAL WORKS

FOR MECHANICAL WORKS



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द.क्र. 9368/2022
361 58

**ASHOK
BABASAH
EB PATIL**

Stamp of Approval
Date: 2023/11/18 12:27:11 +0530

BUILDING: 8 (MACHINE FOUNDATION & OPEN STORAGE SILO AREA)

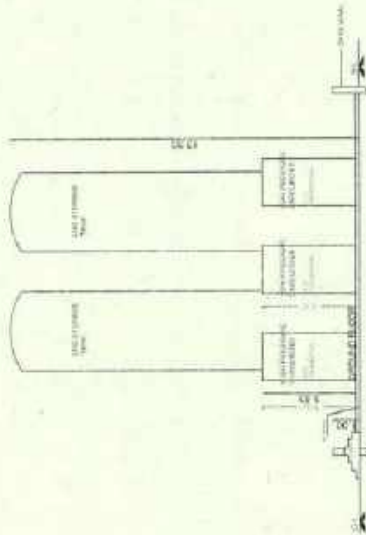
GROUND FLOOR PLAN



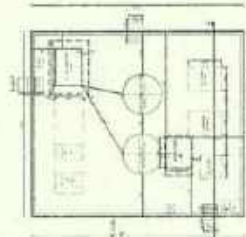
Area: 222.84

Scale: 1:100

FRONT ELEVATION
SCALE 1:100



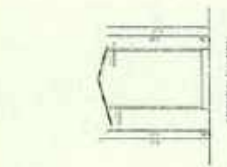
SECTION AT A-A
SCALE 1:100



PROJECT NAME	ASHOK BABASAH EB PATIL
PROJECT LOCATION	ASHOK BABASAH EB PATIL
PROJECT TYPE	ASHOK BABASAH EB PATIL
PROJECT DATE	ASHOK BABASAH EB PATIL
PROJECT DRAWN BY	ASHOK BABASAH EB PATIL
PROJECT CHECKED BY	ASHOK BABASAH EB PATIL
PROJECT APPROVED BY	ASHOK BABASAH EB PATIL

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

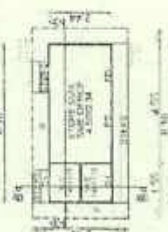
BUILDING: (DISCHARGE PUMP)



FRONT ELEVATION
SCALE 1:100



SECTION AT A-A
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

GROUND FLOOR PLAN

7 (SALES OFFICE)

Area: 16.25

PROJECT NAME	ASHOK BABASAH EB PATIL
PROJECT LOCATION	ASHOK BABASAH EB PATIL
PROJECT TYPE	ASHOK BABASAH EB PATIL
PROJECT DATE	ASHOK BABASAH EB PATIL
PROJECT DRAWN BY	ASHOK BABASAH EB PATIL
PROJECT CHECKED BY	ASHOK BABASAH EB PATIL
PROJECT APPROVED BY	ASHOK BABASAH EB PATIL

PROJECT NAME	ASHOK BABASAH EB PATIL
PROJECT LOCATION	ASHOK BABASAH EB PATIL
PROJECT TYPE	ASHOK BABASAH EB PATIL
PROJECT DATE	ASHOK BABASAH EB PATIL
PROJECT DRAWN BY	ASHOK BABASAH EB PATIL
PROJECT CHECKED BY	ASHOK BABASAH EB PATIL
PROJECT APPROVED BY	ASHOK BABASAH EB PATIL

FLOOR	AREA	PERIMETER	HEIGHT	VOLUME	WEIGHT
1	16.25	16.25	3.00	48.75	48.75
2	16.25	16.25	3.00	48.75	48.75
3	16.25	16.25	3.00	48.75	48.75
4	16.25	16.25	3.00	48.75	48.75
5	16.25	16.25	3.00	48.75	48.75
6	16.25	16.25	3.00	48.75	48.75
7	16.25	16.25	3.00	48.75	48.75
8	16.25	16.25	3.00	48.75	48.75
9	16.25	16.25	3.00	48.75	48.75
10	16.25	16.25	3.00	48.75	48.75
11	16.25	16.25	3.00	48.75	48.75
12	16.25	16.25	3.00	48.75	48.75
13	16.25	16.25	3.00	48.75	48.75
14	16.25	16.25	3.00	48.75	48.75
15	16.25	16.25	3.00	48.75	48.75
16	16.25	16.25	3.00	48.75	48.75
17	16.25	16.25	3.00	48.75	48.75
18	16.25	16.25	3.00	48.75	48.75
19	16.25	16.25	3.00	48.75	48.75
20	16.25	16.25	3.00	48.75	48.75



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30/1/22



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४० / ५४

१३०६	१३०६
४०	५४



यूटीआई इन्फ्रास्ट्रक्चर टेक्नोलॉजी एण्ड सर्विसेज लिमिटेड द्वारा संचालित
प्लॉट नं. 3, सेक्टर - 11, पोस्ट बैग क्र. 20, सी बी डी बेलपुर
नवी मुम्बई - 400 614, ई-मेल : utilitsl.gsd@utilitsl.com.

आयकर विभाग को यह सूचित करने हुए प्रसन्न है कि आपको निम्नलिखित स्थानी लेखा संख्या (पैन) आवंटित की गयी है।

AABCU8820A

पैन काहें इसके साथ संलग्न है: आयकर विवरणों दाखिल करने के लिये कृपया निम्न से सम्पर्क करें:

"INCOME TAX OFFICER, WARD-2(2), NASHIK

हम आपको सूचित करना चाहते हैं कि आप का विवरणों तथा करों के भुगतान के लिए प्रयुक्त चालानों में पैसों का उल्लेख करना आवश्यक है ताकि आपके द्वारा भुगतान किए गये करों का सही जमा (क्रेडिट) सुनिश्चित किया जा सके और आपका विवरणों पर शीघ्र कार्यवाही की जा सके। आपका विवरणों के साथ पत्र-व्यवहार में पैसों का उल्लेख करने से करदाता सेवाओं में सुधार लाने में हमें सहायता मिलेगी।

हम सूचित करते हैं कि आयकर अधिनियम, 1961 के अंतर्गत विनिर्दिष्ट अनेक संव्यवहारों में पैन का उल्लेख करना अनिवार्य है। ऐसे संव्यवहारों के विस्तृत ब्यौरे के लिए कृपया आयकर अधिनियम, 1961 की धारा 139ए के साथ पठित आयकर नियम, 1962 के नियम 114थी वर अनिवार्य करें।

एक से अधिक पैन ऑडिट होने की असम्भावित स्थिति में इस तथ्य को अपने कर-निर्धारण अधिकारी की जानकारी में अवश्य लायें क्योंकि एक से अधिक पैन रखना या उसका प्रयोग करना कानून के विरुद्ध है तथा इसके लिये 10,000 रुपये तक दंड लगाया जा सकता है।

यदि आपके पैन कार्ड पर मुद्रित विवरण में त्रुटि हो तो उसे आसकर पैन सेवा इकाई के उपर्युक्त पते पर अथवा पैन कार्ड के पीछे दिये गये पते पर सूचित कर सकते हैं।

नागरिकों को उद्दान को जाने वाला विभिन्न सेवाओं के बारे में अधिक जानकारी के लिए कृपया आयकर विभाग की वेबसाइट- www.incometaxindia.gov.in पर या आयकर सहायक केंद्रों को फोन 0174-2478822 पर सम्पर्क करें। इस साइट पर चैन पर बिम्बित जानकारी भी उपलब्ध है।

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432011

आयकर विभाग
INCOME TAX DEPARTMENT
UNISON ENVIRO PRIVATE LIMITED
भारत सरकार
GOVT. OF INDIA
14/12/2015
AABCUC820A
Signature

हस्ताक्षर करें।

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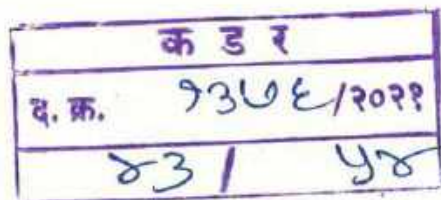
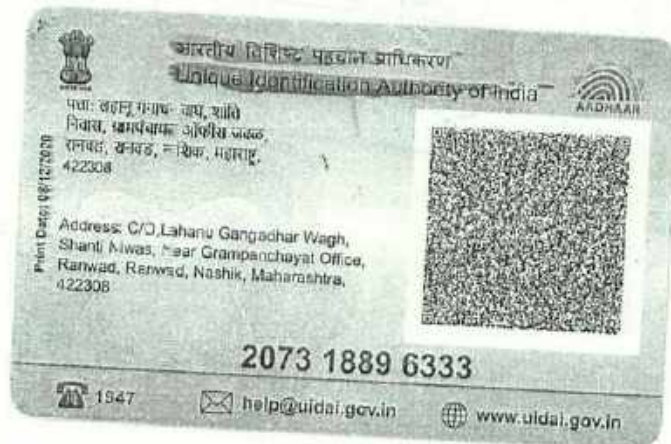
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द. क्र. 930 E/2022
२४/१२





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

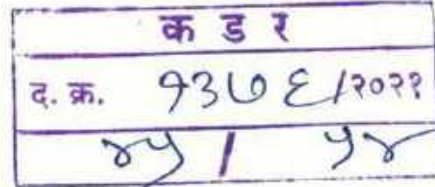
नोंदविण्याचा क्रमांक / Enrollment No 1218/163C3/05250

To,
सिद्धेश सुरेश भाटकर
Siddhesh Suresh Bhatkar
179
padve wadi
Mirjole
Ratnagiri
Maharashtra 415639
8446161000

Ref: 24 / 22B / 47072 / 47880 / P



UE081014753IN



आपला आधार क्रमांक / Your Aadhaar No. :

8919 3762 4726

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सिद्धेश सुरेश भाटकर
Siddhesh Suresh Bhatkar
जन्म वर्ष / Year of Birth : 1991
पुरुष / Male



8919 3762 4726

आधार — सामान्य माणसाचा अधिकार



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भारत सरकार
Government of India

पोपट निमजी नलवडे
Popat Baimaji Nalawade
जन्म तारीख/DOB: 10/06/1976
पुरुष/ MALE

6491 7525 3458
VID: 9197 0828 9048 8438

माझे आधार, माझी ओळख

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भारतीय विधिक-ओळख प्राधिकरण
Indian Identification Authority of India

पत्ता:
गतिवमला, दत्त मंदिर कॉम्प्लेक्स, ओतुर, पुणे,
महाराष्ट्र - 412409

Address:
Gathivamala, Datt Mandir Complex, Otur,
Pune,
Maharashtra - 412409

6491 7525 3458
VID: 9197 0828 9048 8438



क ड र
द. क्र. 9306/2022
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४८१	५४



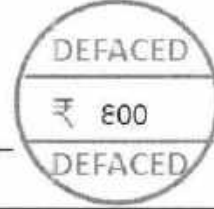
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3007202109623

Receipt Date 30/07/2021

Received from MS Unison Enviro Pvt Ltd, Mobile number 9112235173, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 1376 dated 30/07/2021 at the Sub Registrar office S.R. Khed of the District Rainagiri.



Payment Details

Bank Name MAHB

Payment Date 30/07/2021

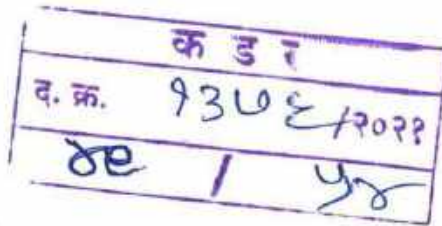
Bank CIN 10004152021073006464

REF No. 005611568

Deface No 3007202109623D

Deface Date 30/07/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 30C7202113319

Receipt Date 30/07/2021

Received from MS UNISON ENVIRO PV LTD, Mobile number 9112235173, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered as Document No. 1376 dated 30/07/2021 at the Sub Registrar office S.R. Khed of the District Ratnagiri.

DEFACED

₹ 280

DEFACED

Payment Details

Bank Name MAHB

Payment Date 30/07/2021

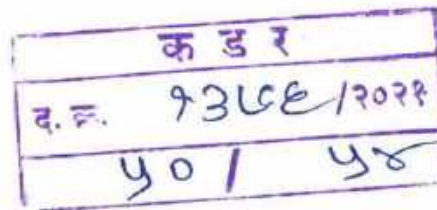
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REF No. 008319493

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Deface Date 30/07/2021

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CHALLAN
MTR Form Number-6

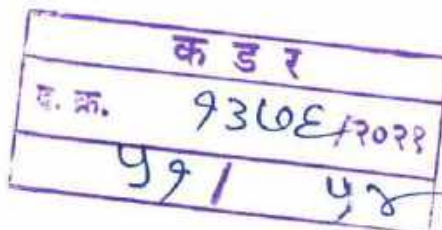


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Department					Inspector General Of Registration				
Registration Fee					Payer Details				
Type of Payment					Ordinary Collections IGR				
Office Name					KHD_KHED SUB REGISTRAR				
Location					RATNAGIRI				
Year					2021-2022 One Time				
Account Head Details					Amount In Rs.				
0030063301 Amount of Tax					300.00				
Flat/Block No.					PLOT NO. C-40 . AT LOTE				
Premises/Building					TAL- KHED , DIST- RATNAGIRI				
Road/Street					KHED RTG				
Area/Locality					KHED RTG				
Town/City/District					KHED RTG				
PIN					4 1 5 7 2 2				
Remarks (If Any)					SecondPartyName=MI D C--Marketval=0				
Amount In					Three Hundred Rupees Only				
Words					Three Hundred Rupees Only				
Total					300.00				
Payment Details					BANK OF MAHARASHTRA				
Cheque-DD Details					FOR USE IN RECEIVING BANK				
Bank CIN					Ref. No				
02300042021073084283					008575948				
Bank Date					RBI Date				
30/07/2021-17:16:40					Not Verified with RBI				
Name of Bank					BANK OF MAHARASHTRA				
Name of Branch					Scroll No. , Date				
					Not Verified with Scroll				

Department ID : Mobile No. : 9112235173
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यान निवधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-95-1376	0002050351222122	30/07/2021-17:34:39	IGR169	300.00
Total Defacement Amount					300.00



95/1376

शुक्रवार, 30 जुलै 2021 5:35 म.नं.

दस्त गोपवारा भाग-1

कडर

दस्त क्रमांक: 1376/2021

दस्त क्रमांक: कडर /1376/2021

वाजार मूल्य: रु. 36,400/-

मोबदला: रु. 00/-

भरणेचे मुद्रांक शुल्क: रु.2,000/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. कडर यांचे कार्यालयान

पावती:1862

पावती दिनांक: 30/07/2021

अ. क्र. 1376 वर दि.30-07-2021

सादरकरणागचे नाव: मेनर्स युनिसन इनविरो प्रा. लि करिता रोहोत लहानु बाघ

रोजी 5:25 म.नं. वा. हजर केला.

नोंदणी फी

रु. 400.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकूण: 1480.00

दस्त हजर करणाऱ्याची मही:


 प्रमुख उप-निर्देशक
 सहायक


 प्रमुख उप-निर्देशक
 सहायक

दस्ताचा प्रकार: भाडेपट्टा

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

थिका क्र. 1 30 / 07 / 2021 05 : 25 : 59 PM ची वेळ: (सादरीकरण)

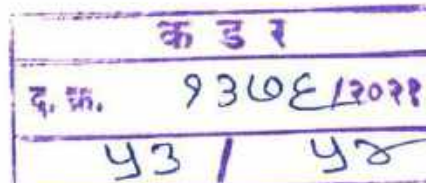
थिका क्र. 2 30 / 07 / 2021 05 : 31 : 09 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

* पादर दस्तऐवज हा नोंदणी क्र. 95/1376 अंतर्गत असलेल्या तरतुदीनुसार नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता काबदेशीर बाबींसाठी दस्त निष्पादक व कच्चीधारक हे स्वतः जबाबदार राहतील. * दस्तऐवजासोबत जोडलेले कागदपत्रे मुद्रांकुत्तार ठारक व्यक्ती इत्यादी बनावट असल्याने आल्यास बाबी संपूर्ण जबाबदारी निष्पादकाची राहिल.


 लिपून देणारे

लिपून घेणारे





30/07/2021 5:42:47 PM

दस्तावेजांक: 1376/2021

दस्तावेजा प्रकार: भाडेपट्टा



कडर ५४/५४
दस्तावेजांक 1376/2021

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्रव्याचित्र	अंगठ्याचा उसा
1	नाव: मेसर्स युनिस्न इन्व्हेस्ट प्रा. लि. करीता रोहीत लहाने बांध पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड वय: 32 नं: ग बांदर कुले कॉम्प्लेक्स बांदरा (ड) मुंबई, महाराष्ट्र, मुंबई. स्वाक्षरी:- पिन नंबर:-	भाडेकरू		
2	नाव: एम.आय.डी.सी. रत्नागिरी करीता रिजिनल ऑफिसर पी एच पदाळकर - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड वय: - नं: एम.आय.डी.सी. रत्नागिरी, महाराष्ट्र, रत्नागिरी. स्वाक्षरी:- पिन नंबर:-	मालक		

वरील दस्तावेज करून देणार तथ्याकरीत भाडेपट्टा चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 30 / 07 / 2021 05 : 33 : 58 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तावेज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्रव्याचित्र	अंगठ्याचा उसा
1	नाव: मिहिरेश सुरेश भाटकर - वय: 30 पत्ता: ग रत्नागिरी पिन कोड: 415612	भाडेकरू		
2	नाव: पोपट भिमजी नलावडे - वय: 46 पत्ता: ग अंतुले ता जुनर जि पुणे पिन कोड: 410502	भाडेकरू		

प्रमाणित करणेत येते की, या
शिक्का क्र.4 ची वेळ: 30 / 07 / 2021 05 : 38 : 56 PM दस्तावेजाची ५४ आहे.

शिक्का क्र.5 ची वेळ: 30 / 07 / 2021 05 : 39 : 21 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar
प्रमुख निबंधक, श्रेणी-१
Payment Details.

प्रमुख निबंधक, श्रेणी-१ खेड.
३० माहे ०७ सन २०२१

क नंबरचे बुकाचे
नवरी नोंदला, १३७६
३० माहे ०७ सन २०२१

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Unison Enviro Private Limited	eChallan	10000502021072900444	MH004232745202122P	2000.00	SD	0002050341202122	30/07/2021
2		DHC		3007202113319	280	RF	3007202113319D	30/07/2021
3		DHC		3007202109623	800	RF	3007202109623D	30/07/2021
4		eChallan		MH004330838202122E	300	RF	0002050351202122	30/07/2021
5	Unison Enviro Private Limited	eChallan		MH004232745202122P	100	RF	0002050341202122	30/07/2021

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

1376 /2021

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